

March 3, 2014

Del Mar City Council Meeting

18. City Hall/Civic Center Next Steps/Schedule

Council Direction

Goal: Define the direction that the City will undertake to implement a new City Hall

1. Move forward and focus efforts at 1050 CDM
2. Prepare Space Program and Cost Estimates for City Hall, Town Hall, parking, community rooms, plaza/open space
3. Update the 2007 Mixed Use/Public Private Partnerships Financial Assessment; highest & best use for 1050 CDM

Currently under Review by Finance Committee:

- Financial Capacity Assessment
- Assessment of Non-Essential Assets and revenue potential
- New Revenue generating options

2014	February		March				April				May				June			
	17-Feb	24-Feb	3-Mar	10-Mar	17-Mar	24-Mar	31-Mar	7-Apr	14-Apr	21-Apr	28-Apr	5-May	12-May	19-May	26-May	2-Jun	9-Jun	16-Jun
Project Management																		
Survey results/Council direction	★																	
Schedule & Timeline for decision tasks			★															
Program Validation																		
consultant RFP bid review																		
shortlist and recommendation/contract award					★													
City Hall program verification																		
Town Hall/Community meeting rooms program																		
Parking structure program																		
City Council program discussion										★								
Estimates of Probable Construction Costs																		
Construction cost estimates on building programs																		
City Council construction cost discussion														★				
Financial Feasibility																		
Finance Capacity Assessment																		
Non Essential Property Assessment																		
Additional Revenue Sources																		
Finance Committee Reports to Council								★										
Financing Program development																		
City Council financing capacity discussion												★						
Economic Assessment																		
Keyser Marston Contract Award	★																	
1050 CDM Value Assessment																		
Public Private Partnership Analysis Update																		
Council Discussion - Public Private Partnership Opportunities												★						
Community Outreach																		
Survey																		
Council Meeting Discussions																		
Community Workshop II																		
Council Decision: Define direction that the City will undertake to implement a new City Hall																★		★

★ City Council Meetings

Program Validation and Construction Costs

2014		February		March				April				May				June			
week of:		17-Feb	24-Feb	3-Mar	10-Mar	17-Mar	24-Mar	31-Mar	7-Apr	14-Apr	21-Apr	28-Apr	5-May	12-May	19-May	26-May	2-Jun	9-Jun	16-Jun
Project Management																			
Survey results/Council direction		★																	
Schedule & Timeline for decision tasks				★															
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shortlist and recommendation/contract award						★													
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Town Hall/Community meeting rooms program																			
Parking structure program																			
City Council program discussion											★								
Estimates of Probable Construction Costs																			
Construction cost estimates on building programs																			
City Council construction cost discussion															★				

Consultant contract to City Council March 17

Programming City Council discussion: April 21

Estimate of Probable Construction Costs: May 19

Financing

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Non Essential Property Assessment																		
Additional Revenue Sources																		
Finance Committee Reports to Council								★										
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City Council financing capacity discussion												★						
Economic Assessment																		
Keyser Marston Contract Award	★																	
1050 CDM Value Assessment																		
Public Private Partnership Analysis Update																		
Council Discussion - Public Private Partnership Opportunities												★						

Finance Committee report to City Council April 7

Financing City Council discussion: May 5

1050 CDM Valuation Assessment: May 5

Public Private Partnership Opportunities: May 5

Summary of Discussions

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Community Outreach																		
Survey																		
Council Meeting Discussions																		
Community Workshop II																		
Council Decision: Define direction that the City will undertake to implement a new City Hall																		

Community and City Council Input:

1. Finance Committee report to City Council: April 7
2. Programming: April 21
3. Financing, Valuation, Public Private Partners: May 5
4. Estimate of Probable Construction Costs: May 19
5. Summary/Determine Workshop Questions: June 2
6. Community Workshop: June 9
7. Workshop Follow-Up Discussion: June 16
8. Decision on direction to implement a new City Hall: June 16

Council Input and Direction

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