

Manzanita Listens



City Hall update

Agenda



- Introduction of Manzanita Listens Team
- City Hall Process History
- Manzanita Listens Public Input
- Present the Values and Goals identified by the community
- Council Discussion
 - Community Goals and Values Statement
 - Budget Framework
 - What's next!

Manzanita Team



- Newest member: **Brad Berman**, Manzanita 2nd home, newly added, Development Project Strategist and Leader
- **Carter MacNichol**, Manzanita 2nd home , Shiels Obletz and Johnsen, currently our Project Consultant
- **Leila (Layla) Aman**, June 1st will be Manzanita City Manager
- **Jerry Spegman**, City Councilor
- **Linda Kozlowski**, City Councilor and Chair

History of Manzanita City Hall Process



- Underhill Plaza (2.67 acre) purchased in 2017
- Public Facilities Advisory Committee (PFAC) in 2018
 - Met for over a year
 - Report developed (on Manzanita Website) with building options
- WRK Structural Evaluation and Condition Assessment of Elementary School and Quonset Hut
- Hired Steele Associates Architects LLC to do an initial design
 - Essentially used Option 7 from PFAC Report
 - Shared design in Public meetings and “coffees”
- 2019 Proposed 8.1 million City Hall funded by a 6.5 million bond and City reserves.... Bond failed

History of City Hall Process



- Started from scratch in January 2020
- Conducted Wednesday 3pm Workshops and Public Outreach
- August 2020 passed resolution 20-21
 - Remove existing structure on Underhill Site
 - Build new facility
 - Consolidate City Departments including Administration and Public Safety
 - Develop Community Outreach (Manzanita Listens)
 - No decisions made on Quonset Hut
 - Hire Project manager
- Election 2020 returned Mayor Mike Scott and Councilor Hans Tonjes; Jerry Spegman, new Councilor

Manzanita Listens



- From November, 2020 to April 2021, ML developed a deliberate and focused public outreach to determine next steps. We completed:
 - Survey
 - Focus Groups
 - Public meetings
- Detailed reports of all the public outreach on Manzanita's Website

Overall Summary of Input



What we are hearing: An Evolving Vision for a new City Hall



City Hall Should...

- ...be a point of pride that reflects our community
- ...serve as the heartbeat of the City - where our community goes for resources and assistance - information, bill pay, and emergencies
- ...be safe and out of the inundation zone
- ...offer efficient and effective consolidation of City functions
- ... provide a secure and adequate space for staff to work
- ...the best sized building for our community' needs
- ...effective, durable, functional, usable and sustainable
- ...embrace opportunities for innovative use of technology

Community Goals and Values Draft Statement



Manzanita Listens revealed several themes that are important to the community. These include:

- Getting the most value for their investment.
 - The community wants a city hall that is durable, adaptable, functional and efficient.
 - They want a building able to withstand coastal conditions and that is resilient in the event of an earthquake.
- Matching the unique culture and norms of the community.
- Being environmentally sustainable.

Community Goals and Values Draft Statement



City council is committed to incorporating these themes as it implements all phases of the city hall project.

Together, we will build a city hall that:

- Reflects the culture and values of our community
- Creates an inspiring workspace for our staff
- Provides for user-friendly, efficient customer service
- Embraces innovation

Preliminary Budget Framework



Hard Costs

Construction:

- Construction Costs
- Demolition
- Abatement
- Adjacent sitework (sidewalks, utilities, street work)
- Quonset Hut
- Design / Estimating Contingency
- Escalation
- Owner's Construction Contingency
- FFE-furniture, Fixtures, Equipment

Soft Costs

Architecture & Engineering Fees:

- Architect (w/ Consultants)
- Graphics/Signage Design
- Acoustical Engineer
- Reimbursables
- Contingency

Consultant Fees:

- CM/GC Pre-Construction
- Sustainability Consultant
- Site Survey
- Geotechnical Reports/ Inspections
- Environmental Site Assessment
- Historic Preservation Consultant
- Construction Testing and Inspections
- Police Facilities Consultant
- Contingency

Administration:

- Owner's Rep
- Project Management
- Builders Risk Insurance
- Legal Services
- Financing Costs
- Contingency

Permits & Fees:

- Land Use
- Building Permits and Fees
- Contingency
- Escalation

Third Party Contracts:

- Emergency Operations Center
- Standby Equipment
- Telephone / Data / Network Build
- Security (cameras, access control)
- AV Equipment/Design
- Art/Graphics
- Signs
- Contingency

Next Steps



Manzanita City Hall – Next Steps

