

HQ Building Renovation

Mark Focht, President

Nancy Somerville, EVP

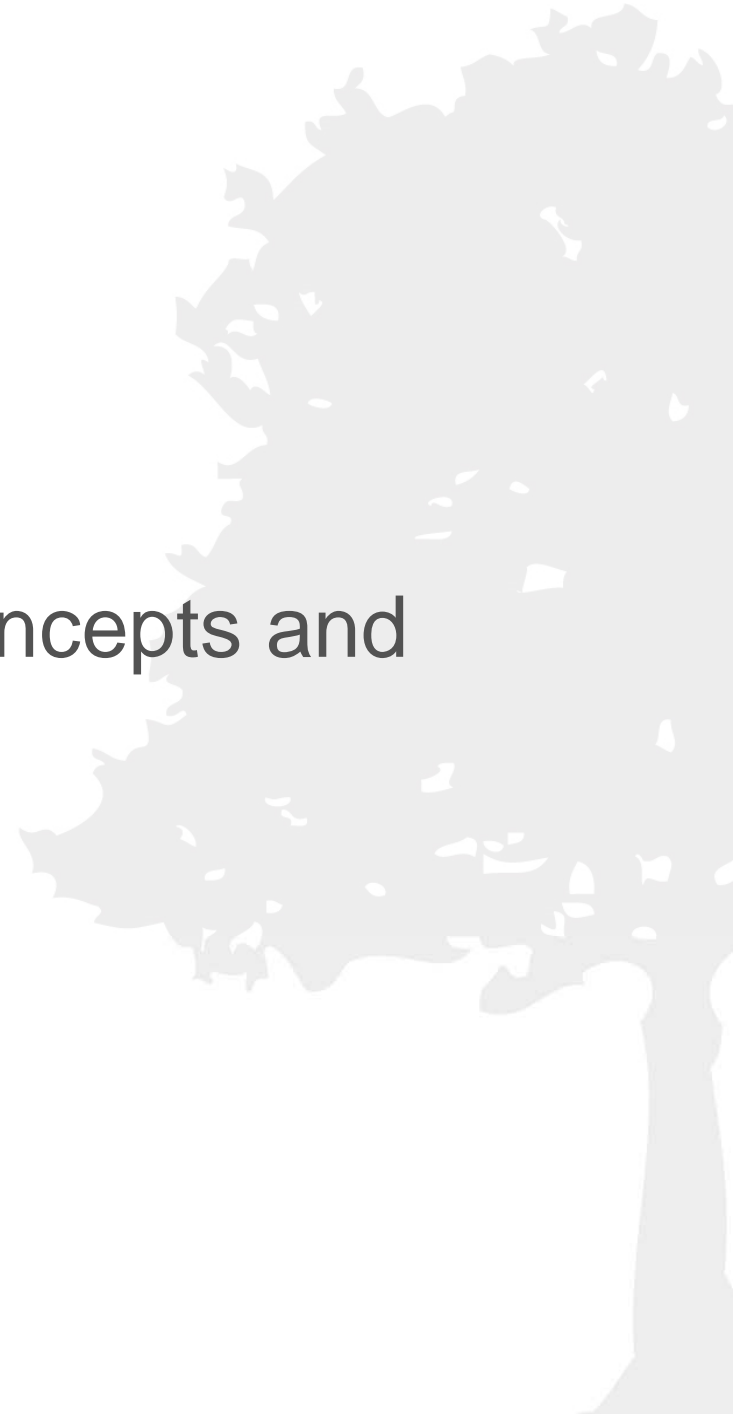
Michael O'Brien, CFO



Green Since 1899

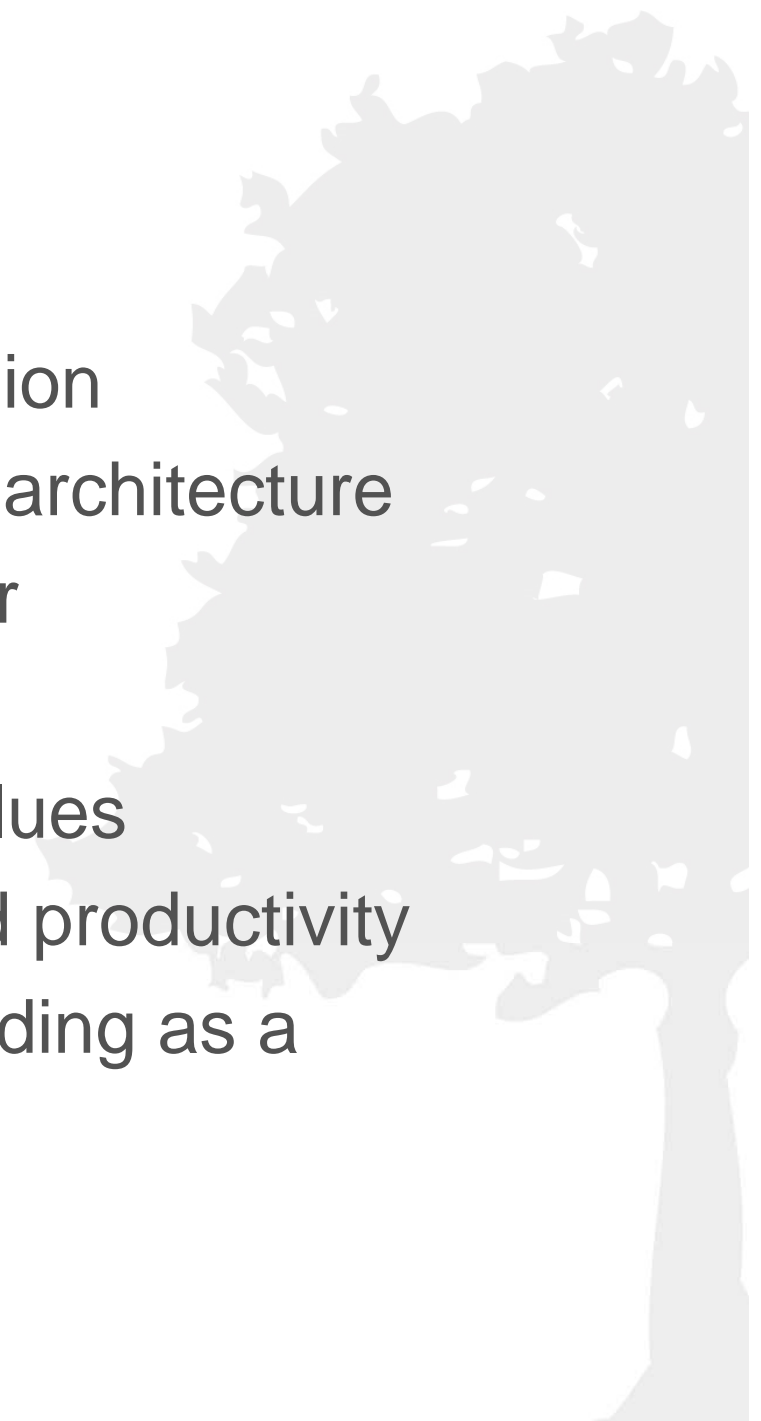
Agenda

- Roll Call
- Introduction
- Presentation of Design Concepts and Cost Estimate
- Financing Options and Recommendation



Project Goals

- Be a showcase for the profession
- Create a center for landscape architecture
- Enable ASLA to be a convener
- Be a role model organization
- Live the ASLA mission and values
- Support staff collaboration and productivity
- Maintain and enhance the building as a financial asset

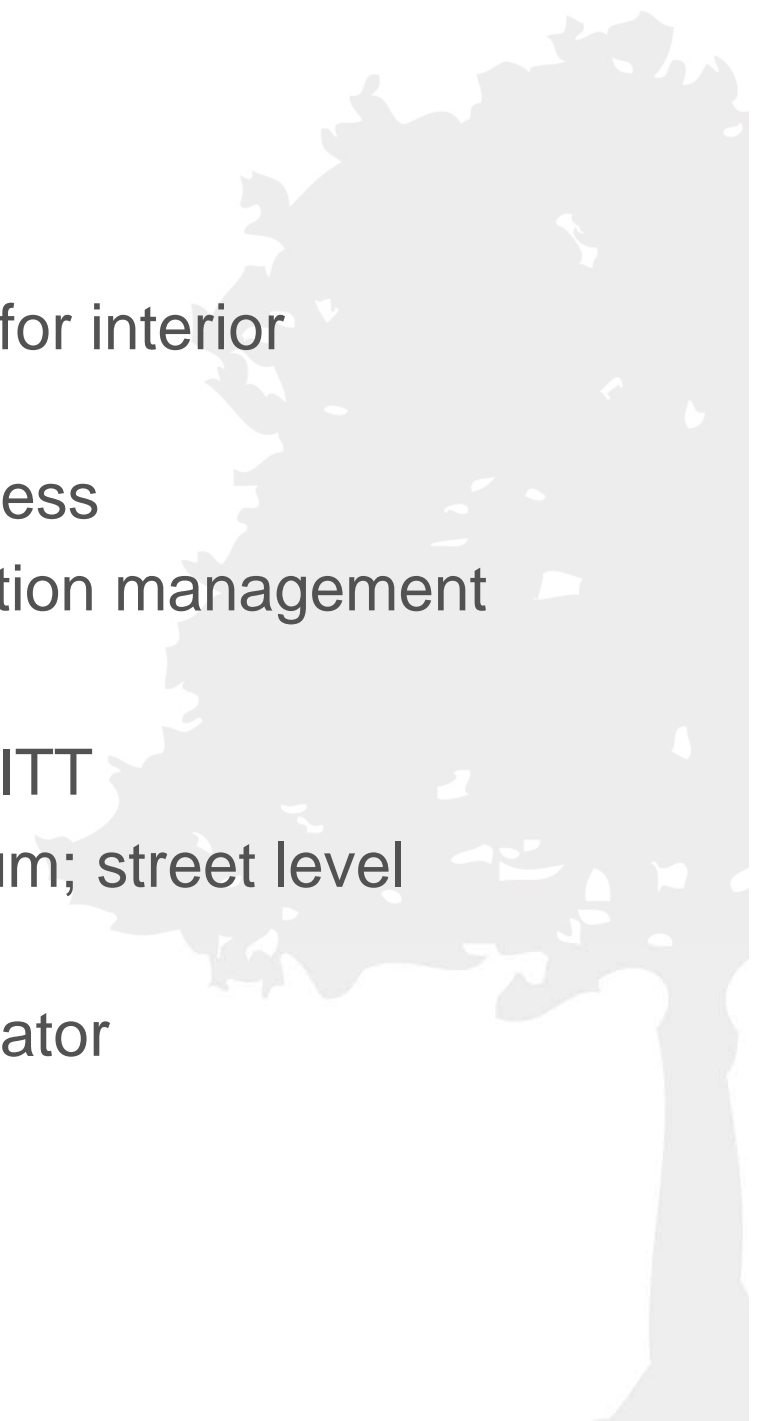


Background

- \$150K included in FY 2014 budget for interior renovation master plan
- Gensler selected through RFP process
- Akridge added to team for construction management
- Initial concepts presented in July
- Project estimates developed with HITT
- Transformative option: interior atrium; street level event/meeting/exhibition space
- Review of MEP, codes/zoning, elevator
- Concepts and budget refined



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ASLA | HQ RENOVATION

CONCEPTS

...AND BUDGET

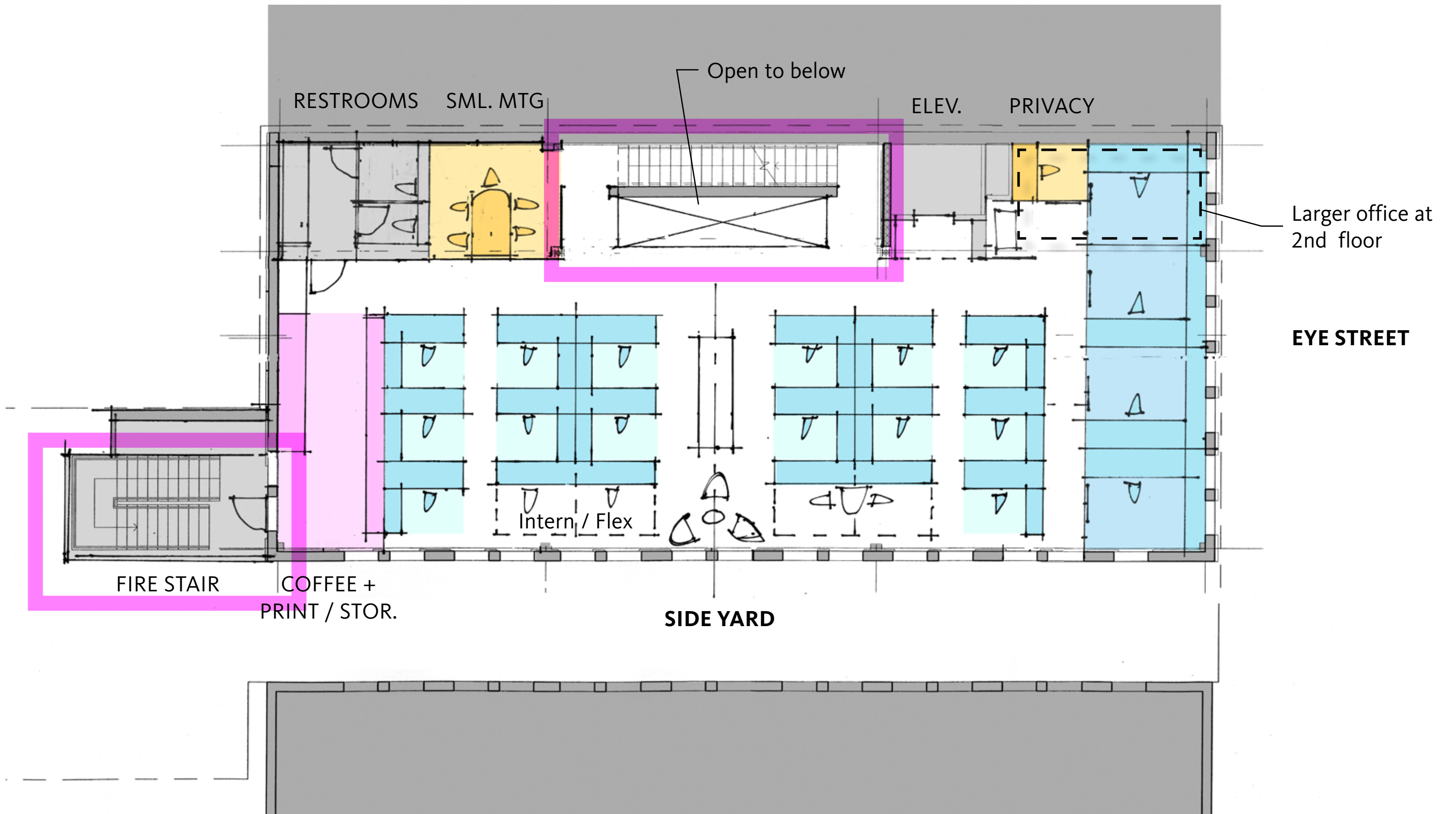
16 JULY 2014



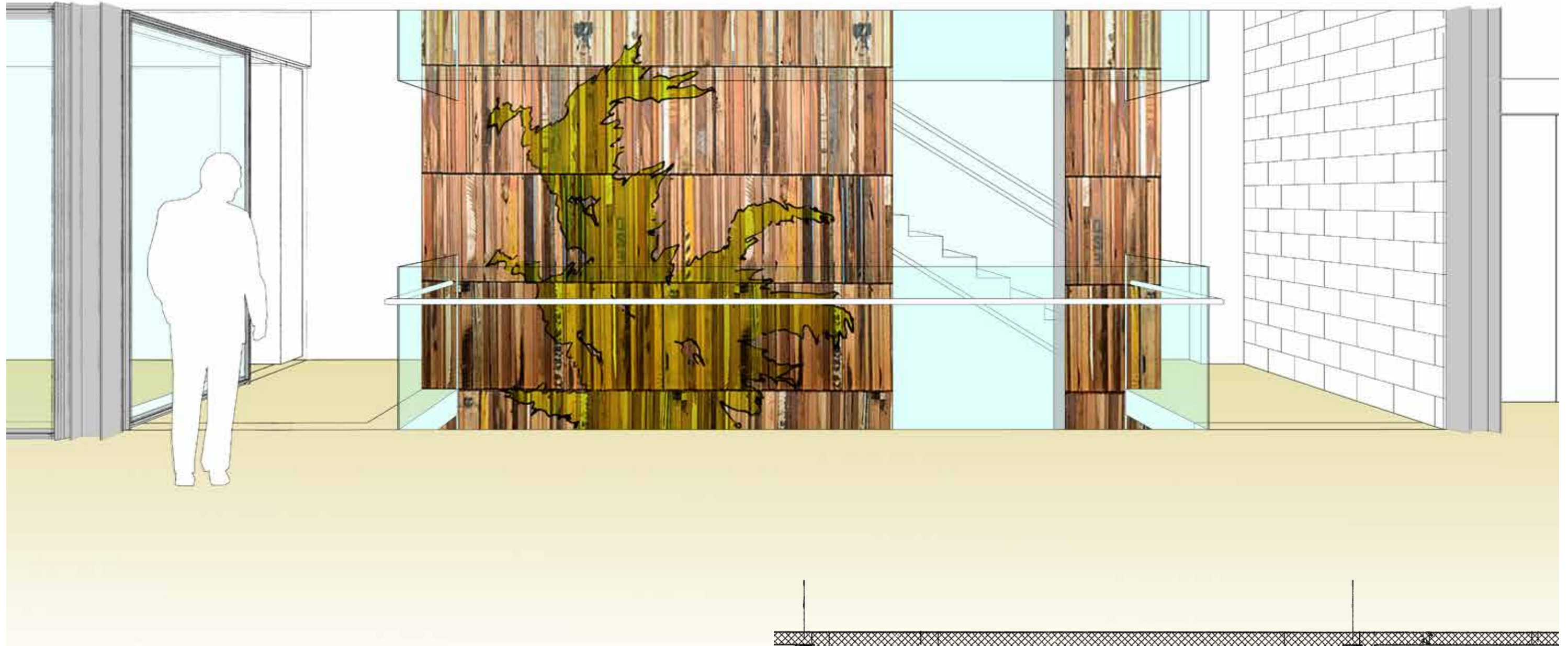
...VERTICALLY
INTEGRATED
HEADQUARTERS

OUTWARD FACING...

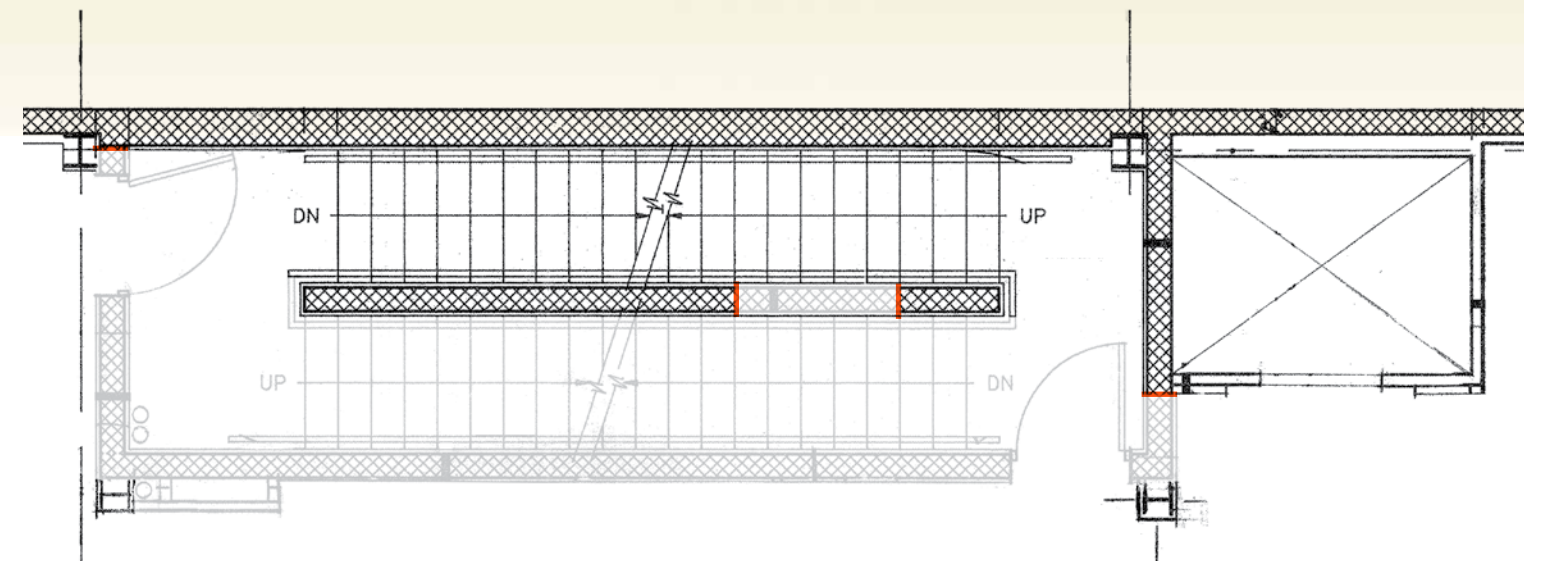
636 EYE STREET NW



3RD FLOOR PLAN



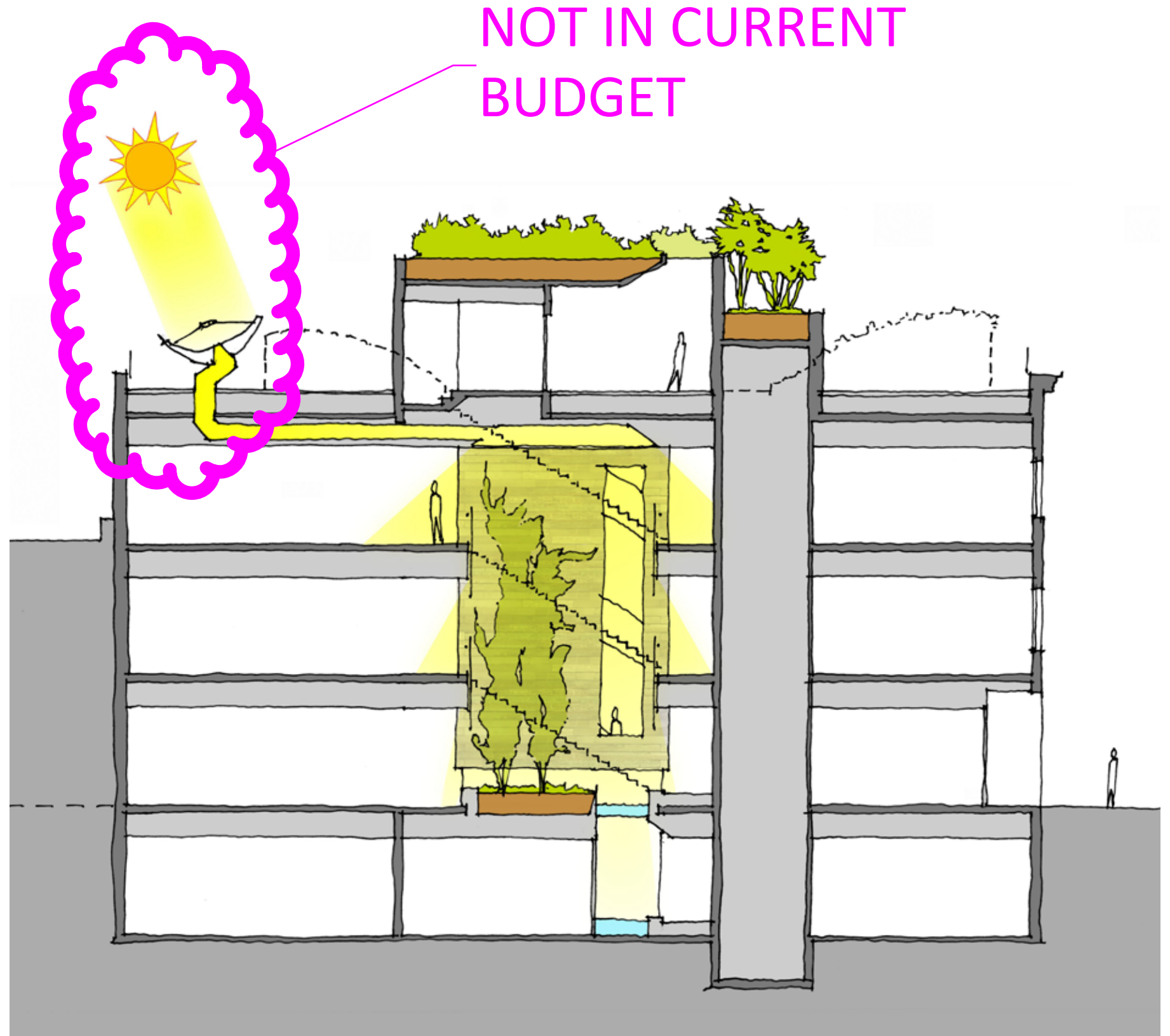
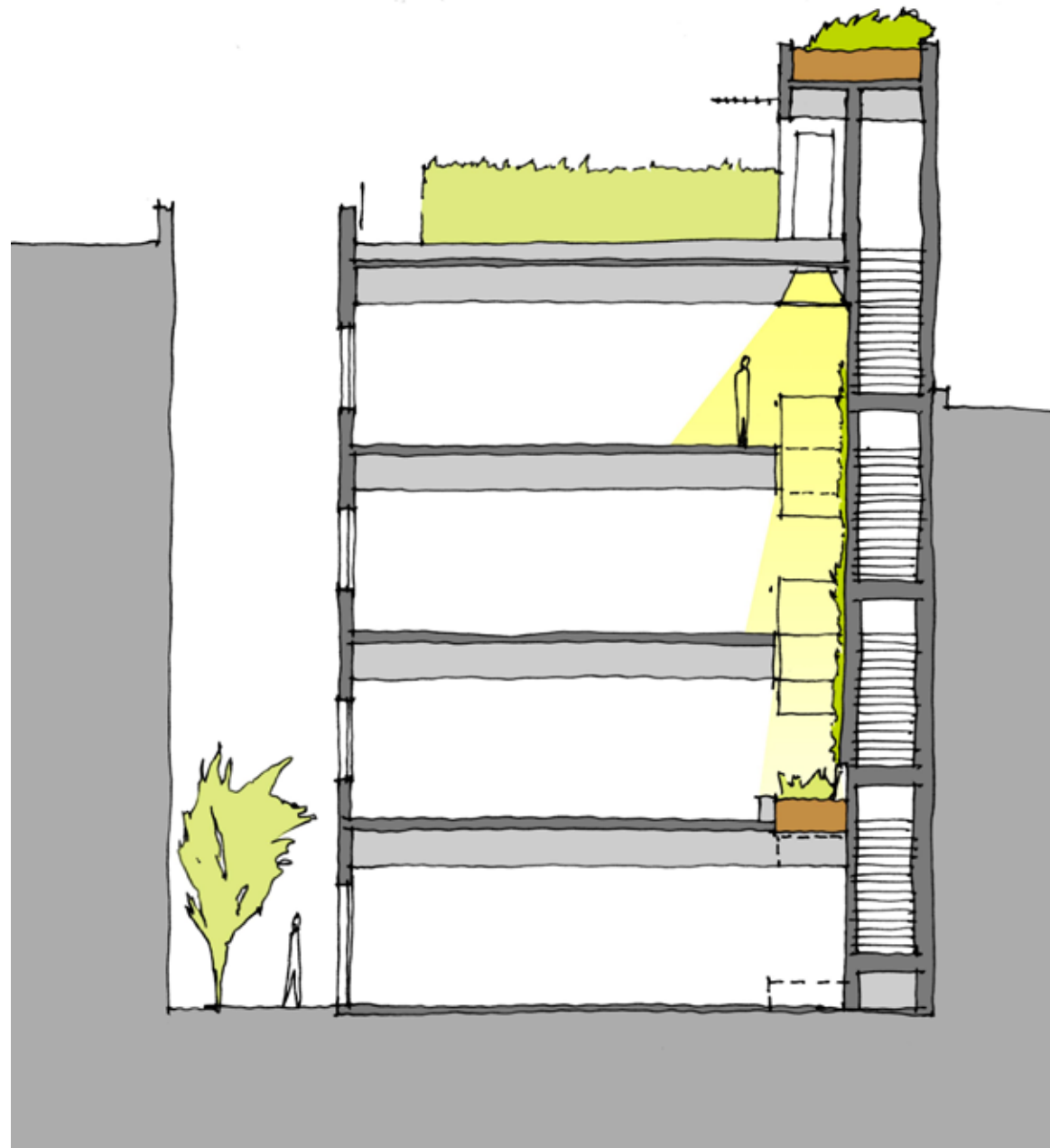
- Selectively remove “half” of flights
- Modify structure to partially remove stair enclosure
- Retain floor opening to below
- Draft curtain required
- Requires ADDITION of a separate, enclosed fire stair.
REQUIRED: Code Consultant peer review.



INTERIOR EXIT ACCESS STAIR

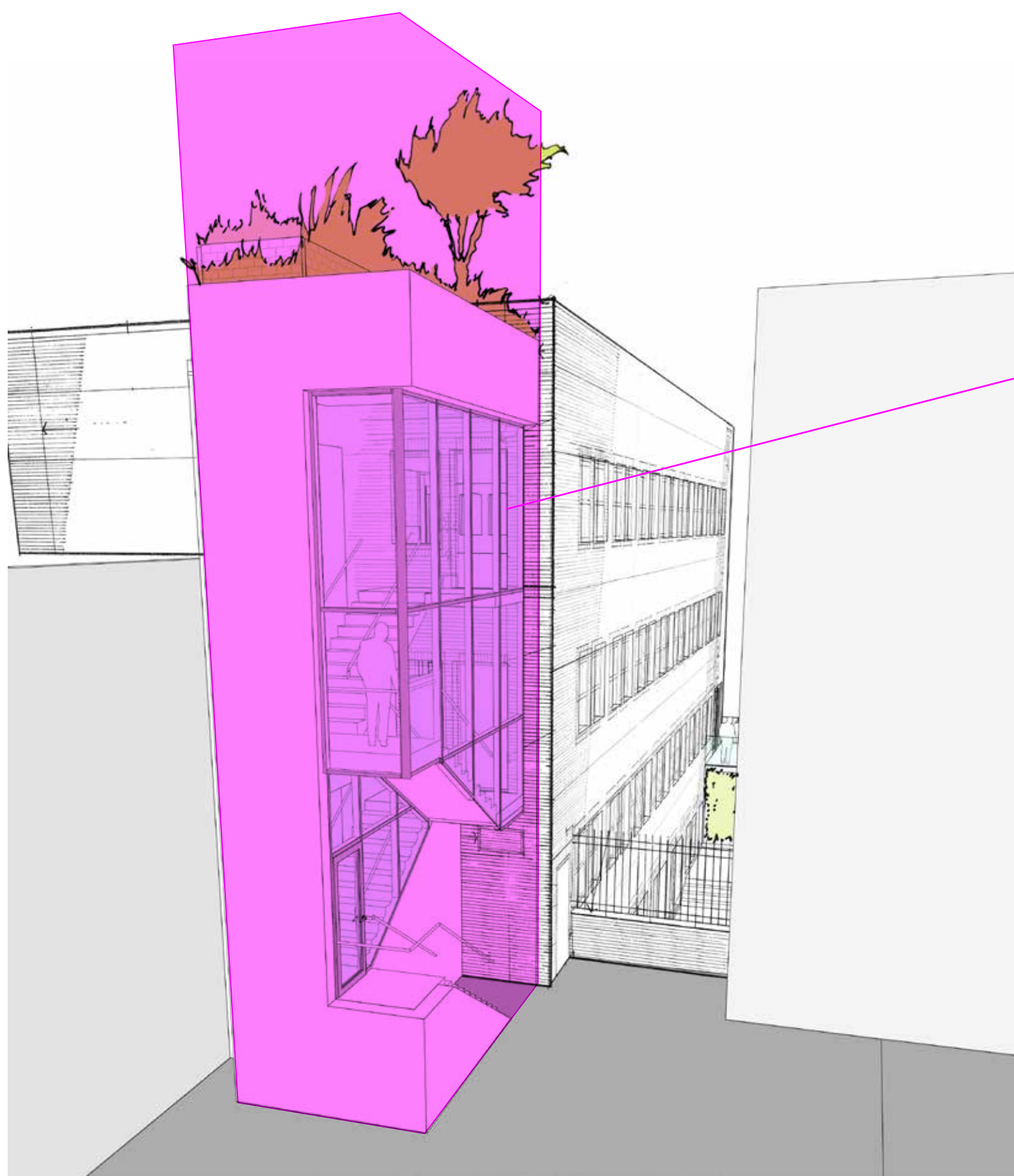


INTERIOR EXIT ACCESS STAIR



NOT IN CURRENT
BUDGET

SECTIONS



A SIMPLE UNENCLOSED,
FIRE STAIR, SERVING
ALSO ROOF LEVEL (MOST
PROBABLY)

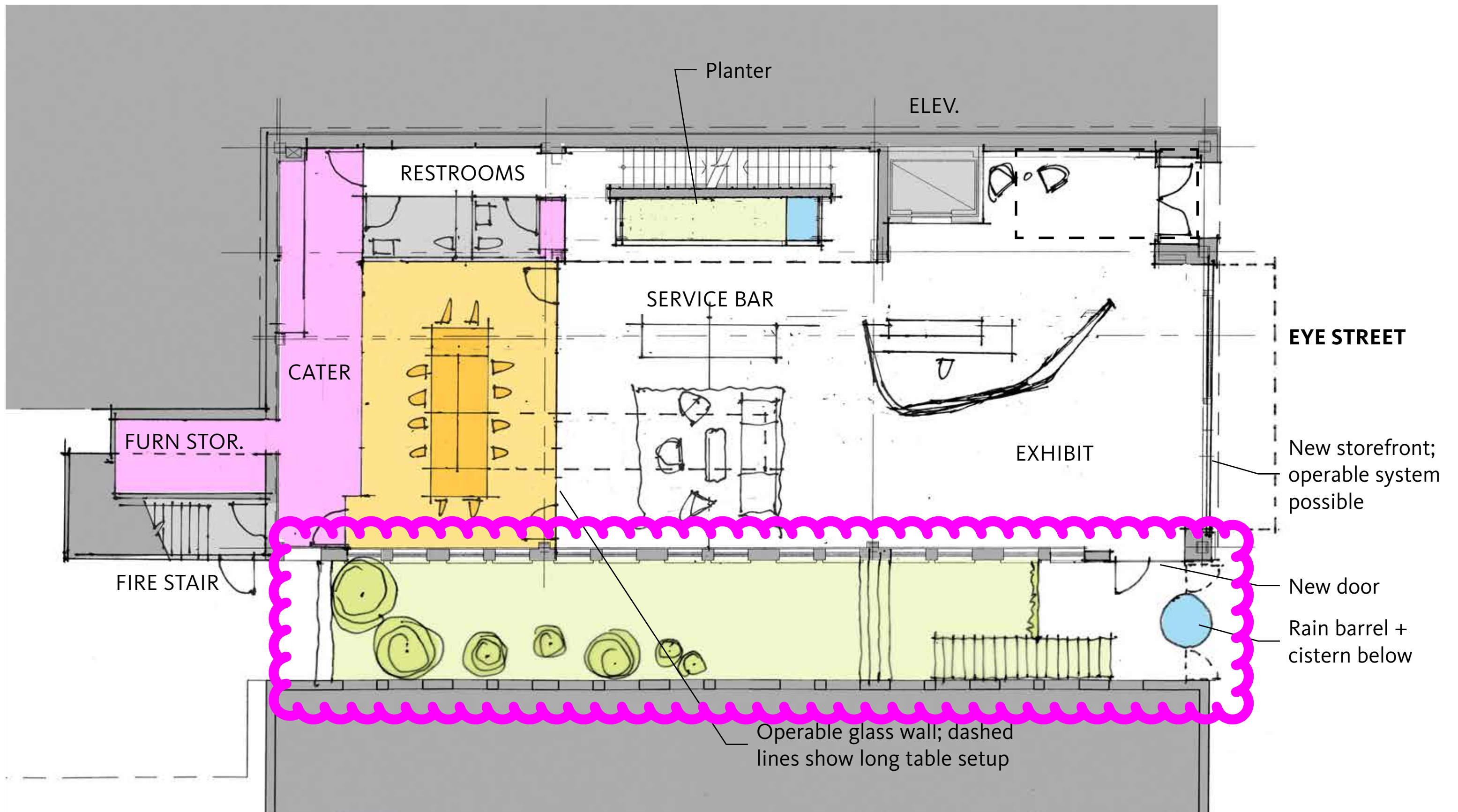
- Fire resistive construction
- Optional connections Ground and Lower Levels
- Eliminates some existing parking spaces. REQUIRED: Zoning attorney involvement

NEW FIRE STAIR

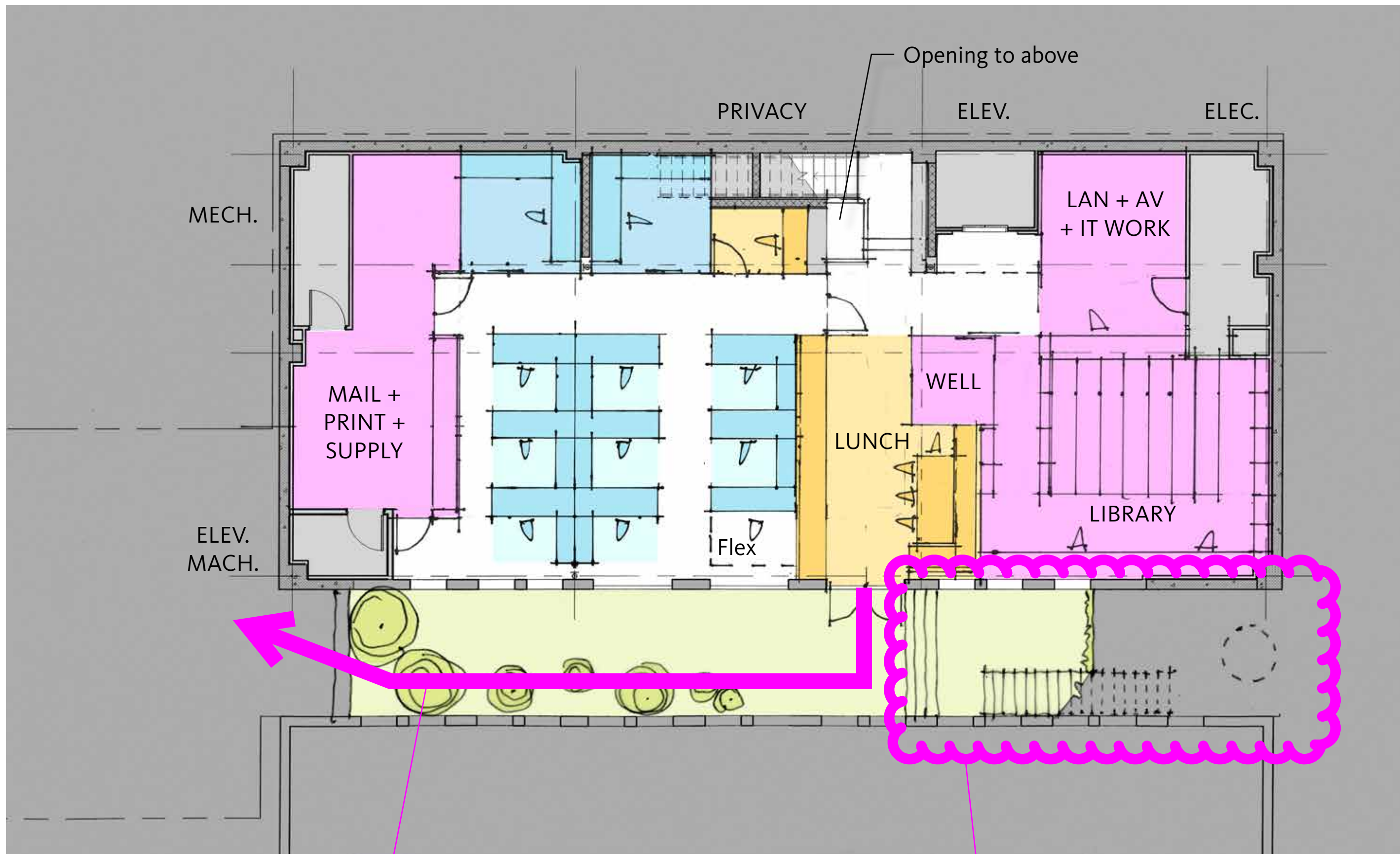


STREET PRESENCE

LEAVE AS-IS



GROUND FLOOR



GARDEN LEVEL

STEEL EGRESS STAIR

LEAVE AS-IS

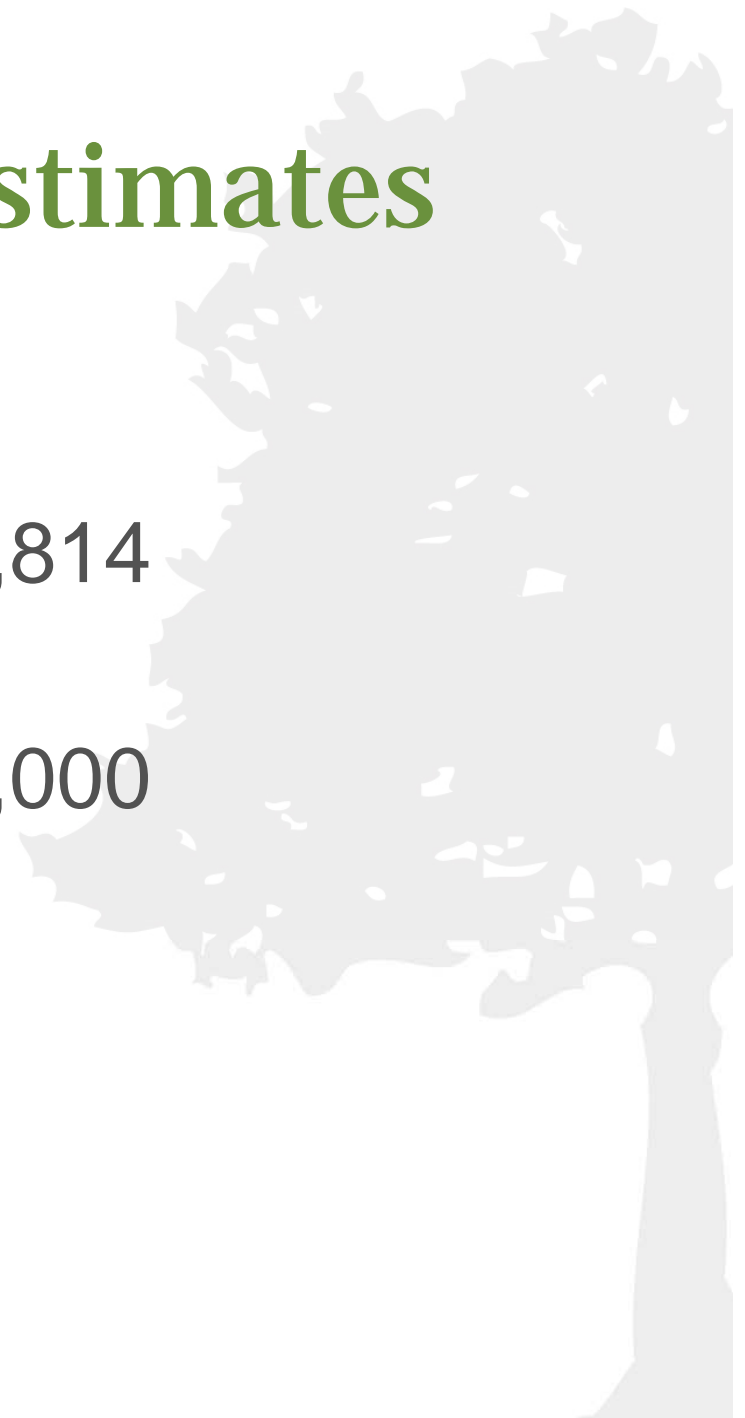
PROJECT BUDGET
ASLA Renovation

October 10, 2014

	Corvette	Chevy	Comments
A. HARD COSTS			
Base Building Alterations			
Storefront Replacement & canopy	80,250	80,000	
Interior Stairway Alteration	242,925	243,000	
New Exterior Stairwell	704,550	300,000	
Side Yard & fire stair	325,548	80,000	Steel stair up the back
Roof Work	50,589	15,000	
Structural Testing and Inspections	6,500	6,000	
Interior Alterations			
Renovation (Interior Layout & Finishes)	1,016,833	1,017,000	
Fire Alarm System Replacement	45,000	45,000	
Electrical Upgrade	150,000	50,000	
Mechanical Equipment Upgrade	400,000	100,000	outside air requirements need follow-up
HVAC Controls	50,000	24,000	
Elevator Cab Renovation	125,000	25,000	
Security System	47,500	35,000	
Telecom, Data, Cabling (IT)	65,000	65,000	
Audio/Visual Equipment	45,000	45,000	
Furniture, Fixtures and Equipment (FF&E)	448,000	448,000	Gensler estimate (\$35/SF)
LEED Administrative & Management	13,000	13,000	
Hard Cost Contingency	269,899	182,000	7% of Hard Costs
TOTAL HARD COSTS:	\$ 4,085,594	\$ 2,773,000	
B. SOFT COSTS			
Building Permit	73,023	32,000	
Public Space Permit	1,500	2,000	
Architectural	460,000	460,000	Gensler (portion already in 2014 budget)
MEP Engineer	110,700	70,000	GHT
Lighting Consultant	34,000	34,000	Stroik
Structural	33,000	33,000	Silman
Landscape Architect	15,000	15,000	Ovs
Elevator Consultant	15,000	2,000	Atlantic Consulting
Civil Engineer	7,500	8,000	
Geotechnical	5,000	5,000	
Life Safety/Code Consultant	15,000	7,000	
Reimbursables	69,520	35,000	5% of Consultant Costs
Builders Risk Insurance	30,000	3,000	
Soft Cost Contingency	43,462	37,000	5% of Soft Costs
TOTAL SOFT COSTS:	\$ 912,705	\$ 743,000	
SOFT COSTS + HARD COSTS:	\$ 4,998,299	\$ 3,516,000	
C. OTHER COSTS			
Project Manager	251,915	178,000	5% of construction costs - Akridge
Move Consultant	20,000	20,000	
Movers	25,600	26,000	
Swing Space Rent	585,000	250,000	9 months at \$60/RSF for 6,000 RSF
Misc. Admin	10,000	10,000	
Legal Support	20,000	20,000	
TOTAL PROJECT COSTS (A+B+C):	\$ 5,910,814	\$ 4,020,000	

Preliminary Cost Estimates

- Corvette \$5,910,814
- Chevy \$4,020,000



~~Draft~~ Appraisal

- As is \$6,900,000
- At completion \$7,900,000



Execution Plan

- Launch capital campaign Q4 2014 (Goal: \$1 million in product and \$\$ donations)
- Negotiate \$4 million construction line Q2 2015 (after completion of 2014 audit)
- Negotiate a \$3 million, seven-year mortgage (negotiations w/multiple banks)
- No effect on operating (programmatic) budgets
- Operating budgets continue long-term reserve contributions



Questions?