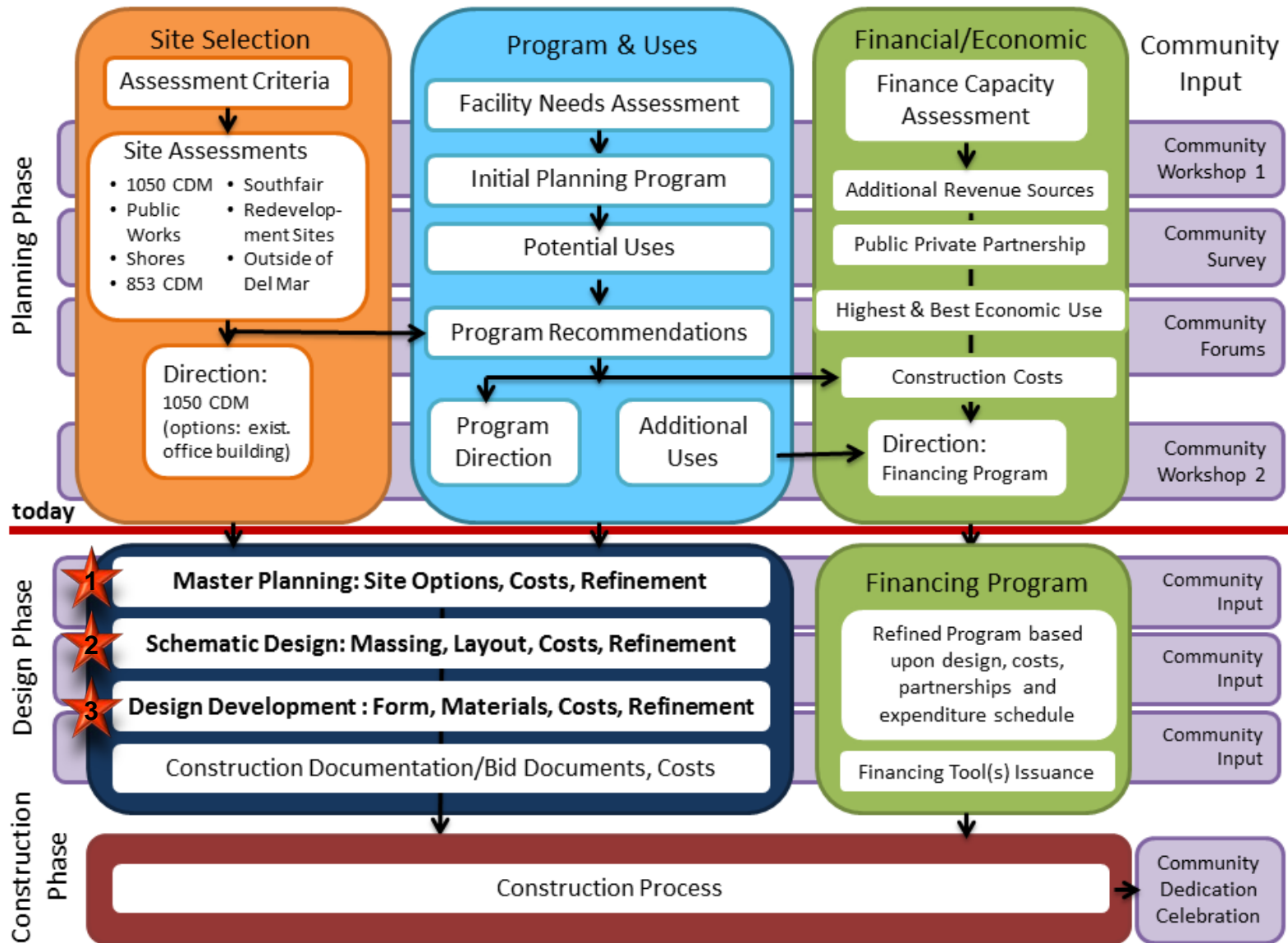


Item 15.

City Hall/Town Hall Authorization of Master Planning & Design

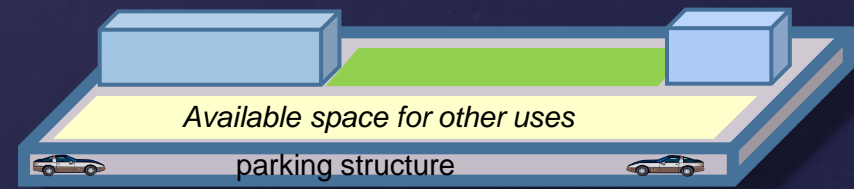
{ June 16, 2014
{ Del Mar City Council

Next Steps in Process



Step 1 – Master Planning

1. Review alternative uses programs - Options
 - a) Municipal Program + Cultural
 - b) Municipal Program + Mixed-Use
 - c) Spatially on the site
 - d) Parking requirements
 - e) Costs and financing
2. Council Review
3. Community Workshop
4. Council Direction



Utilize contracts with Carrier Johnson Architects and Keyser Marston: estimated cost \$70,000

Step 2 & 3 – Design Architect

Architectural team selection:

1. Input on community process for architect's selection
2. Release of Request for Qualifications
3. Determine Selection Committee
4. Review responses and recommendation to Council
5. Negotiate and Hire for Schematic Design and Design Development

Process may run parallel with Master Planning

Step 2 – Schematic Design

1. Develop option selected in Master Planning
2. Delineate room sizes and relationships
3. Refine for efficiencies, spatial relationships
4. Develop site plan, massing, form
5. Develop sustainable design principles
6. Prepare Cost estimates
7. Initial Design Review Board review
8. Implement Community input process

Estimated cost for services: \pm \$135,500
(Municipal Program only)

Step 3 – Design Development

1. Refine Schematic Design
 2. Develop detailed floor plans, sections, elevations
 3. Select building systems and materials
 4. Prepare Outline Specifications defining materials, finishes and systems
 5. Prepare Cost estimates and constructability review
 6. Implement sustainable design principles
 7. Conduct Community input process
 8. Review at Design Review Board Hearing
- Estimated: \pm \$225,000 (Municipal Program only)

Council Direction:

Provide direction to staff on:

1. Master Planning and Design Steps
2. Community Input process
 - a) During architectural team selection
 - b) During master planning and design process
3. Adopt or Modify Resolution in Attachment A
 - a) Initiate Master Planning process
 - b) Initiate Architectural Team selection process
 - c) Allocate funding for Master Planning, Schematic Design and Design Development