



DEL MAR CIVIC CENTER



SPURLOCK POIRIER
LANDSCAPE ARCHITECTS

DIRECTION GIVEN ON JUNE 15th FOR NEXT STEPS:

- **PRESENT DESIGN DIRECTION DESCRIBING SITE AND ARCHITECTURAL CHARACTER**

DIRECTION GIVEN ON JUNE 15th FOR NEXT STEPS:

- **PRESENT DESIGN DIRECTION DESCRIBING SITE AND ARCHITECTURAL CHARACTER**
- **FURTHER TOWN HALL CAPACITY STUDY AND ASSOCIATED COST**

DIRECTION GIVEN ON JUNE 15th FOR NEXT STEPS:

- **PRESENT DESIGN DIRECTION DESCRIBING SITE AND ARCHITECTURAL CHARACTER**
- **FURTHER TOWN HALL CAPACITY STUDY AND ASSOCIATED COST**
- **CATERING KITCHEN OPTION AND ASSOCIATED COST**

GOALS FOR TONIGHT TO REMAIN ON SCHEDULE:

- **CONFIRM SITE ARRANGEMENT**

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- **CONFIRM FUNCTIONAL RELATIONSHIPS**

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- **CONFIRM DESIGN CHARACTER DIRECTION**

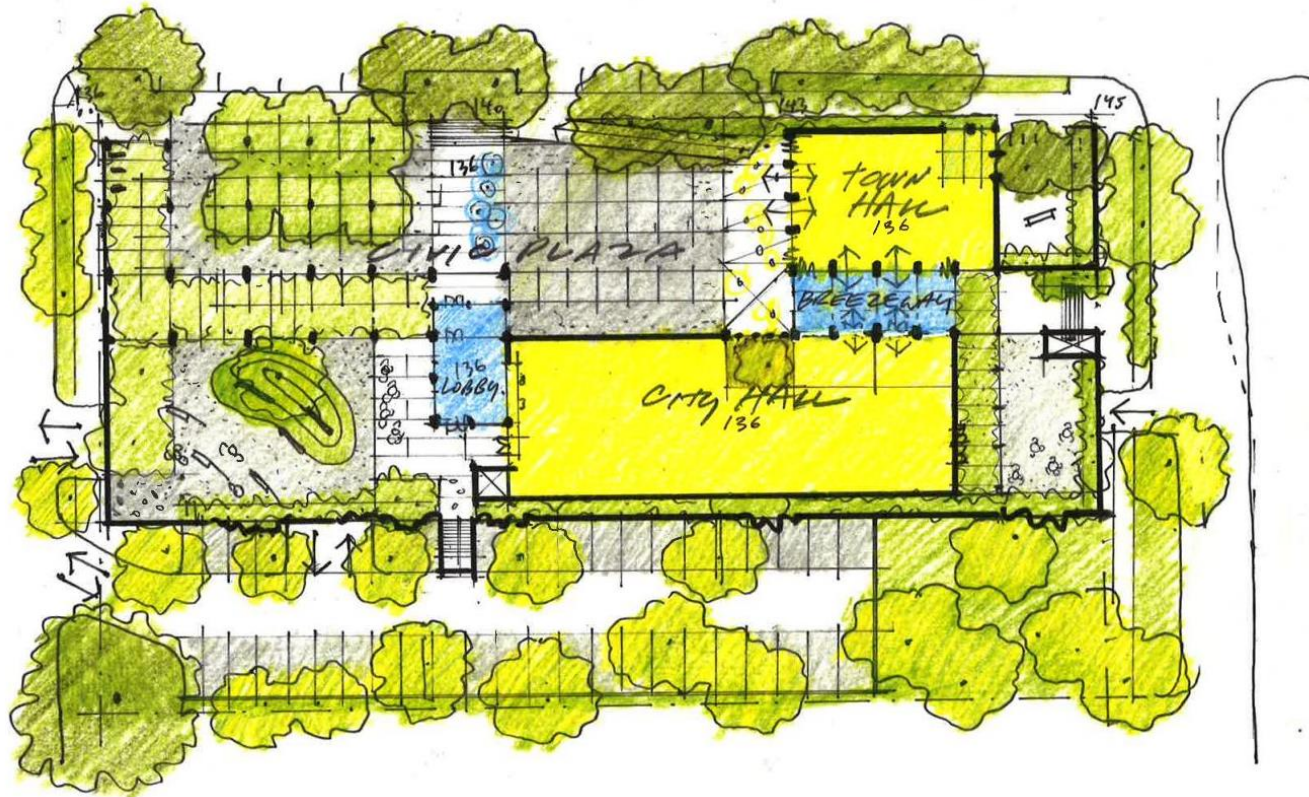
GOALS FOR TONIGHT TO REMAIN ON SCHEDULE:

- **CONFIRM SITE ARRANGEMENT**
- **CONFIRM FUNCTIONAL RELATIONSHIPS**
- **CONFIRM DESIGN CHARACTER DIRECTION**
- **DIRECTION ON TOWN HALL SIZE**

GOALS FOR TONIGHT TO REMAIN ON SCHEDULE:

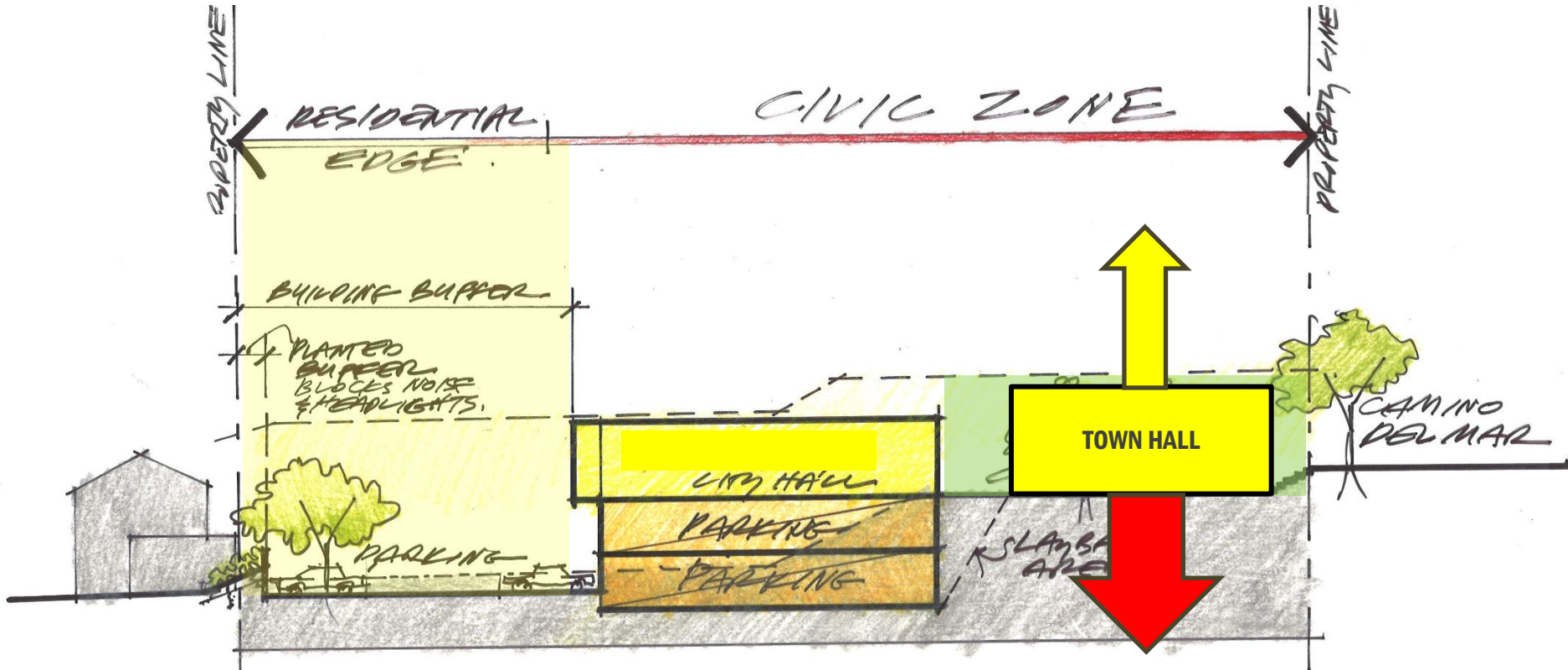
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- **DIRECTION ON CATERING KITCHEN**

SELECTED SITE CONCEPT "E"

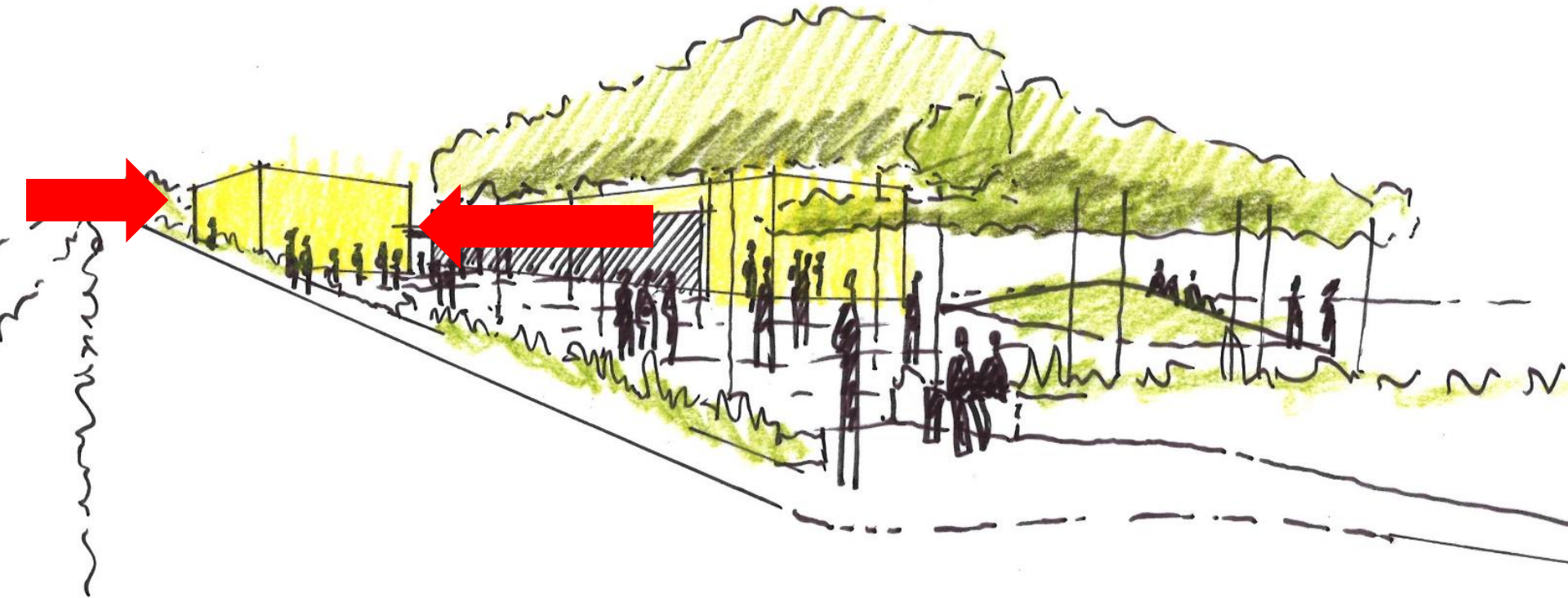


- PUBLIC VIEWS
- CIVIC BEACON
- PLAZA VISIBLE FROM CDM
- FUTURE EXPANSION POTENTIAL
- WEATHER PROTECTED OUTDOOR SPACES
- NEIGHBORHOOD ACOUSTICS
- HEIGHT LIMIT
- FARMERS MARKET FUNCTION
- HUMAN SCALED SPACES
- STRUCTURAL FOR E.O.C.

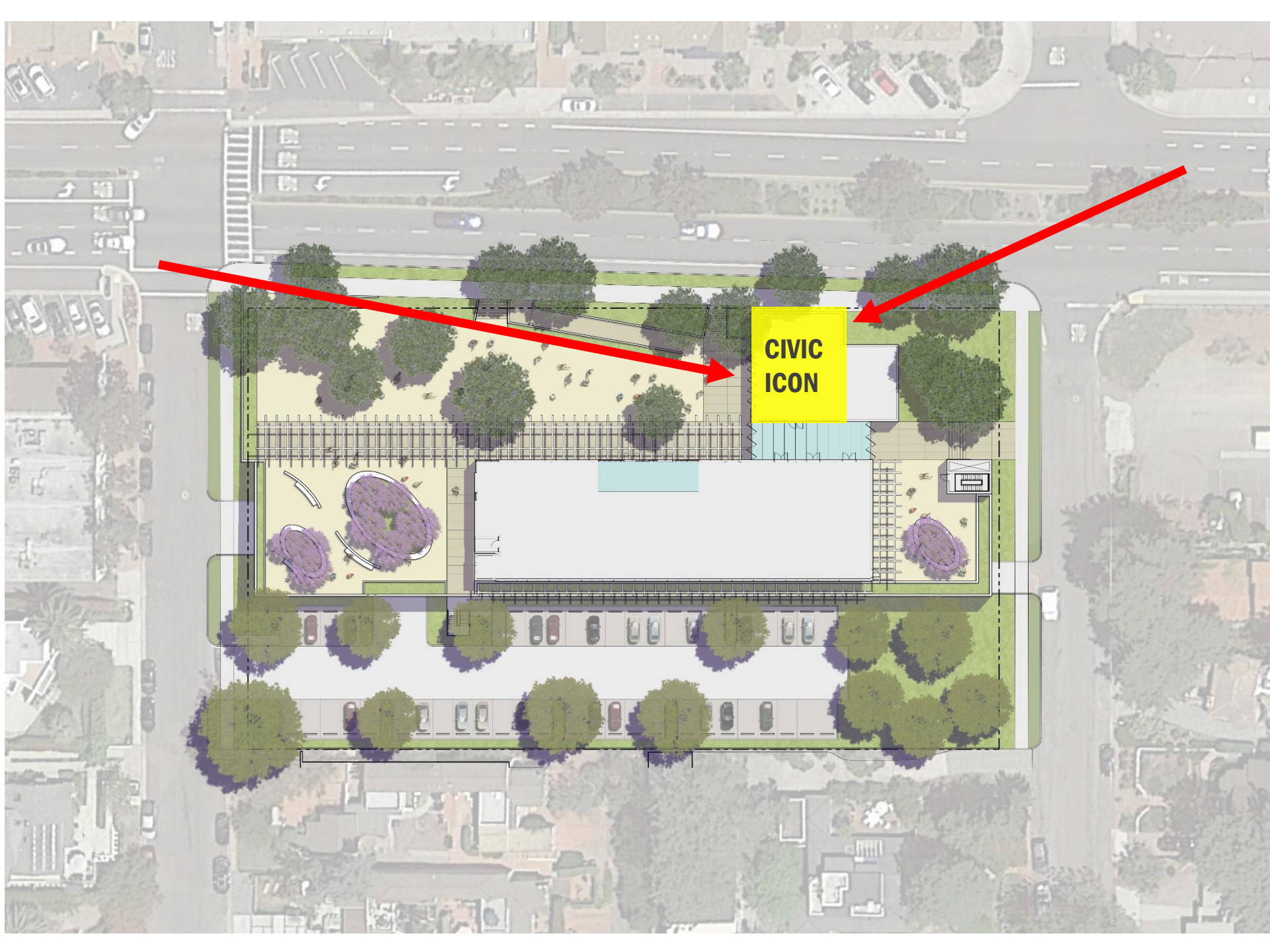
SITE SECTION WITH GARAGE



CONCEPT E



REFINED SITE CONCEPT



**CIVIC
ICON**



CIVIC PLAZA



CIVIC PLAZA



**PUBLIC
OVERLOOK**





**SEAGROVE PARK
OVERLOOK**

Seagrove Park
Recreation
August 2016



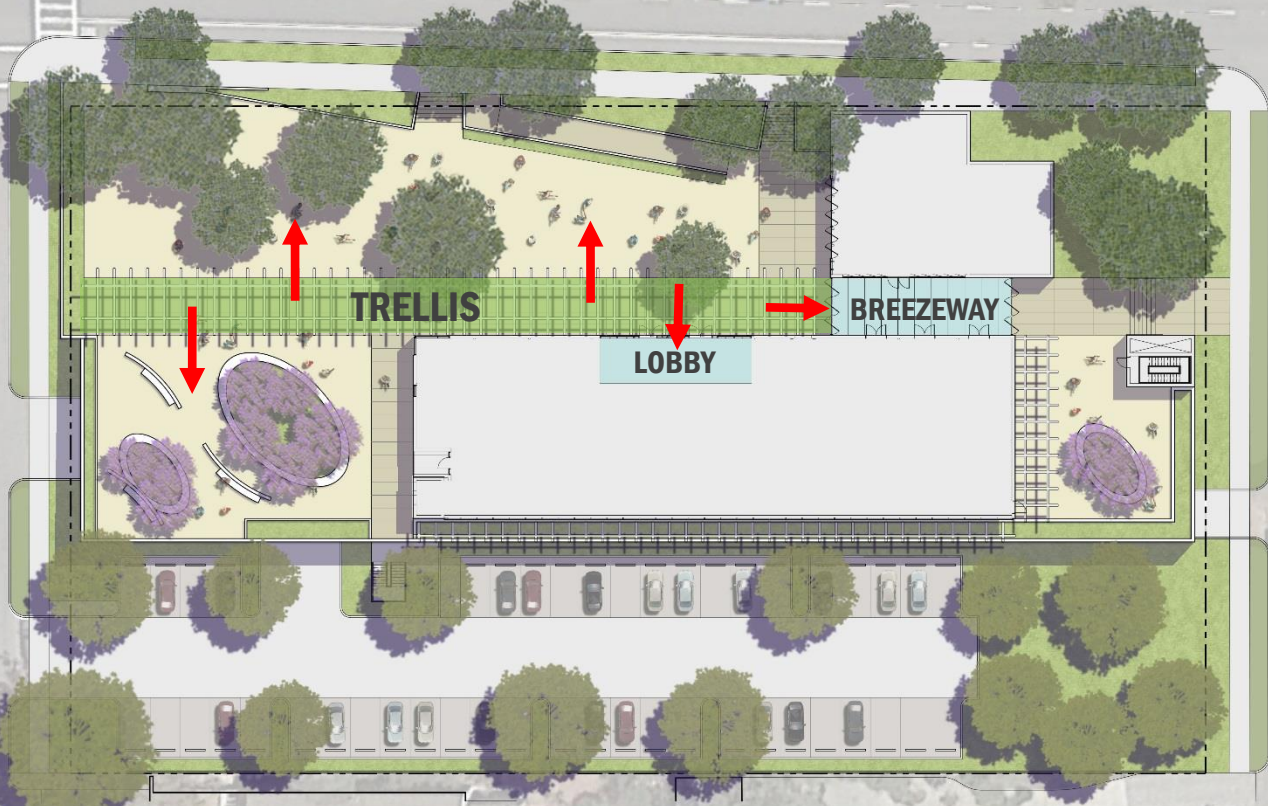


**PUBLIC
OVERLOOK**



**ST. PETERS
COURT**





LOCAL INSPIRATION

DEL MAR PLAZA TRELIS





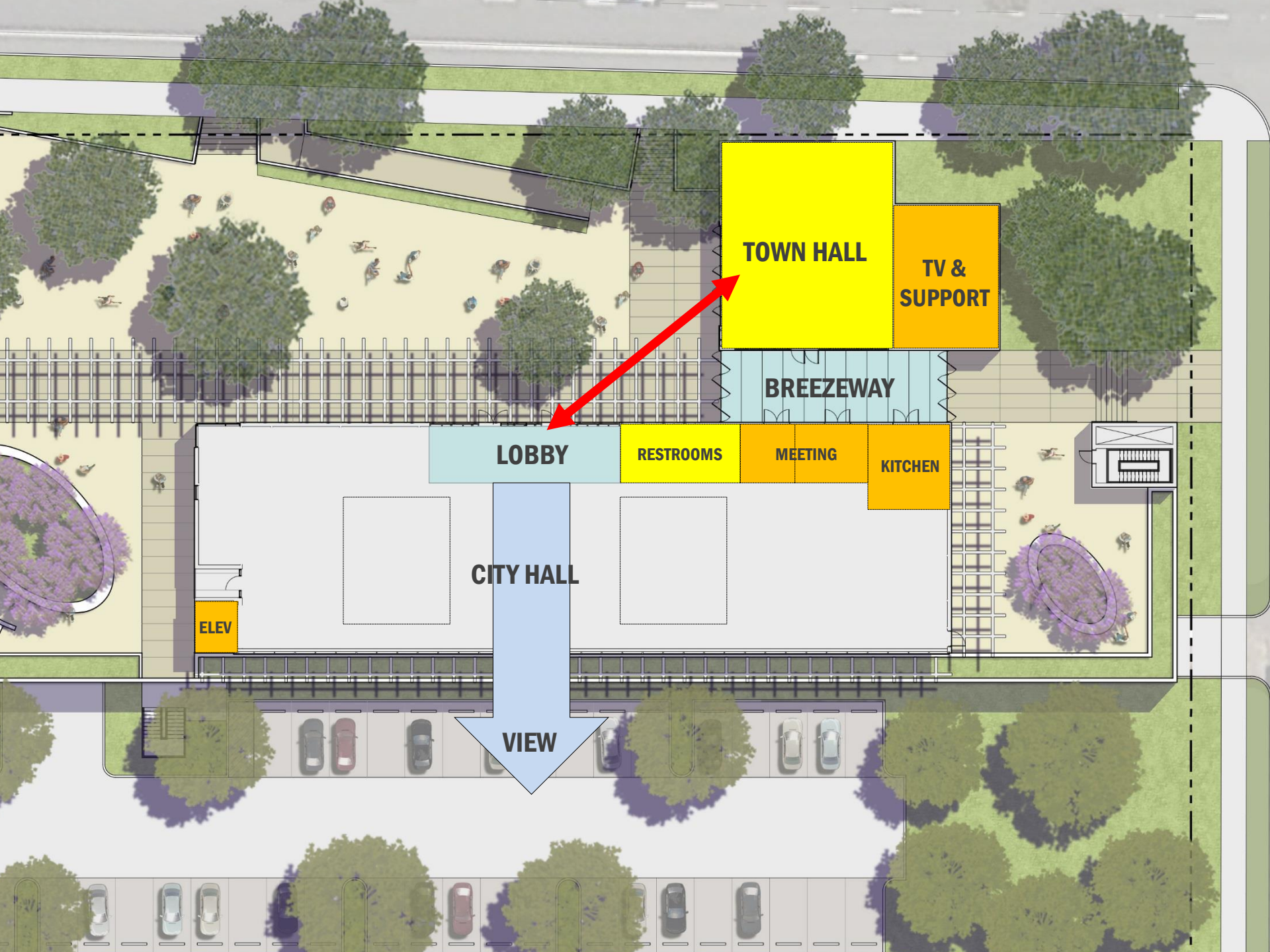
4500sf

10,000sf

5000sf

2700sf

4500sf



TOWN HALL

**TV &
SUPPORT**

BREEZEWAY

LOBBY

RESTROOMS

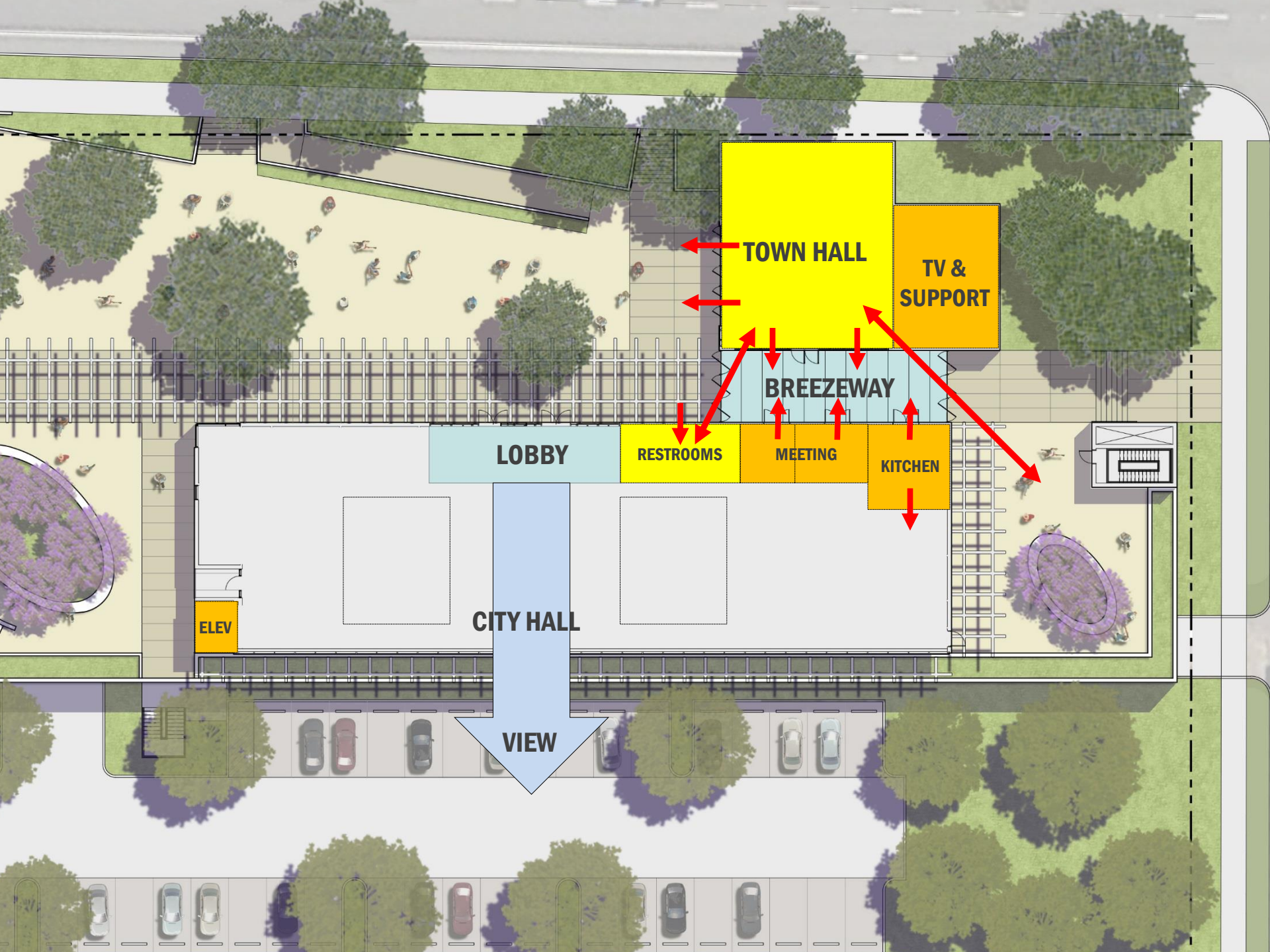
MEETING

KITCHEN

ELEV

CITY HALL

VIEW



TOWN HALL

TV & SUPPORT

BREEZEWAY

LOBBY

RESTROOMS

MEETING

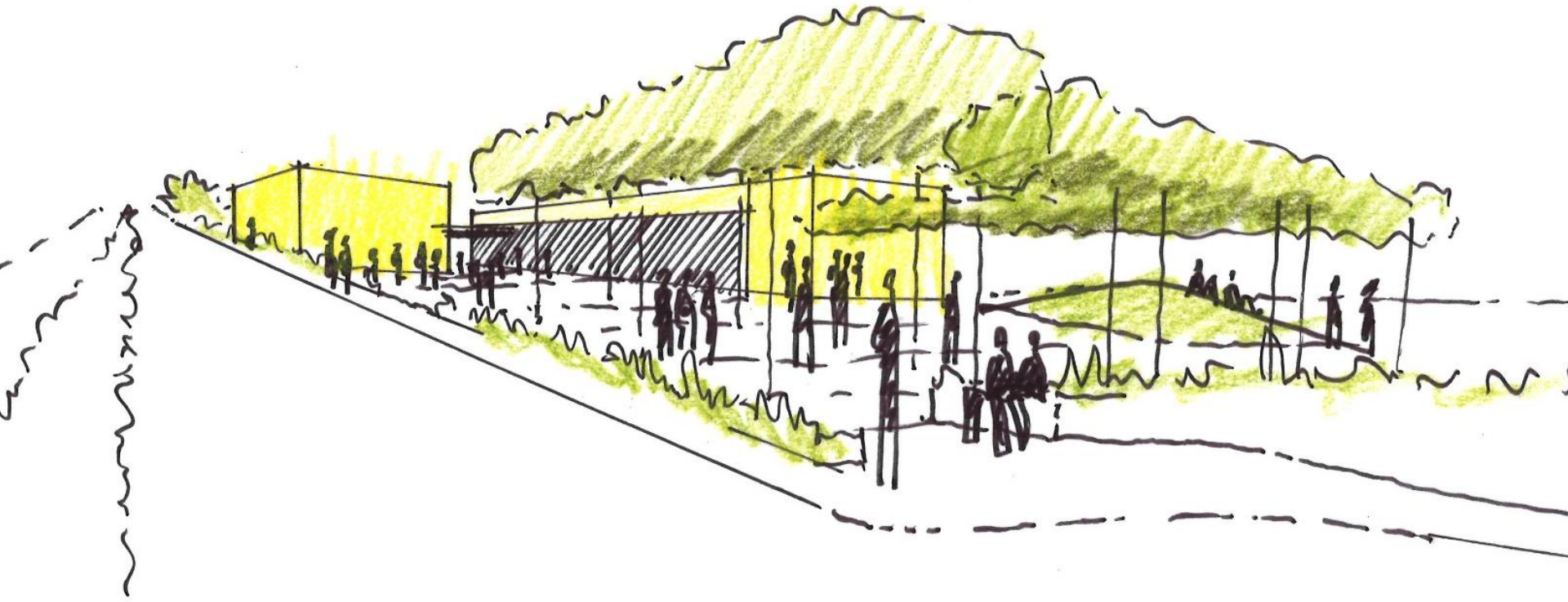
KITCHEN

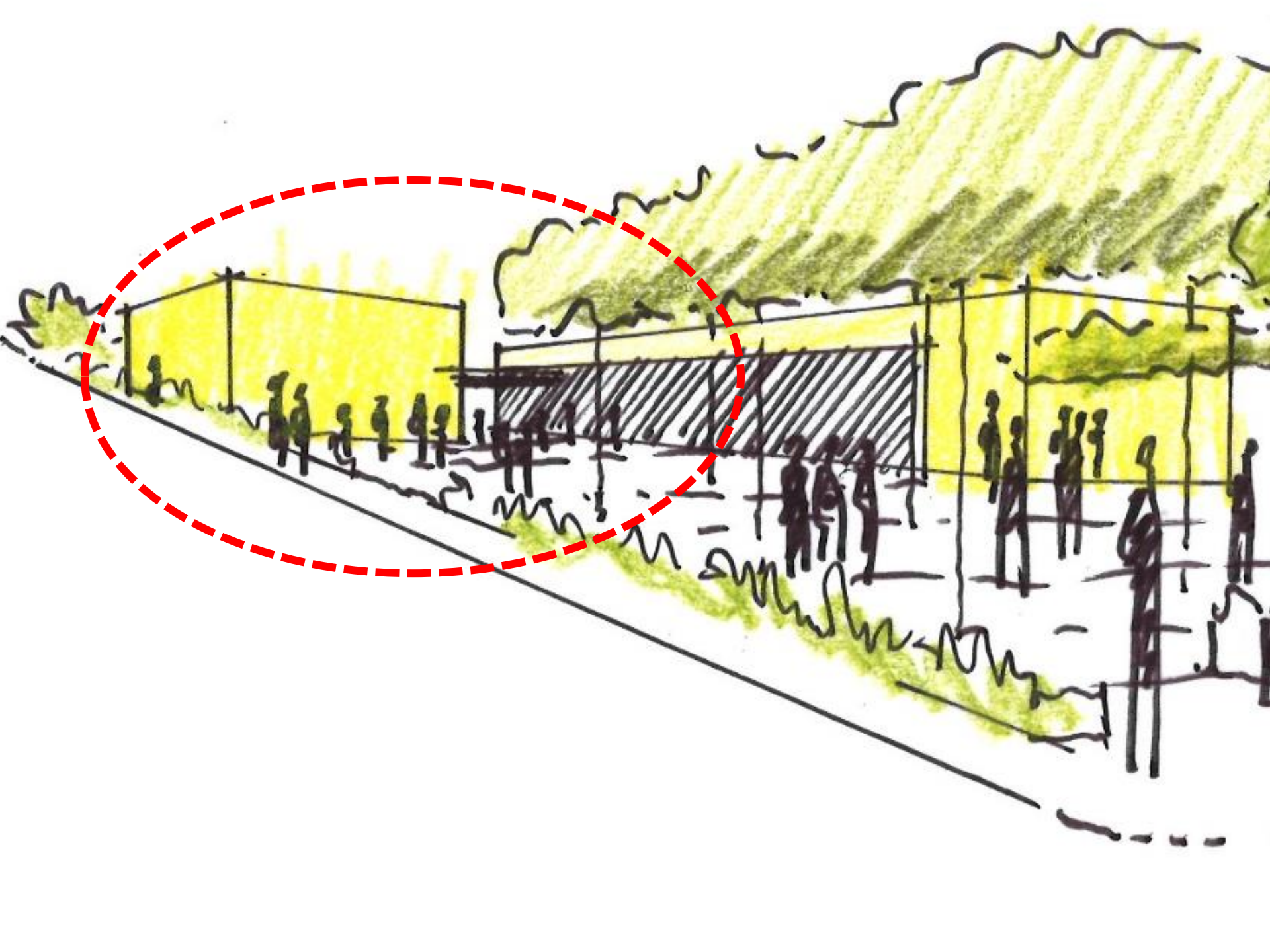
ELEV

CITY HALL

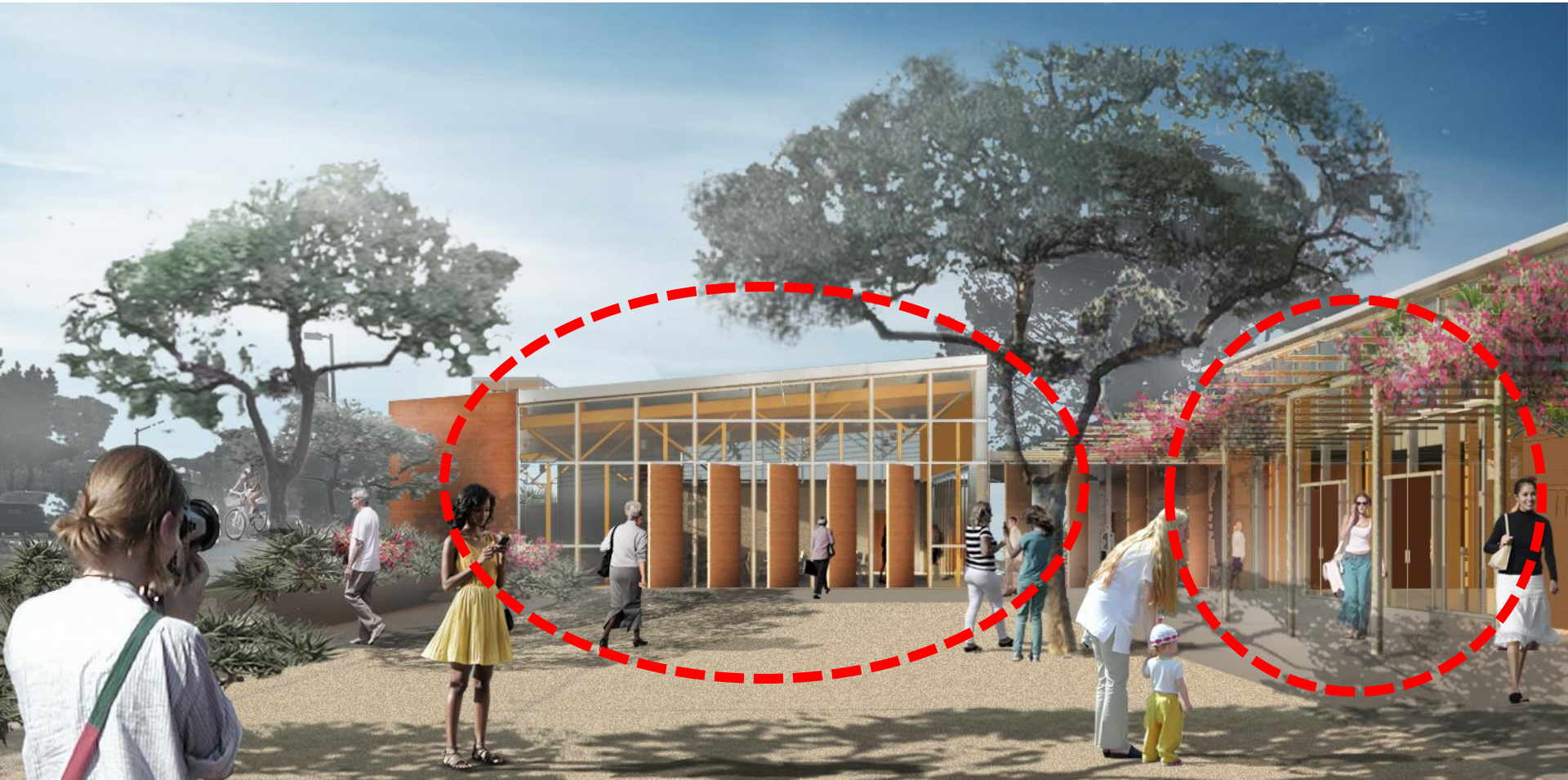
VIEW

CONCEPT E



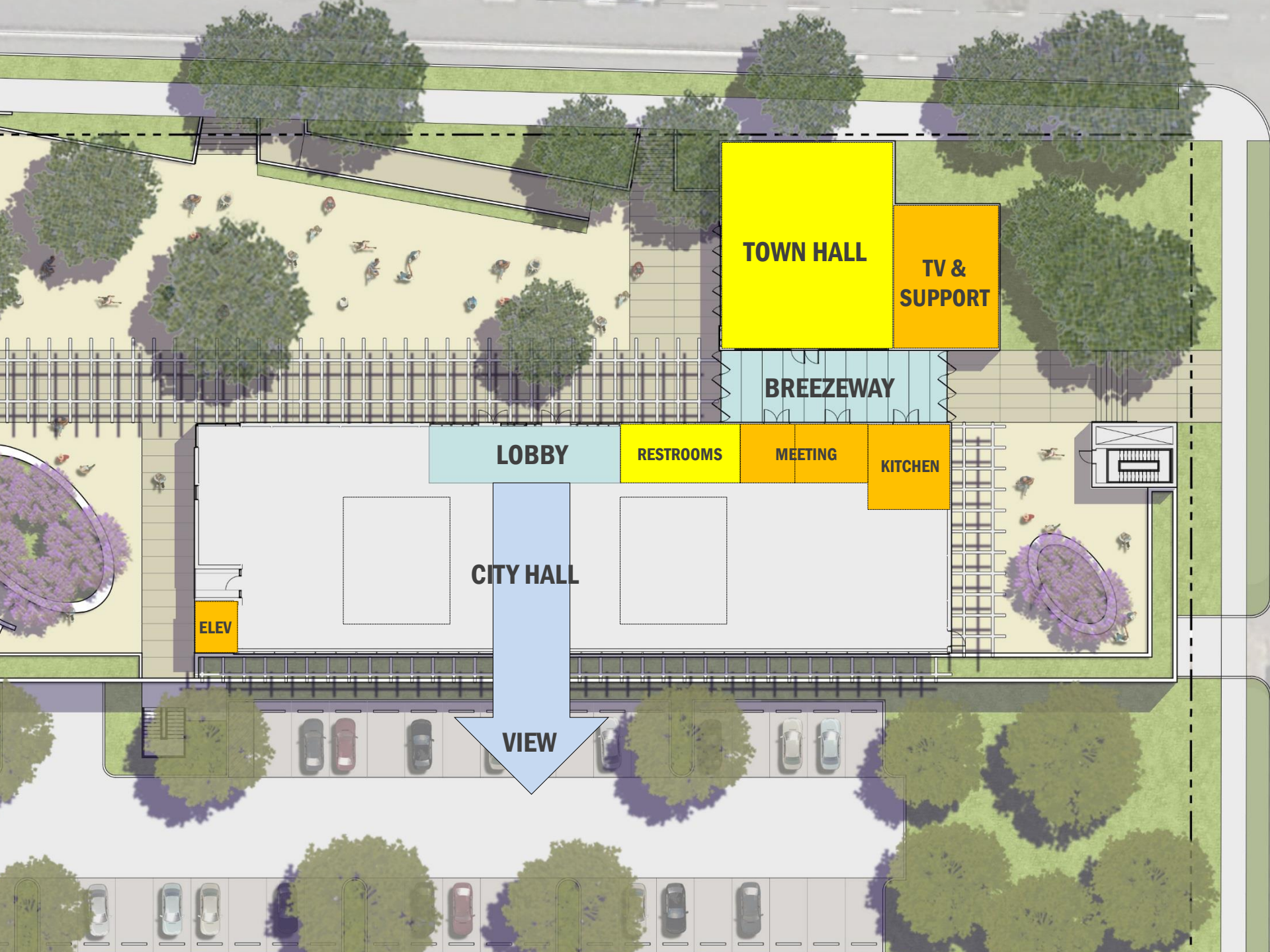












TOWN HALL

**TV &
SUPPORT**

BREEZEWAY

LOBBY

RESTROOMS

MEETING

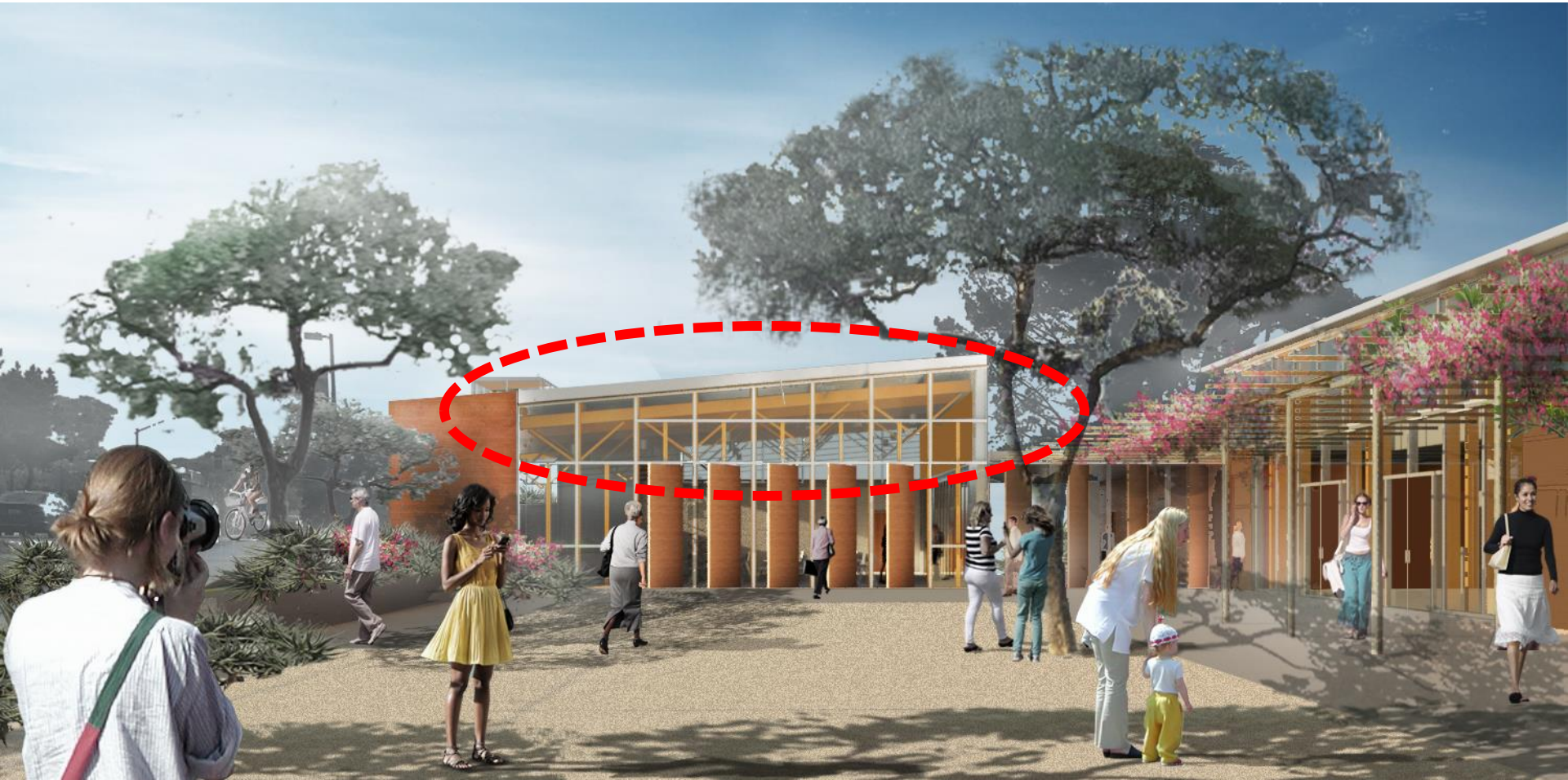
KITCHEN

ELEV

CITY HALL

VIEW





LOCAL INSPIRATION

DEL MAR LIBRARY



LOCAL INSPIRATION

POWERHOUSE COMMUNITY CENTER



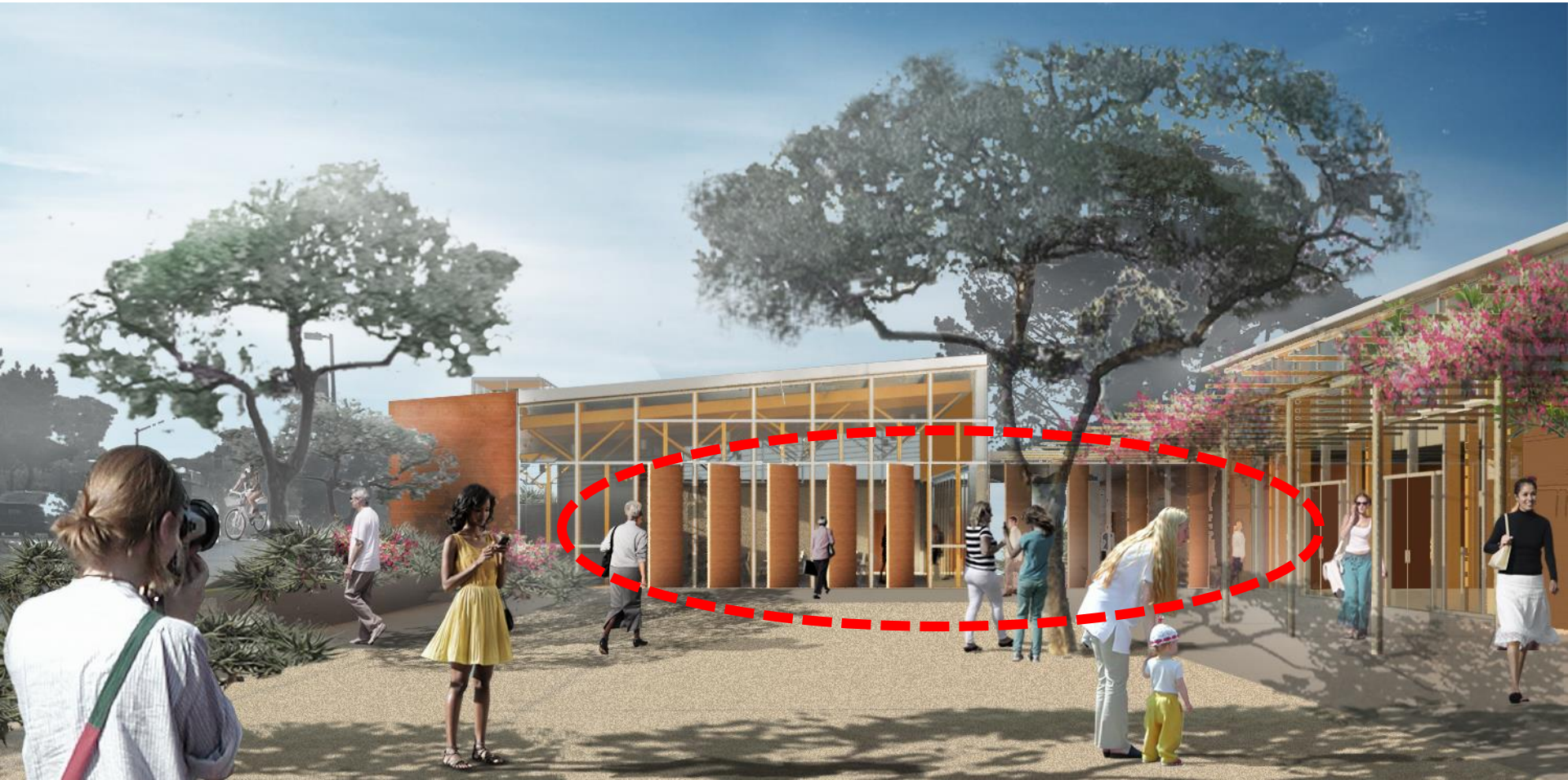


LOCAL INSPIRATION

ST. PETER'S EPISCOPAL CHURCH









TOWN HALL

**TV &
SUPPORT**

BREEZEWAY

LOBBY

RESTROOMS

MEETING

KITCHEN

ELEV

CITY HALL



© SERGIO GOMEZ

SCHEMATIC DESIGN PHASE COST ESTIMATE

CITY BUDGET PER COUNCIL RESOLUTION 2015-11

TARGET TOTAL PROJECT COST **\$12.4M - \$16.4M**

TARGET CONSTRUCTION COST **\$8.5M - \$11.2M**

PRELIMINARY SCHEMATIC DESIGN PHASE ESTIMATE

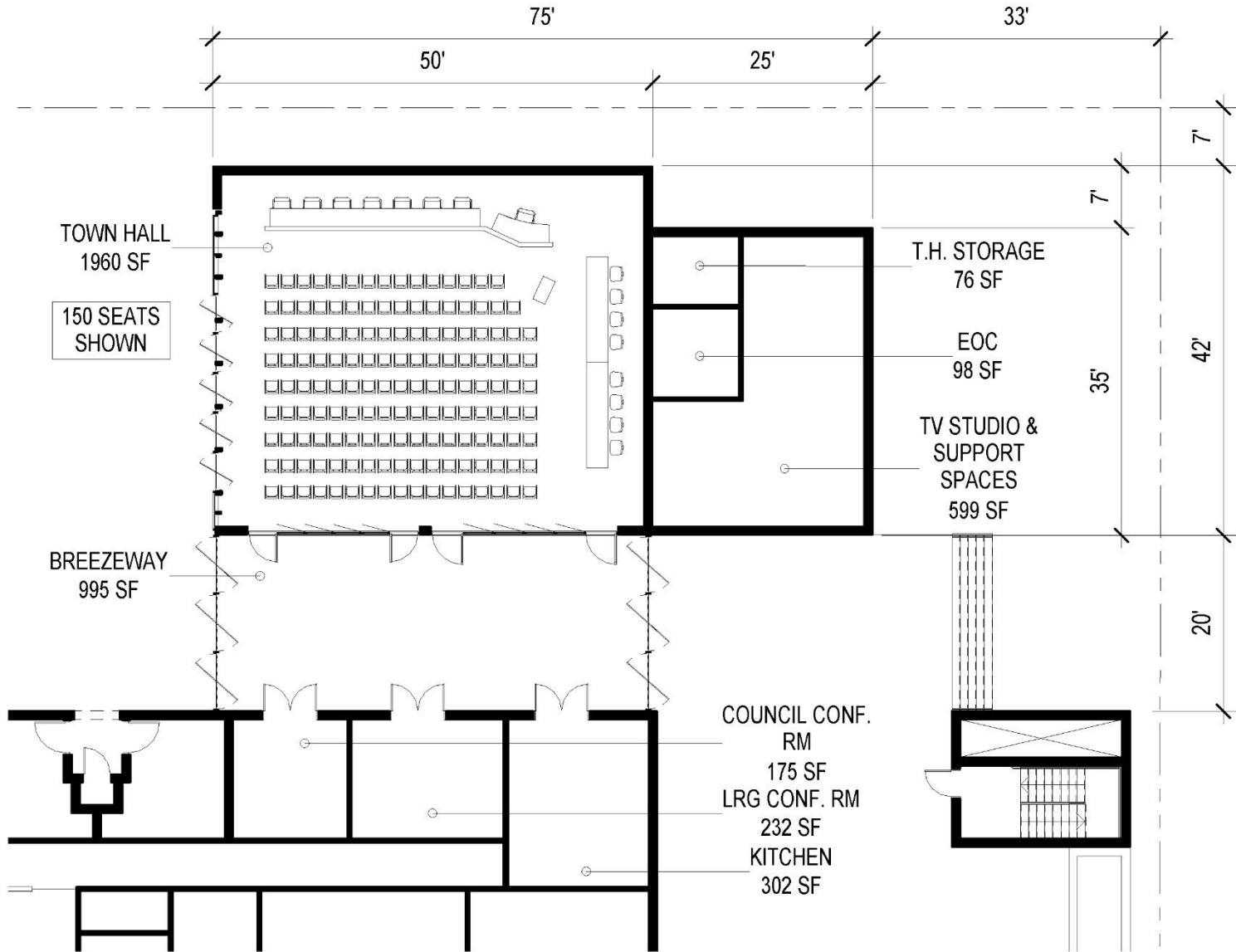
CONSTRUCTION COST **\$11.2M**

ESCALATION FROM FALL 2014 TO JULY 2015 (4%) **\$448K**

ESCALATION FROM JULY 2015 TO MOC (4.5%) **\$515K**

OFF-SITE IMPROVEMENTS **\$260K-400K**

150 SEATED



SCHEMATIC DESIGN PHASE COST ESTIMATE

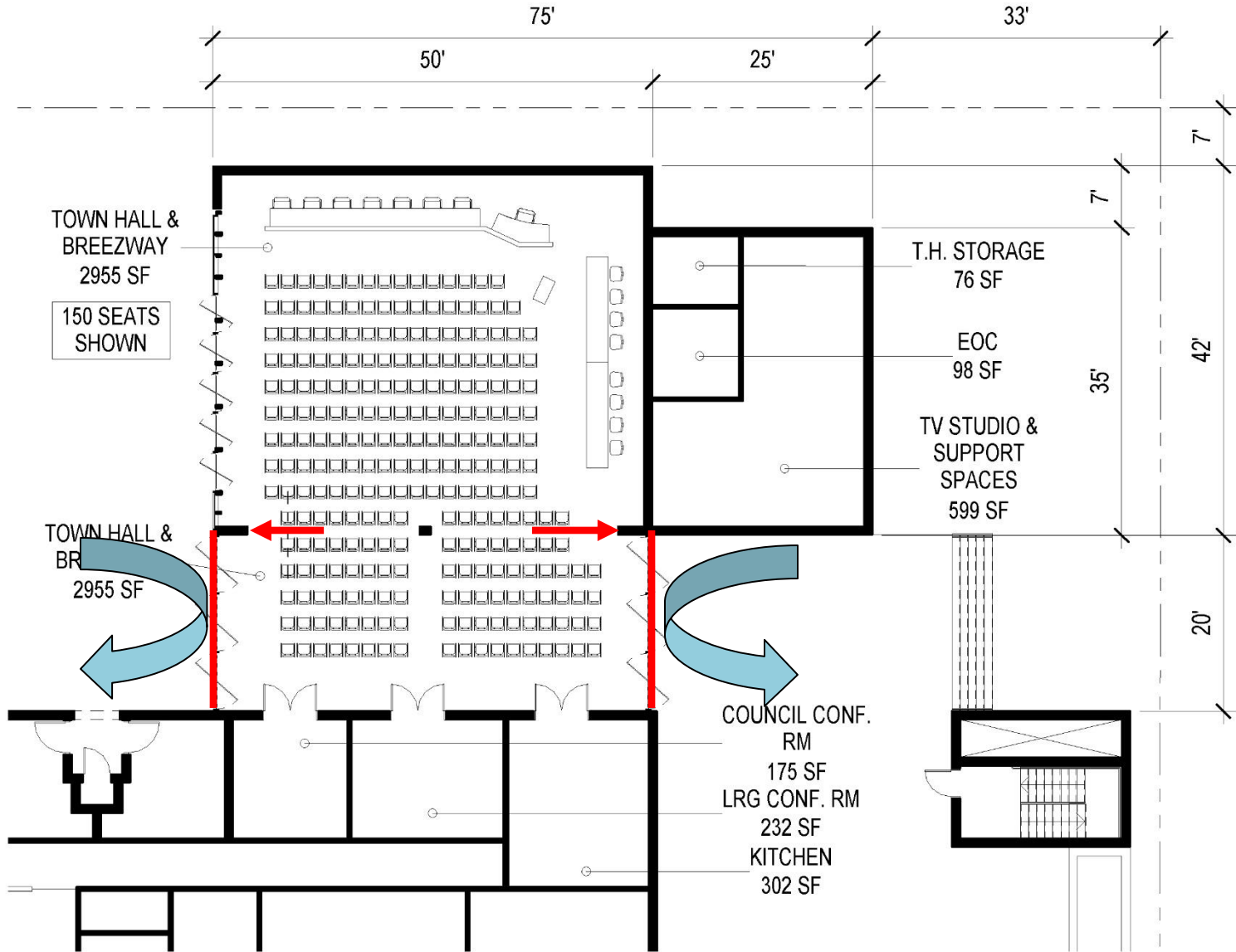
CITY BUDGET PER COUNCIL RESOLUTION 2015-11

TOTAL PROJECT COST	\$12.4M - \$16.4M
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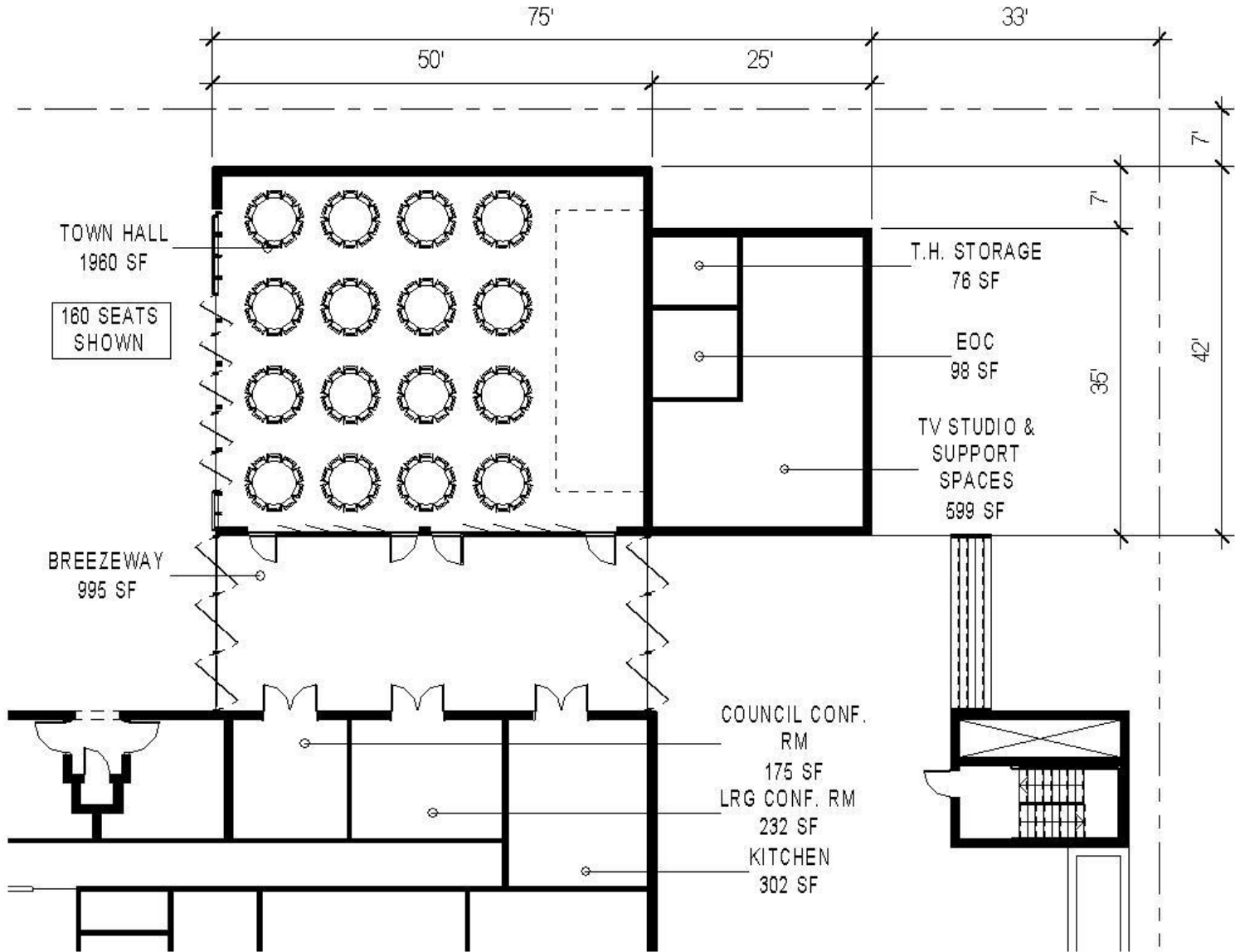
PRELIMINARY SCHEMATIC DESIGN PHASE ESTIMATE

CONSTRUCTION COST	\$11.2M
ESCALATION FROM FALL 2014 TO JULY 2015	\$448K
ESCALATION FROM JULY 2015 TO MID-CONSTR.	\$515K
OFF-SITE IMPROVEMENTS	\$260K-400K
TOWN HALL-BASE SCENARIO (150 SEATED)	\$0

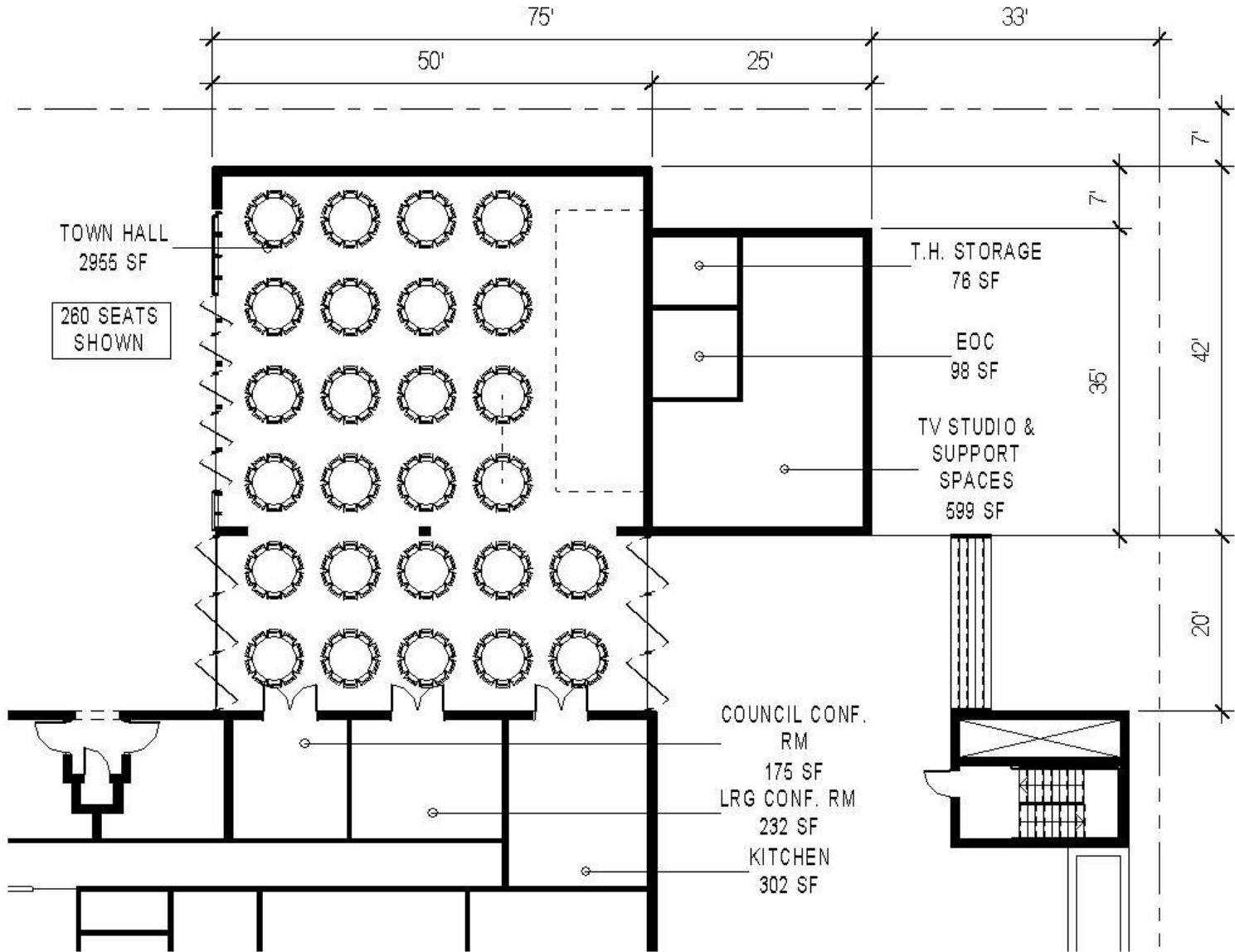
252 SEATED



160 AT TABLES



260 AT TABLES



SCHEMATIC DESIGN PHASE COST ESTIMATE

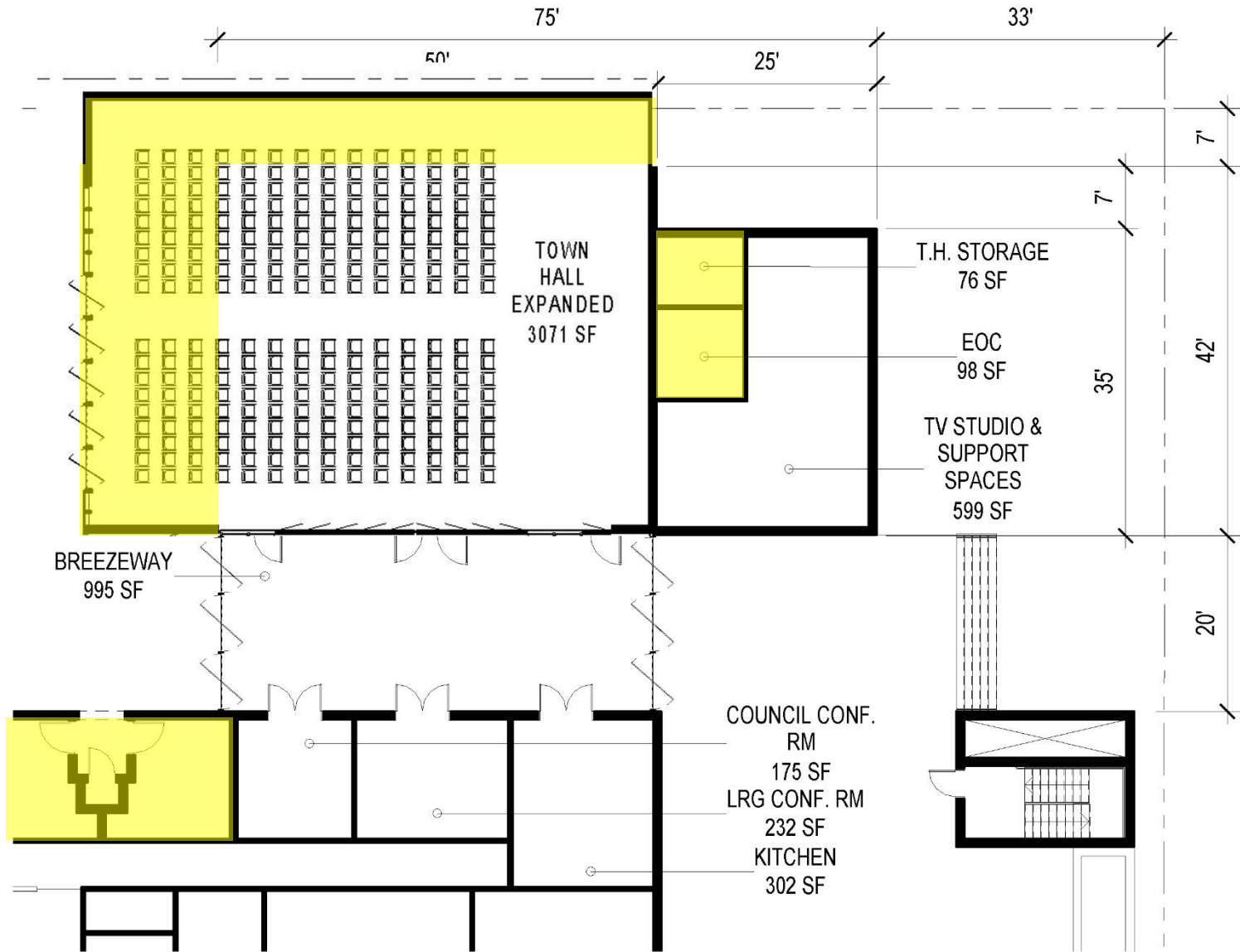
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ESCALATION FROM JULY 2015 TO MID-CONSTR.	\$515K
OFF-SITE IMPROVEMENTS	\$260K-400K
TOWN HALL-BASE SCENARIO (150 SEATED)	\$0
TOWN HALL (260 SEATED W/BREEZEWAY)	\$40K-\$60K

250 SEATED IN TOWN HALL



SCHEMATIC DESIGN PHASE COST ESTIMATE

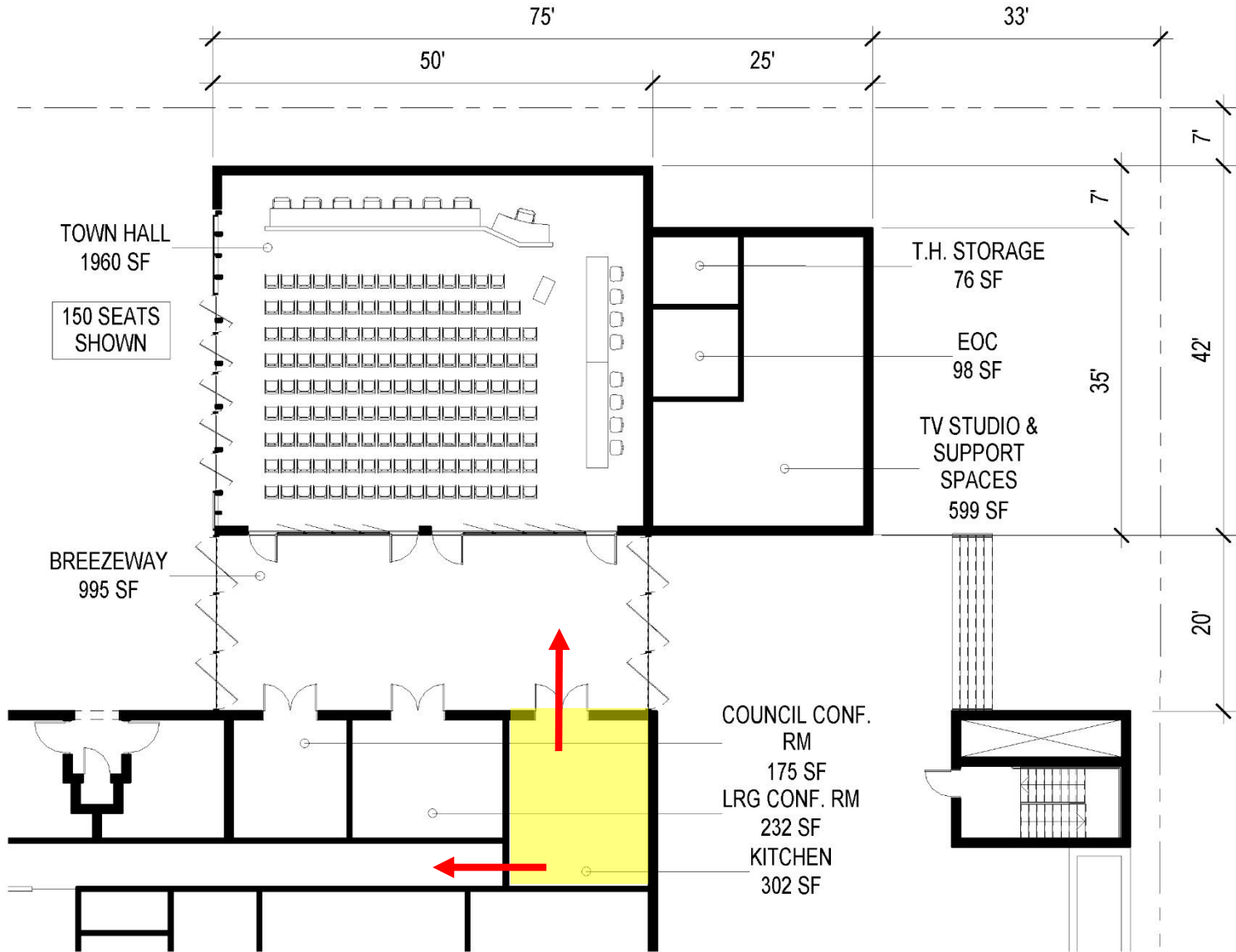
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TOWN HALL-BASE SCENARIO (150 SEATED)	\$0
TOWN HALL (260 SEATED W/BREEZEWAY)	\$40K-\$60K
TOWN HALL EXPANSION (250 SEATED INSIDE)	\$600K-\$900K

CATERING KITCHEN



SCHEMATIC DESIGN PHASE COST ESTIMATE

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OFF-SITE IMPROVEMENTS	\$260K-400K
TOWN HALL-BASE SCENARIO (150 SEATED)	\$0
TOWN HALL (250 SEATED W/BREEZEWAY)	\$40K-\$60K
TOWN HALL EXPANSION (250 SEATED INSIDE)	\$600K-\$900K
CATERING KITCHEN (300SF)	\$90K-\$135K
FULL COMMERCIAL KITCHEN (600SF)	\$250K-\$375K





GOALS FOR TONIGHT TO REMAIN ON SCHEDULE:

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- **CONFIRM DESIGN CHARACTER DIRECTION**
- **DIRECTION ON TOWN HALL SIZE**
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