



DEL MAR

City Hall Thoughts

1. Where are we?
2. Next steps?
3. Suggested Milestones



1. Where are we? We have decided

- We should build at current location
- Basic program needs:
 - ✓ 9,250 s.f. for administrative
 - ✓ 3,200 s.f. for auditorium for 100-125 people
 - ✓ 15,000 s.f. public plaza
- Need to quickly correct employee working conditions
- City hall site can easily accommodate additional uses
 - ✓ 10,000 s.f. of mixed uses



1. Where are we? We need to decide

- Should new City Hall be:
 - ✓ Basic public uses only
 - ✓ Or basic public uses plus expansion potential for added public uses and/or other commercial space
- Should public parking be:
 - ✓ Minimum parking for public uses
 - ✓ Additional parking above minimum required
 - ✓ Do we park for plaza events?
 - ✓ Do we park for 50 allocated in lieu spaces?



2. Where we need to go next steps:

A. Develop the “Flex” plan

- ✓ approximately 10,000 sf of expansion area
- ✓ ample parking to serve immediate needs
- ✓ parking to serve plaza and future expansion

B. Evaluate cost estimates for two plans

- ✓ Basic plan = current needs + 51 parking spaces
- ✓ Flex plan = basic + expansion + 120-160 spaces
- ✓ Use Keyser Marston
- ✓ Use Finance Committee



2. Where we need to go next steps:

- C. Determine best process for a public vote....two options
 - ✓ Basic plan
 - ✓ Flex plan

- D. Select a design / development review committee
 - ✓ to guide the design process along
 - ✓ members from PC, DRB
 - ✓ period of 3 months
 - ✓ at least 3 public meetings

- E. Choose an architect



2. Where we need to go next steps:

- F. Develop plan for housing staff during construction
- G. Approve development schedule.



3. Suggested Milestones:

Now

- Finalize 2 Options
- Decide Voting Mechanism & Schedule

Jan 2015

- Evaluate Architect Interest
- Set up Design Review Process Committee
- Approve Public Vote Ballot

Feb 2015

- Hold Public Vote on 2 Options
- Evaluate Architect Proposals
- Approve Plan For Temporary Office Space
- Choose Bond Counsel

Mar 2015

- Tally Citizen Vote
- Select Architect
- Start Schematic Designs



3. Suggested Milestones:

Apr, May, Jun 2015

- Complete Schematic Designs
- Estimate Cost of Construction
- Hold DRB Review

Jul 2015

- Start Design Development Drawings
- Relocate Employees
- Go Out For Bond Financing

Aug, Sep, 2015

- Complete Design Development Drawings

Oct, 2015

- Ground Breaking Ceremony
- Demolition of Existing Buildings
- Clearing of Site
- Construction Set-up



3. Suggested Milestones:

Oct, Nov, Dec 2015

- Construction Documents
- Permitting
- Final Approvals

Jan, 2016

- **START CONSTRUCTION**



3. Suggested Milestones:

	2014	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2015	2016
	Now	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1 Finalize 2 Options	■													
2 Decide Voting Mechanism & Schedule	■													
3 Evaluate Architect Interest		■												
4 Set Up Design Review Process Committee		■												
5 Approve Public Vote Ballot		■												
6 Hold Public Vote on 2 Options			■											
7 Evaluate Architect Proposals			■											
8 Approve Plan for Temporary Office Space			■											
9 Choose Bond Counsel			■											
10 Tally Citizen Vote				■										
11 Select Architect				■										
12 Start Schematic Designs				■										
13 Complete Schematic Designs					■									
14 Estimate Construction Costs					■									
15 Hold DRB Review					■									
16 Start Design Development Drawings								■						
17 Relocate Employees								■						
18 Go Out For Bond Financing								■						
19 Complete Design Development Drawings									■					
20 Ground Breaking Ceremony										■				
21 Demolition of Existing Buildings										■				
22 Clearing of Site										■				
23 Construction Set-up										■				
24 Construction Documents											■			
25 Permitting											■			
26 Final Approvals											■			
27 START CONSTRUCTION														■