

City of Castroville

The Design Build Approach

Gabriela Fierro
March 11, 2025



AGENDA

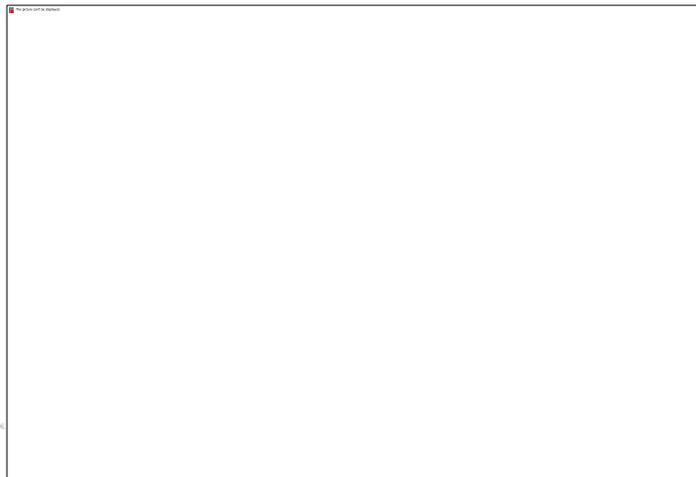
- City Hall -Renovation Project Overview
- McKinstry and The Design Build Approach
- City Hall – Utility Analysis
- Funding Possibilities
- Streamlined Process



Castroville City Hall

Timeline – Generations of Stewardship

- 1854 - County Courthouse constructed.
- 1939 - Single-story additions and staircase were added (school)
- 2000 – Windows Replaced
- 2012- Downstairs windows reglazed and repaired
- 2016 – Upstairs windows repaired / New metal roof
- August 2023 - Draft plans for City Hall remodel approved by council
- February 2024 – Final plans for City Hall Remodel Approved



Castroville City Hall

We are the stewards of our generation



Castroville City Hall

As the city continues to grow while preserving its unique character, the renovation and expansion of City Hall will **enhance functionality and accessibility** for residents and staff.

Renovation Scope

Interior renovation of office spaces

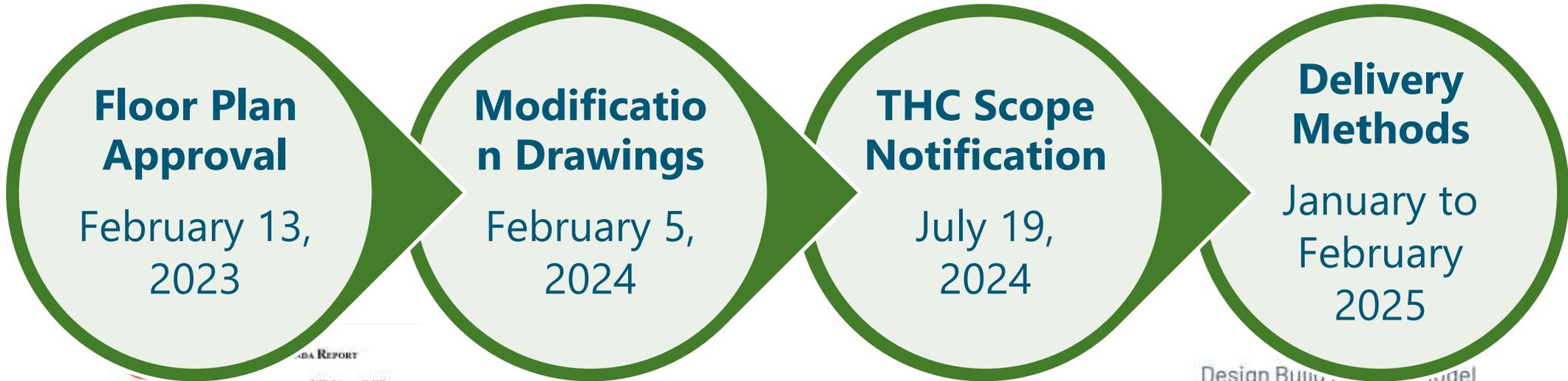
New HVAC

A building expansion for new restrooms

An elevator

Covered Walkway between buildings

Preparing for Renovation



AGENDA REPORT
 DATE: February 08, 2023

AGENDA ID: February 23, 2023
 DEPARTMENT: Administration
 SUBJECT: Review and approve proposed City Hall Renovation.

RECOMMENDED ACTION:
 I advise to approve the proposed city hall Renovation (with the following changes).

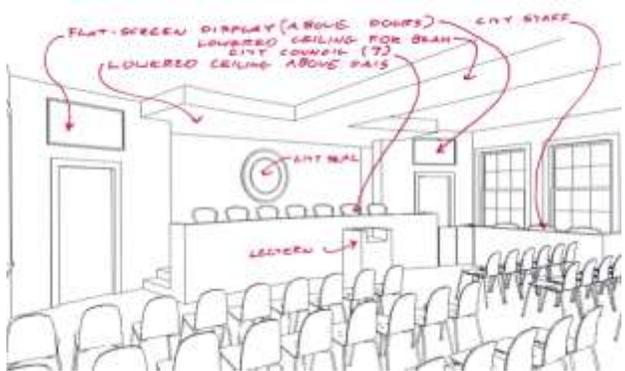
BACKGROUND:
 In August of 2023, the City Council approved the attached Resolution labeled "Renovate". Subsequent to that approval, and through the Planning Department, an architect has been selected based upon their qualifications to work with the team on the exterior of the building. The architect has provided several recommendations for both the exterior and interior of the building. The biggest recommended change was to remove the exterior walls and windows to reduce the bulk of the new addition and maintain the overall effect. This change resulted in the need to look at the interior flow of the building. There have been many legal and code conversations between the staff and the architect, the attached Resolutions attached A-13 and A-14 are the set result of those conversations. Further revisions and interior sketches of the building have also been included in the council packets for your reference. Structural reviews have already been conducted. The next step will be to look at the plumbing, electrical, and mechanical work needed. One area of concern is the interior wall of the current building due to the age and condition of the steel and masonry. Staff will coordinate with the Texas History Commission and the SHC to determine what types of approvals can be made.

FISCAL IMPACT/SOURCE OF FUNDING: N/A
 Budgeted Request Budget Amendment

ATTACHMENTS: City Hall Renovation, drawings, and sketches

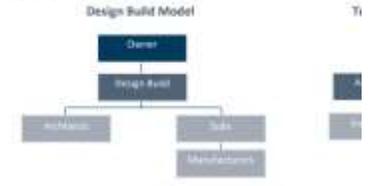
Exposure of A - Low Exposure to High Impact 1
 Exposure of B - Low Exposure to High Impact 1

Submitted by: J. R. Scott Dixon



Design Build Model

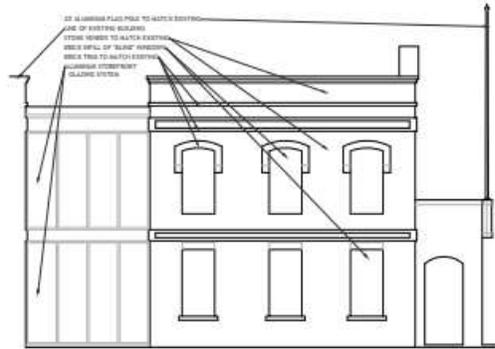
INTEGRATED DESIGN BUILD DELIVERY & SERVICES
 Design-build is a term that means design and construction are delivered offers a single source of accountability and has the advantage of the de phases of project development.



DESIGNING & IMPLEMENTING A CONSTRUCTION PROJECT
 The selected Design Build team works on a fee basis throughout the de provide cost-effective solutions to keep the project within budget. The responsible for performance of all the design and construction work un

Castroville City Hall

Elevation



① SOUTH EAST ELEVATION
3/8" = 1' 0"



② NORTHEAST ELEVATION
3/8" = 1' 0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

CASTROVILLE
CITY HALL

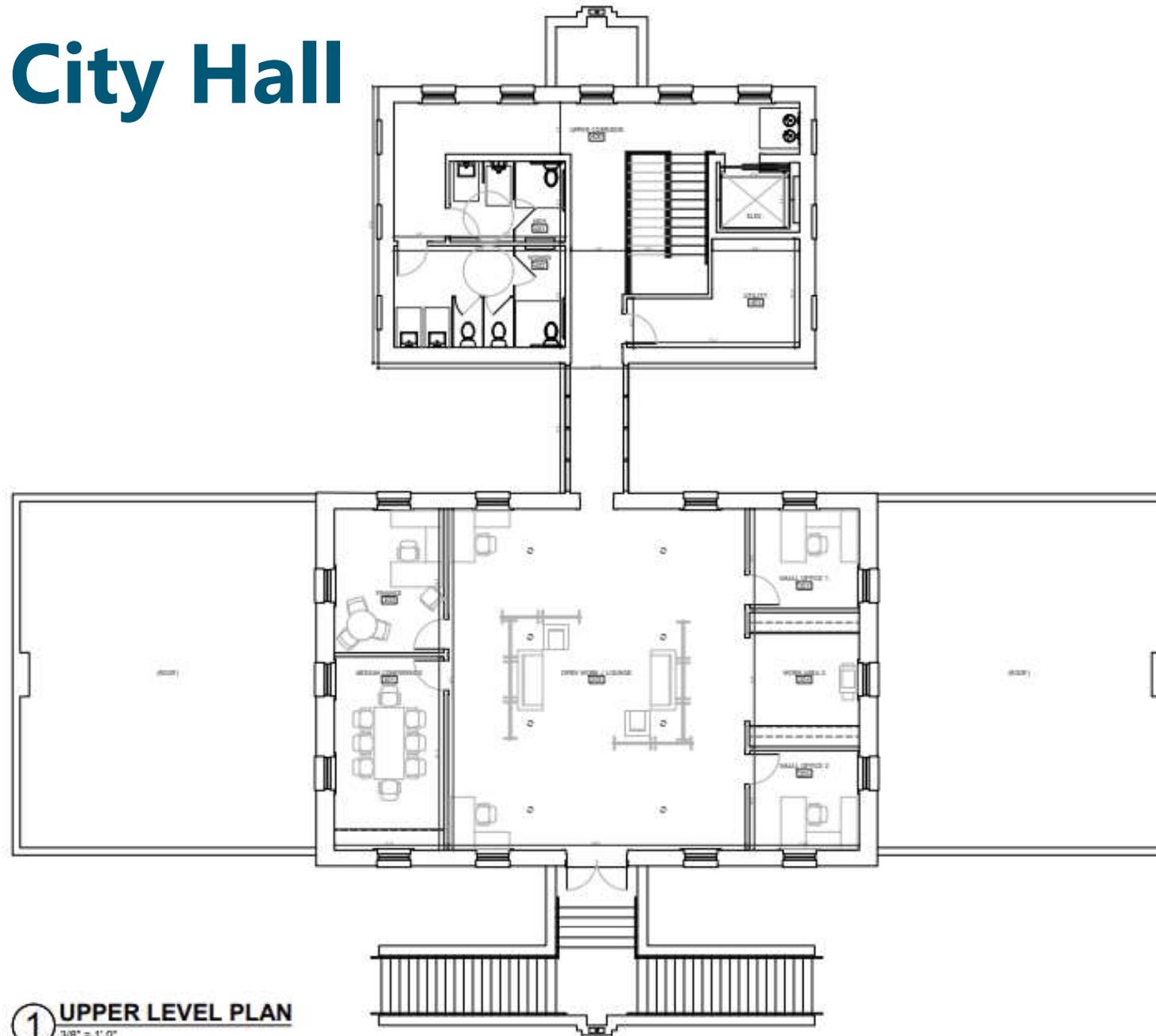
1209 FIORELLA STREET
CASTROVILLE, TX 78009

2312
project number
SCHEMATIC DESIGN
FEBRUARY 7, 2024
program

a3.0
ELEVATIONS

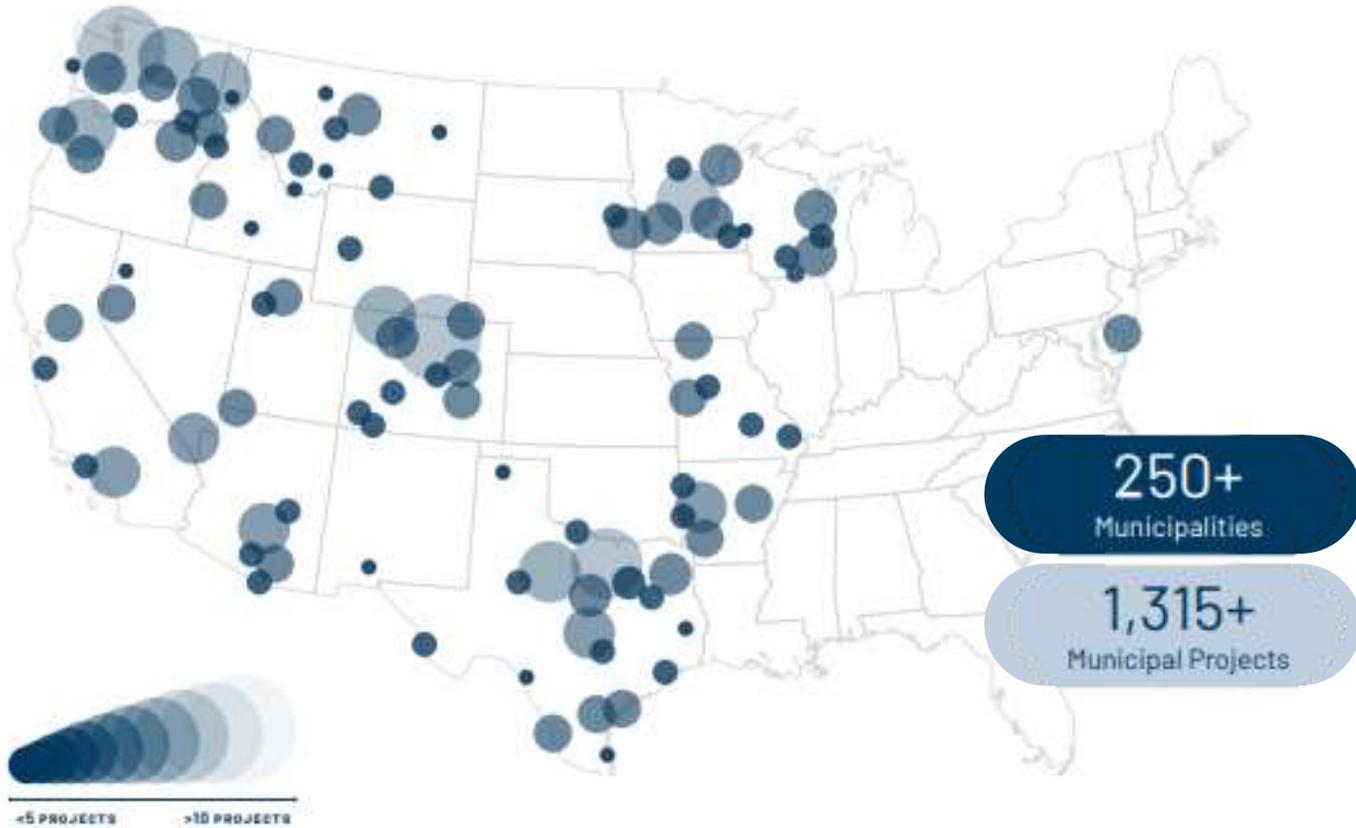
Castroville City Hall

Upper Level



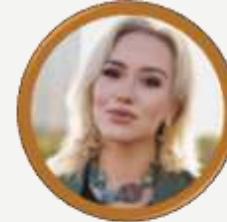
1 UPPER LEVEL PLAN
3/8" = 1' 0"

Your Team



“The money that we will be saving in the future is astronomical [...] we won't have to worry about our infrastructure for about 40 years [...] and they are a great group of guys to work with.”

—Judge Dennis Thornton, Hot Spring County



Gabriela Fierro
Senior Account Manager



Drew Johnson
Project Director, PE



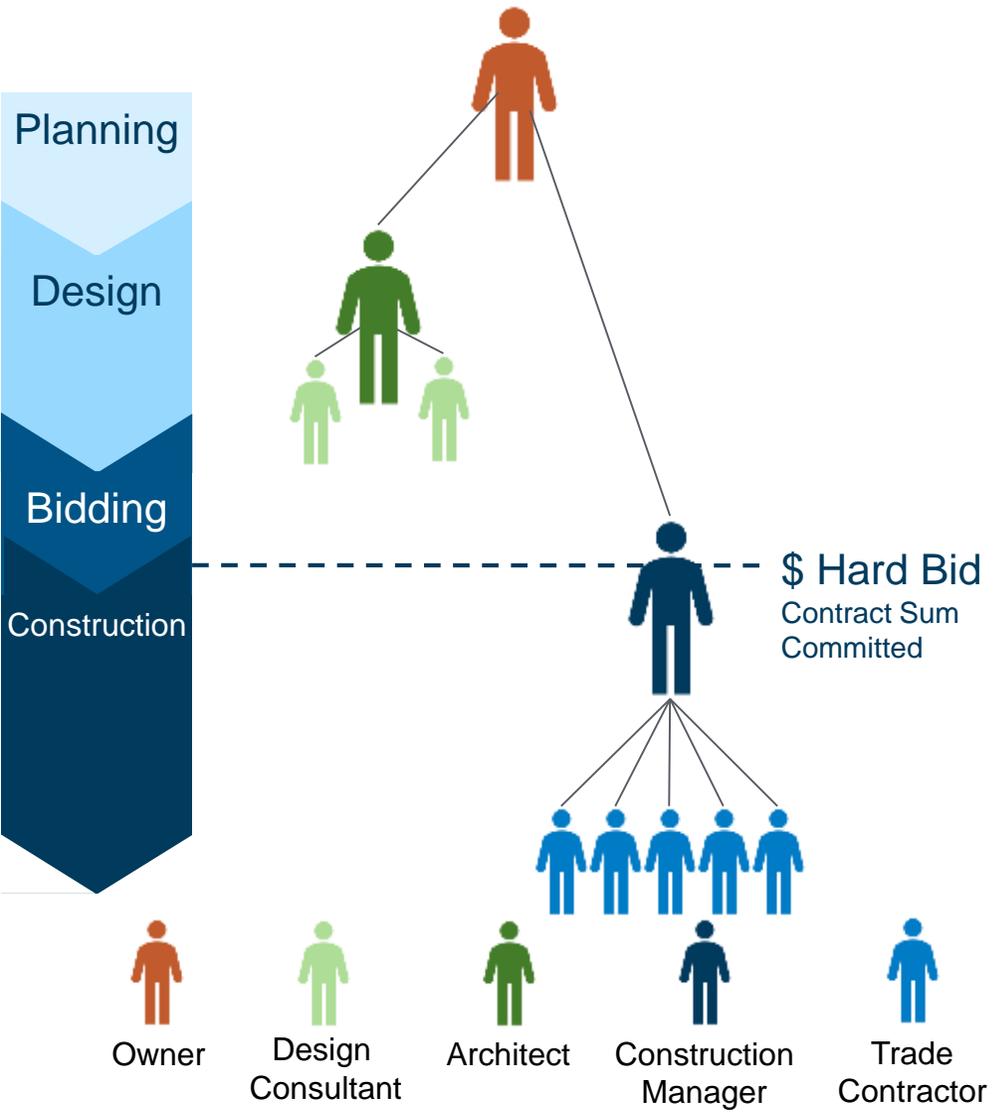
Kevin Callis
Director of Operations



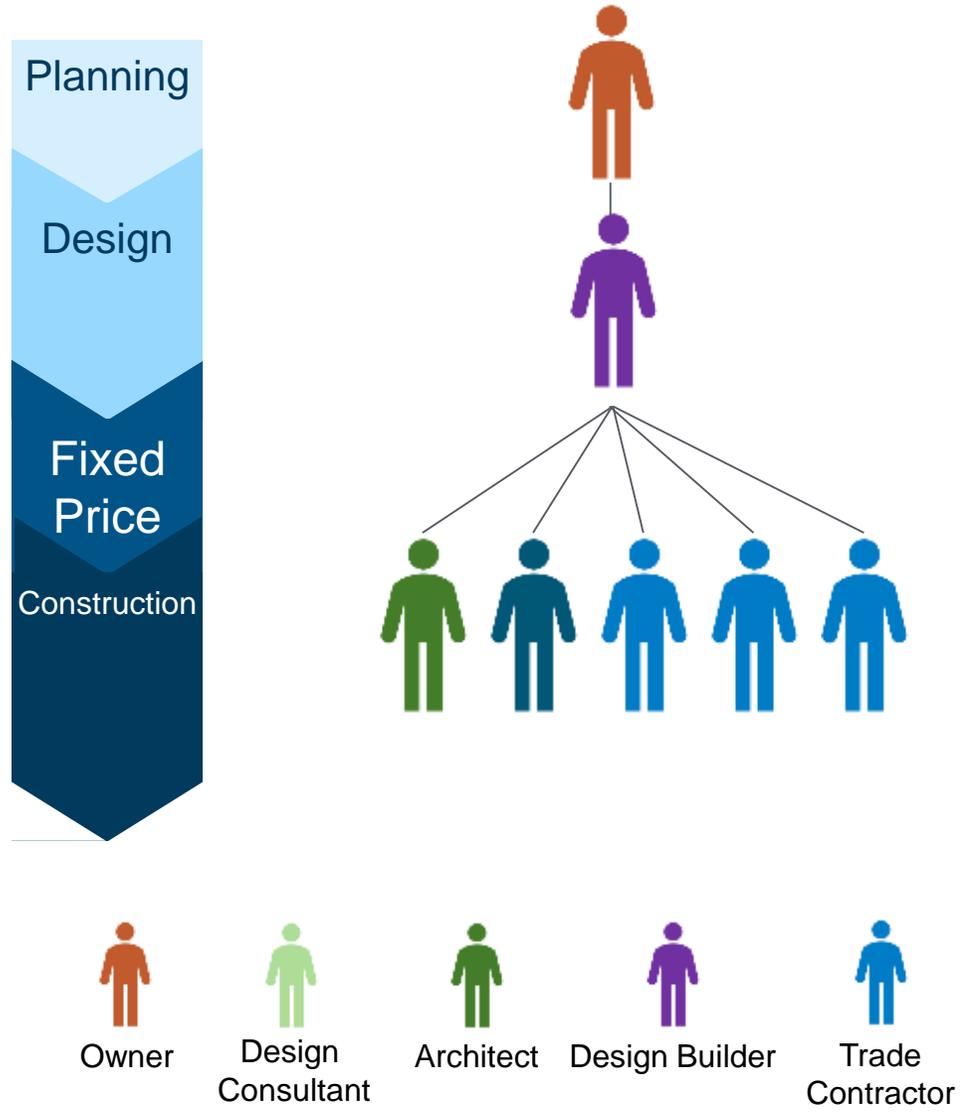
Cody Gronemeier
Construction Manager



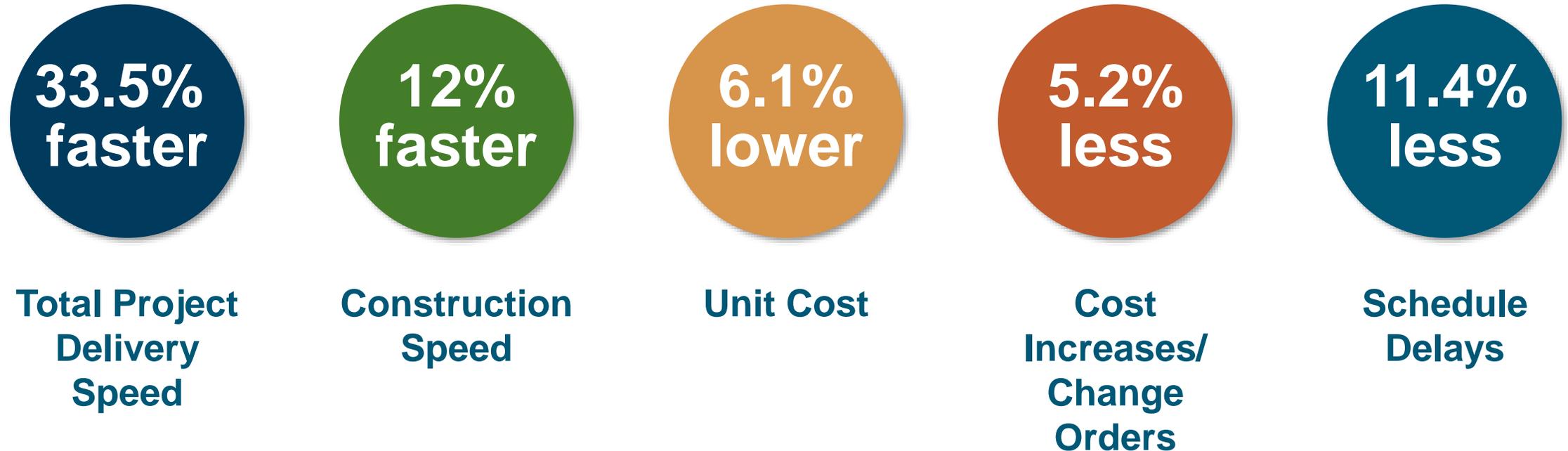
Design Bid Build



Design Build



Improved Outcomes



Source: *Construction Industry Institute (CII) / Penn State Research* comprising 351 projects ranging from 5K to 2.5M square feet. The study includes varied project types and sectors.

Streamlined Process



Phase	Aspects and Objectives	Outcome
Owner Project Criteria (OPC)	During this phase, McKinstry will work with the city to define the owner project criteria (OPC), describing the City of Castroville’s requirements and objectives. In addition to being the project's mission, the OPC will state the extent of the renovation, intended use, target budget range, timeline for project implementation, performance requirements, and any potential expandability requirements to guide the work forward. During this step, McKinstry will gather all relevant data about the city’s goals, site-specific characteristics, utility and permitting requirements/constraints and desired outcomes.	OPC Document
Preliminary Services Agreement	McKinstry shall prepare schematic design documents based on the OPC. The schematic design shall include design criteria, drawings, diagrams and performance specifications setting forth the requirements of the project. McKinstry and the City of Castroville shall meet to discuss and review the schematic design documents and agree upon what revisions, if any, should be made. McKinstry shall perform such agreed-upon revisions.	Schematic Design
Design-Build Proposal for Construction	Based on the OPC, the preliminary design documents, schematic design documents and any other basis of design documents upon which the parties may agree, McKinstry will submit a proposal to the City of Castroville to contract the construction of the project. The proposal will include a 60% design, lump sum fee for final design and construction, and projected schedule.	Final Deliverable and Lump Sum Contract

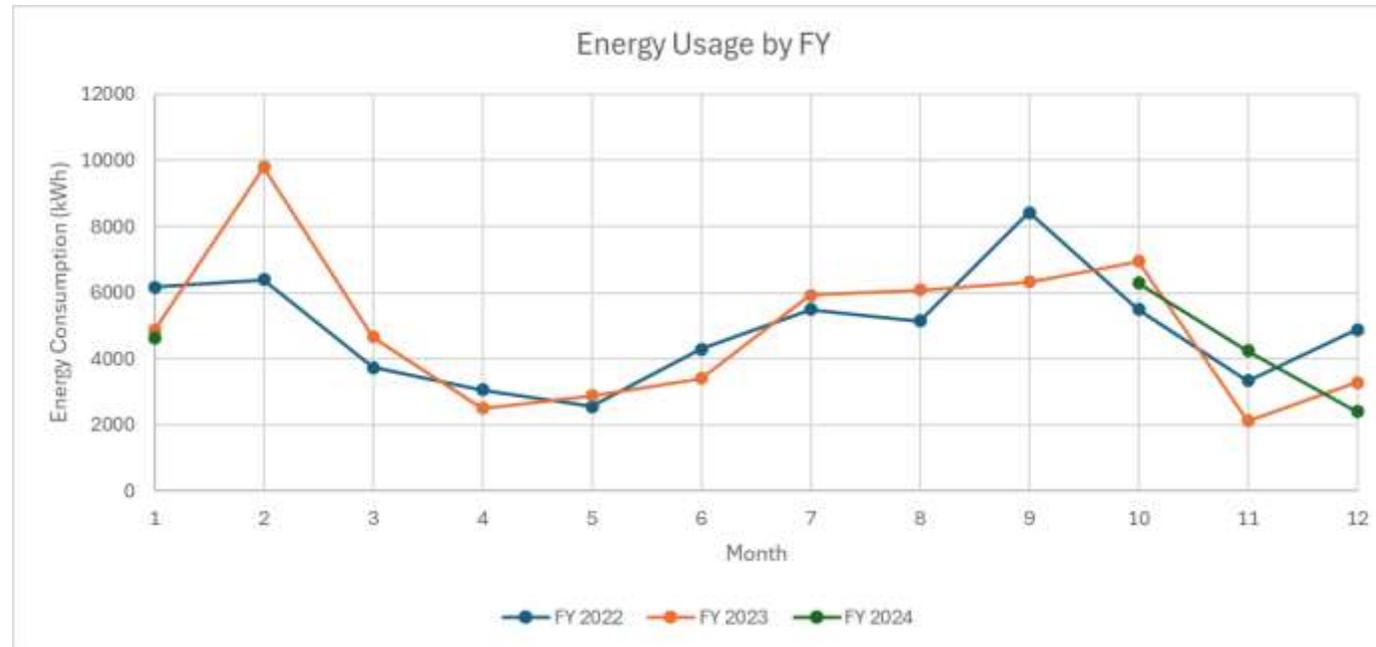


Castroville City Hall

Utility Review

With savings, the bill will likely result in a net increase due to the added building square footage.

- Half of the building load is heating & cooling.
- Half of the building load is “baseload”.
- Energy savings of 20% would yield \$1,134/year in cost savings.
- Eligible energy efficiency incentives would yield ~\$1,500.

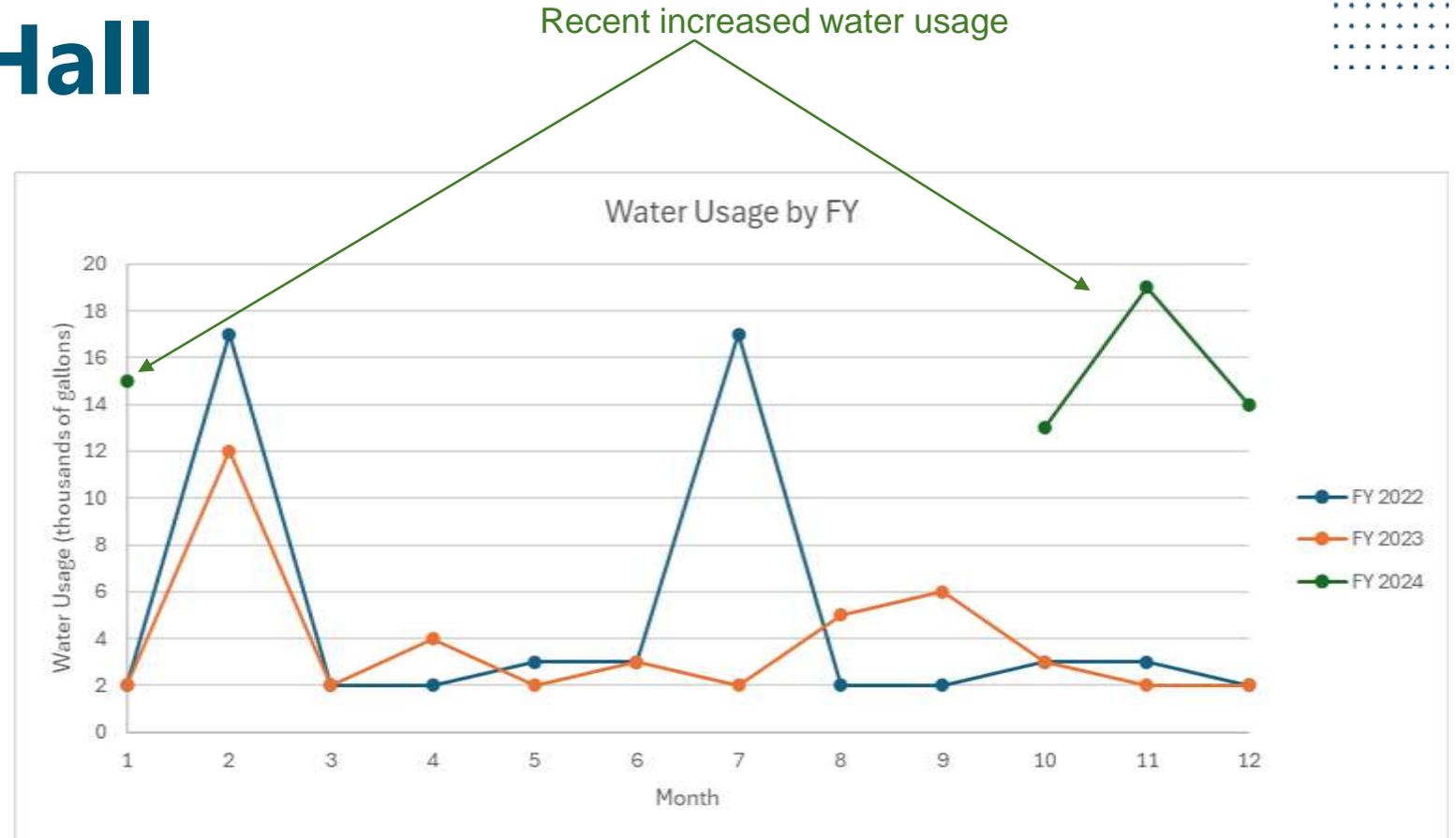


Electric Total	Energy (kWh/year)	Cost (\$/year)	Percentage
Baseload	29,344	2,827	50%
Cooling	17,072	1,645	29%
Heating	12,435	1,198	21%
Total	58,850	\$ 5,670	

Castroville City Hall

Water Usage

- FY 2024 shows a 4x increase in water consumption in OCT 2024 thru JAN 2025.
- Previous years had occasional spikes in water usage, but recently the usage is higher every month.
- The cost has increased from ~\$15/month to ~\$60/month.
- The irrigation meter is not used because of drought restrictions but still costs \$480/year. Consider turning this meter OFF.



Funding Opportunities



Grant	Agency	Amount	Period	Purpose
<u>BRIC/Hazard Mitigation</u>	FEMA	\$2M State Allocation. 90/10% Federal to Local cost share.	Closed, Rolling submission in the GMS.	Hazard Mitigation, often used for emergency back up generation.
<u>Loan Star Program</u>	SECO	Up to \$6M 2.5% Interest Loan	August 31, 2025	To assist Texas public institutions, finance energy-related, cost-reduction retrofit projects.
<u>Congressional Directed Spending</u> (for merly known as earmarks)	District 23	Discretionary. Usually for emergency operations centers or resiliency hubs, although not restricted to these.	March- Not yet specified.	Discretionary- All requests for CDS items must comply with the requirements of Rule XLIV of the Standing Rules of the Senate.
<u>Meadows Foundation</u>	Private	\$50,000-\$700,000	Rolling submission	Supports a variety of programs but has funded <u>a roof restoration</u> .

Our Commitment

We aim to create lasting improvements that lead to **economic**, **social**, and **educational** outcomes for the citizens of Castroville.



Questions?

