

City of Breezy Point

City Hall Assessment And Study Presentation

May 15, 2023



WIDSETH

Breezy Point City Hall

Preliminary Design Options

Option 1 Facility Assessment Report Items (High, Medium, Low)

Option 2 Facility Assessment Report Items and Existing Building Remodel & Addition

Option 3 New City Hall Facility and Maintain Existing Building for Community Use

Option 4 New City Hall Building with Community Spaces

BUILDING PROGRAMMING

The Process

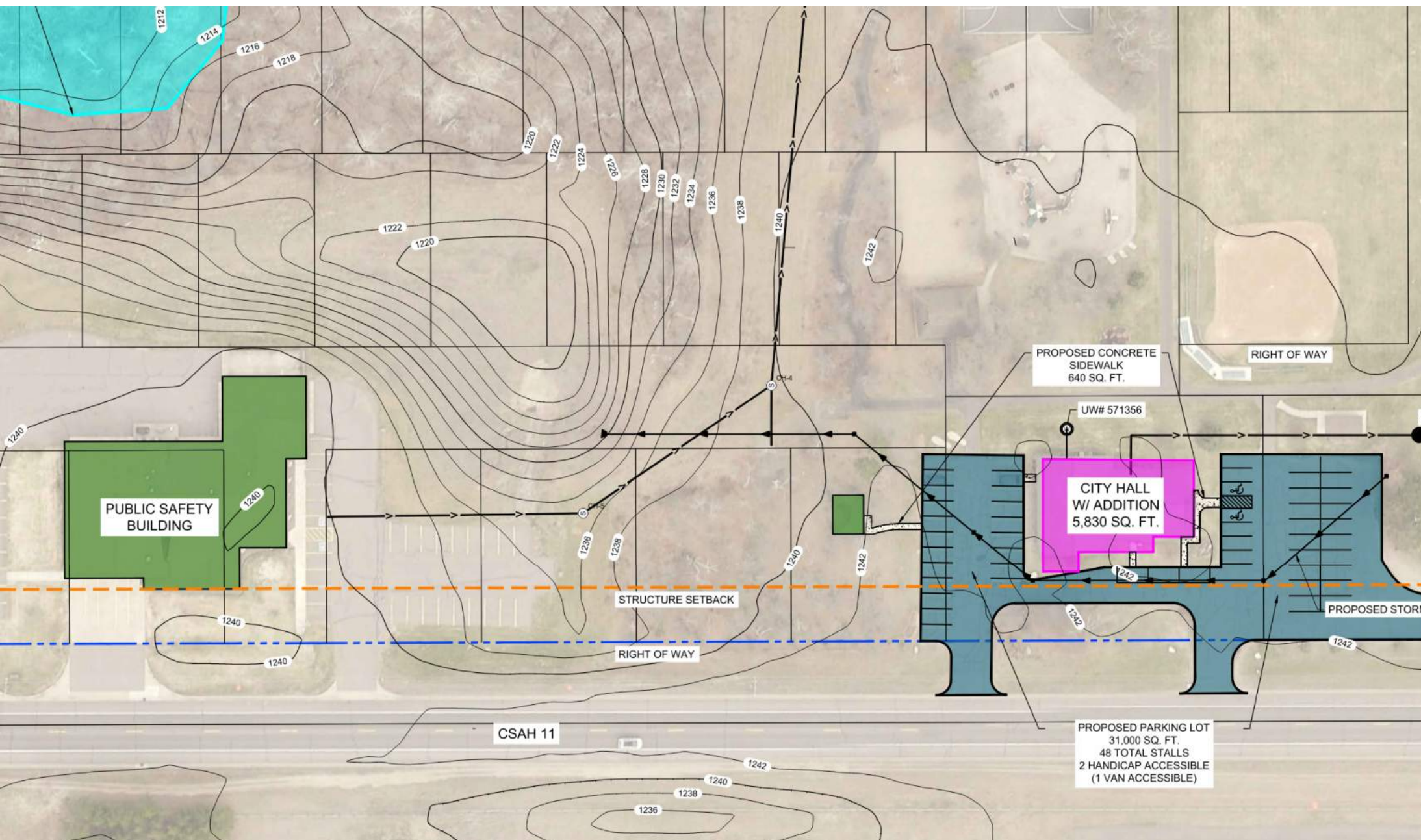
A building program review individual spaces throughout a building from a square footage perspective. This data is cross referenced with industry standards and then “right-sized” in an new space program.

- Department analysis
- Site tour
- User group meeting
- As-built drawings
- Existing space program
- Review of industry standards
- Proposed space program
- Preliminary site plan & floor plan
- Review feasibility of design solutions

	Count	Area	Program Department Total SF	Existing Department SF	Remarks	Note
Staff Office Space						
City Administrator	1	250	250	164	12.5' x 20'	
Assistant City Administrator	1	150	150	131	10'x15'	
Finance	1	150	150		10'x15'	
Pulic Works	1	150	150		10'x15'	
Future Staff	1	150	150		10'x15'	
Cubicle -Deputy Clerk	1	64	64	340	8'x8'	
Cubicle - Planning & Zoning	1	64	64	194	8'x8'	
Cubicle - Building	1	64	64	200	8'x8'	
Cubicle - Future Staff	1	64	64		8'x8'	
Staff Meeting Room	1	150	150		6-8 people	
Mail/Copy Room	1	80	80	108	Could be cubicle space	
Mini Kitchen	1	80	80		Sink, Ref, MW, DW	
Storage	1	120	120			
Additional Notes:						
Subtotal			1,536			
Area Modifier (15%) Circulation			230			
Area Grand Total (SF)			1,766	1,138		
Council Chambers						
Mayor	1	15	15		Dais	
Council Members	5	15	75		Dais	
Staff	4	15	60		Dais	
Public Seating	40	15	600		Prefer Fixed (35-40)	
Meeting Room	1	300	300		10-12 people	
Storage	1	120	120	142		
Additional Notes:						
Subtotal			1,155			
Area Modifier (15%) Circulation			173			
Area Grand Total (SF)			1,328	1,912		
Community Room						
Seating	50	15	750		At least 50 people	
Kitchen Space	1	150	150	224	Ref, MW, Sink, DW, Stove/Oven	
Storage	1	120	120	142	Tables & Chairs	
Additional Notes:						
Subtotal			1,020			
Area Modifier (15%) Circulation			153			
Area Grand Total (SF)			1,173	Not Available		
Library						
Seating	8	15	120		6-8 people	
Book Stacks	24	9	216		5,000 books; (24) 3' x 7'	
Storage	1	120	120		shelves	
Additional Notes:						
Subtotal			456			
Area Modifier (15%) Circulation			68			
Area Grand Total (SF)			524	140		
Circulation Space/ Public Space						
Mens Room	1	130	130	88		
Womens Room	1	130	130	88		
IT	1	80	80	82		
Corridor	1	134	134	134		
Corridor	1	127	127	127		
Vestibule	1	54	54	54		
Additional Notes:						
Subtotal			655			
Area Modifier (15%) Circulation			98			
Area Grand Total (SF)			753	655		

Option 1 and 2 Building and Site

In this option, the existing city hall structure would remain, with potential additions to the existing building and site improvements.

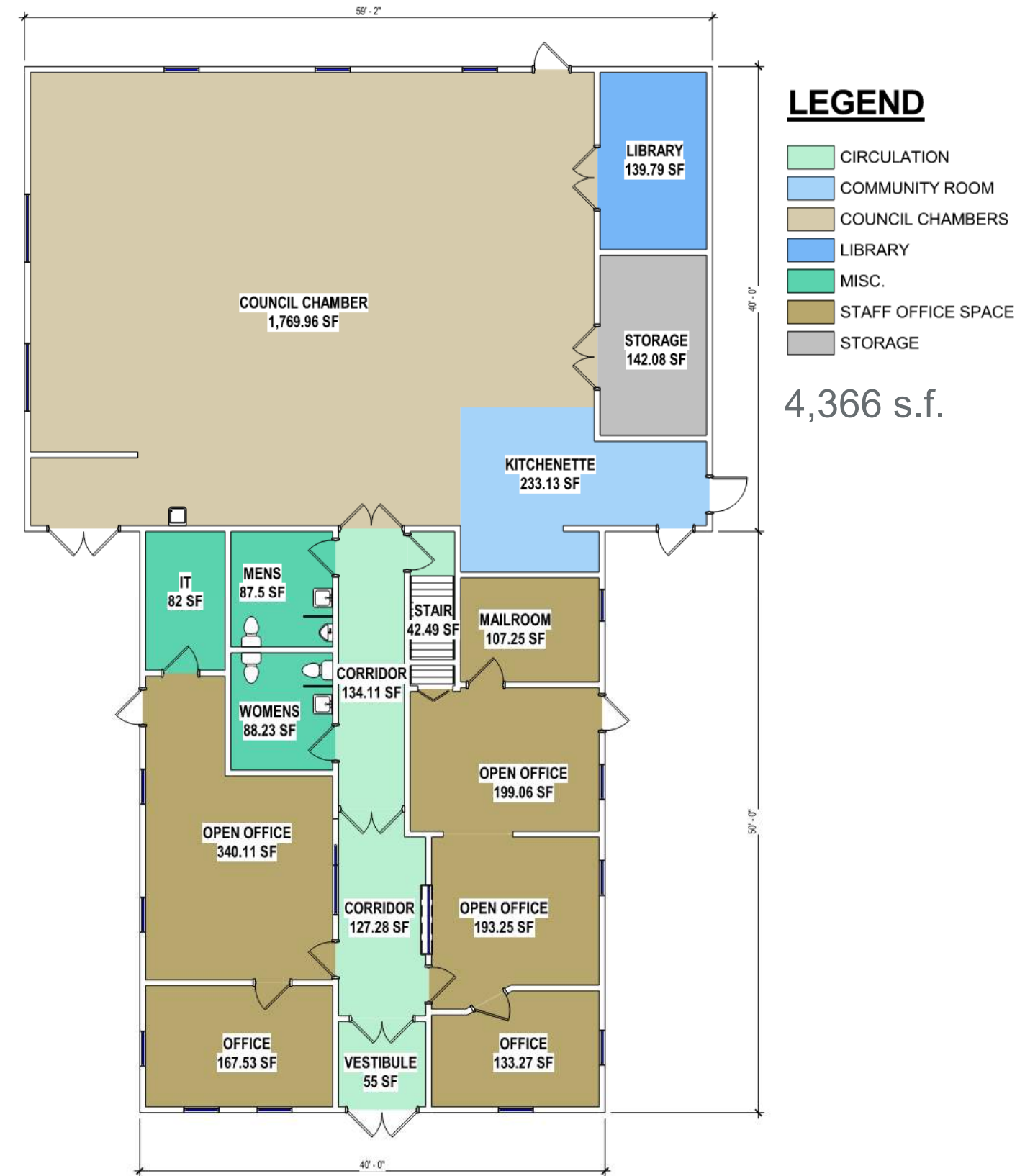


- Existing facility to remain.
- Temporary work space and public meeting space required.
- Consideration of remodel and addition to existing building.
- Improved pavement and striping.
- Improved site lighting.
- New signage.
- Consideration of heated sidewalks.

PRELIMINARY DESIGN

Option 1 Existing Plan

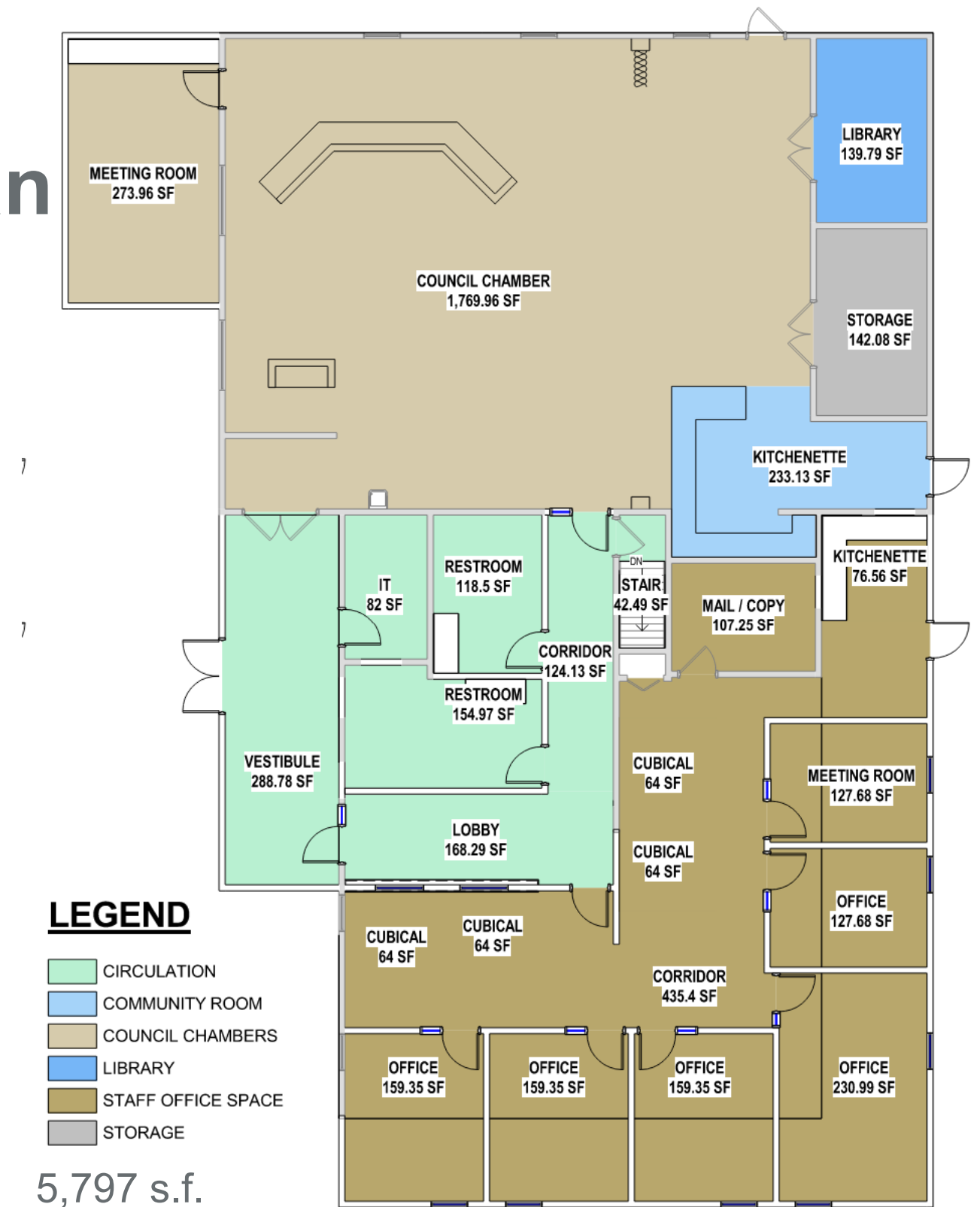
- No Secure Entry
- Antiquated Processes
- Undersized Spaces
- Underutilized Spaces
- Lack of Garage & Storage Space



PRELIMINARY DESIGN

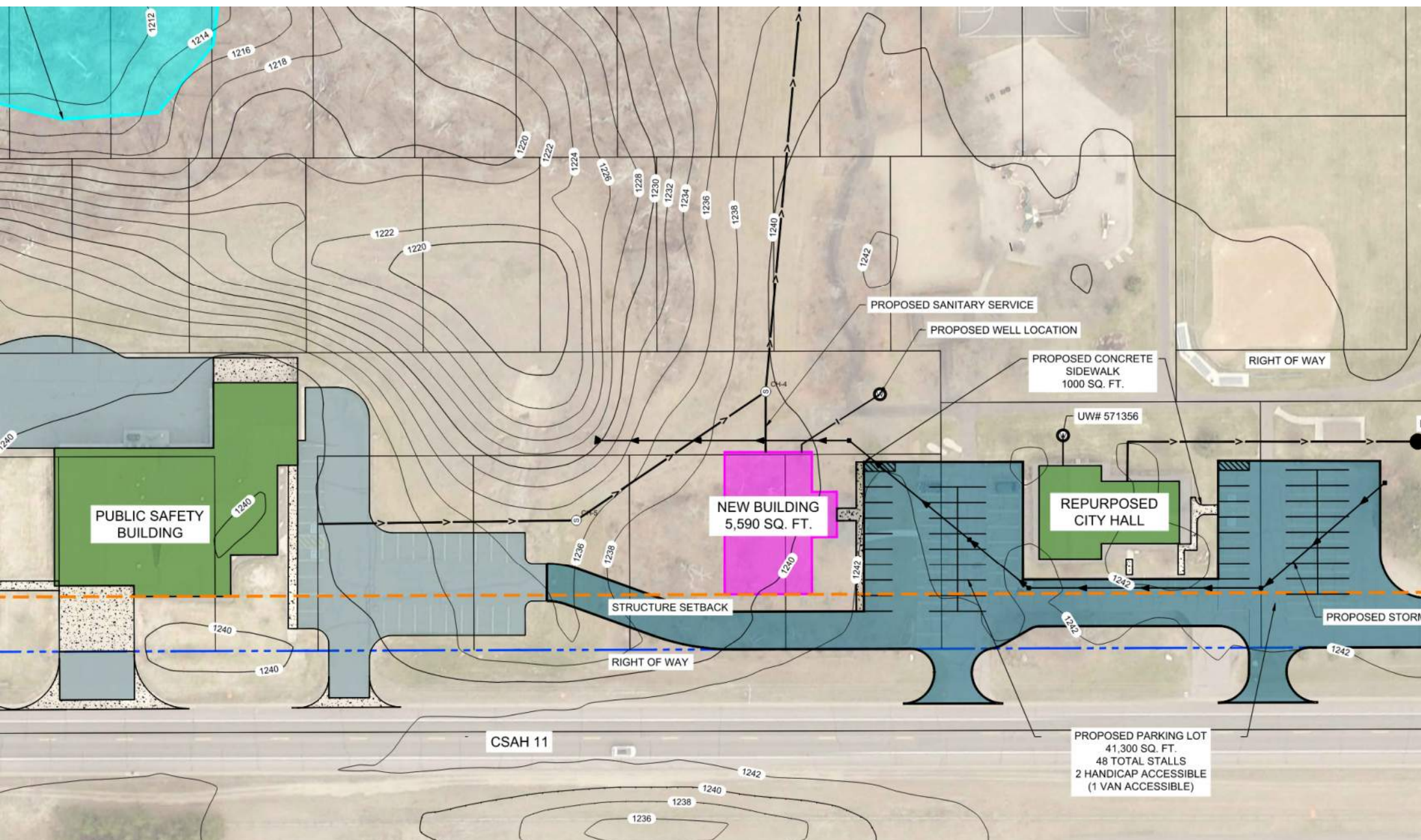
Option 2 Addition/ Remodel Plan

- Secure Entry
- Department Organization
- Right-sized Spaces
- Updated M/E services
- Site Upgrades



Option 3 Concept Site

In this option, the existing city hall structure would remain. A new facility would be built to the north, between the existing facility and the Public Safety building.

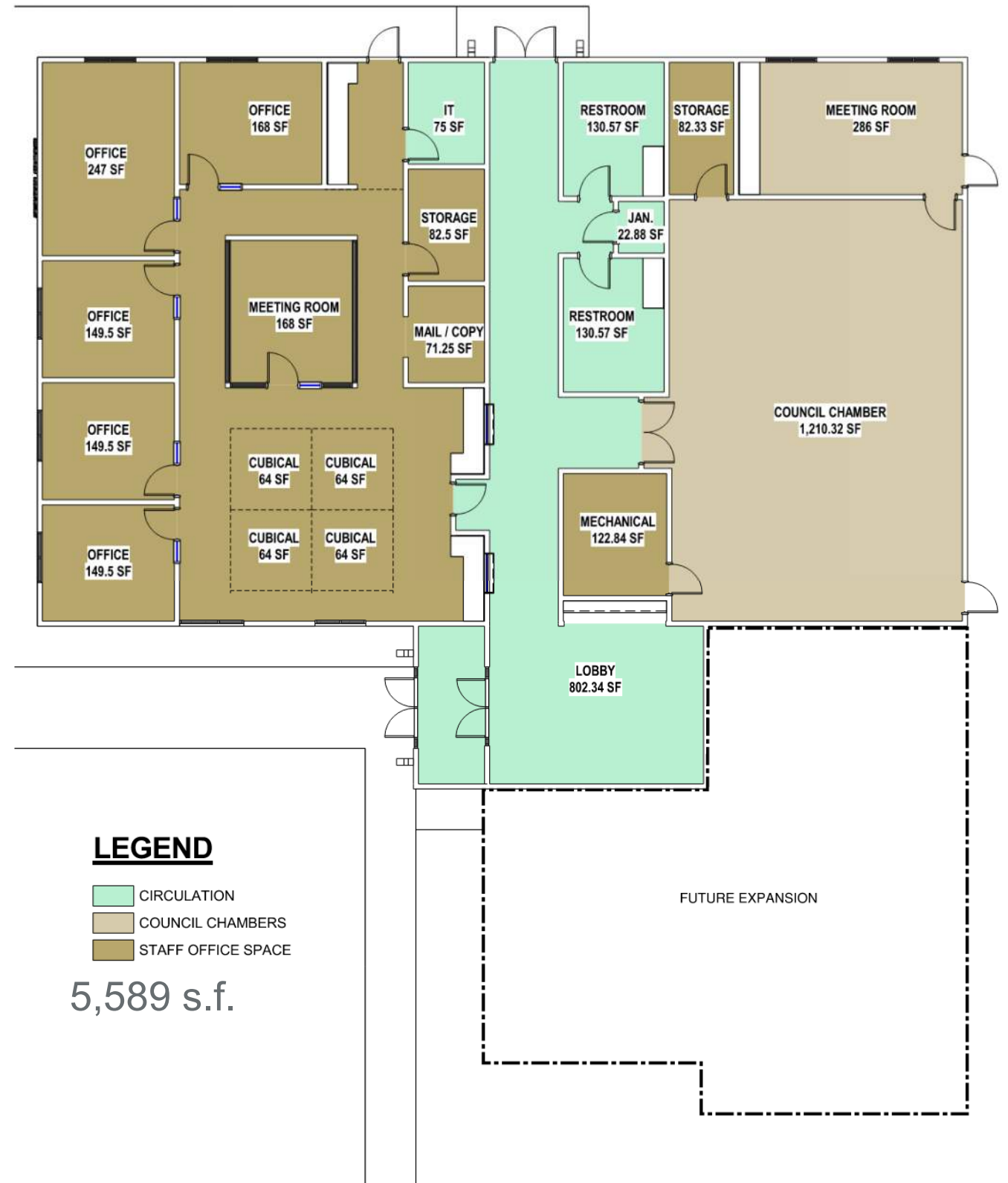


- Existing facility to remain
- Repurpose as community center space: library, community room and kitchenette.
- New facility to support City Government functions.
- Option for future growth and expansion on building.

PRELIMINARY DESIGN

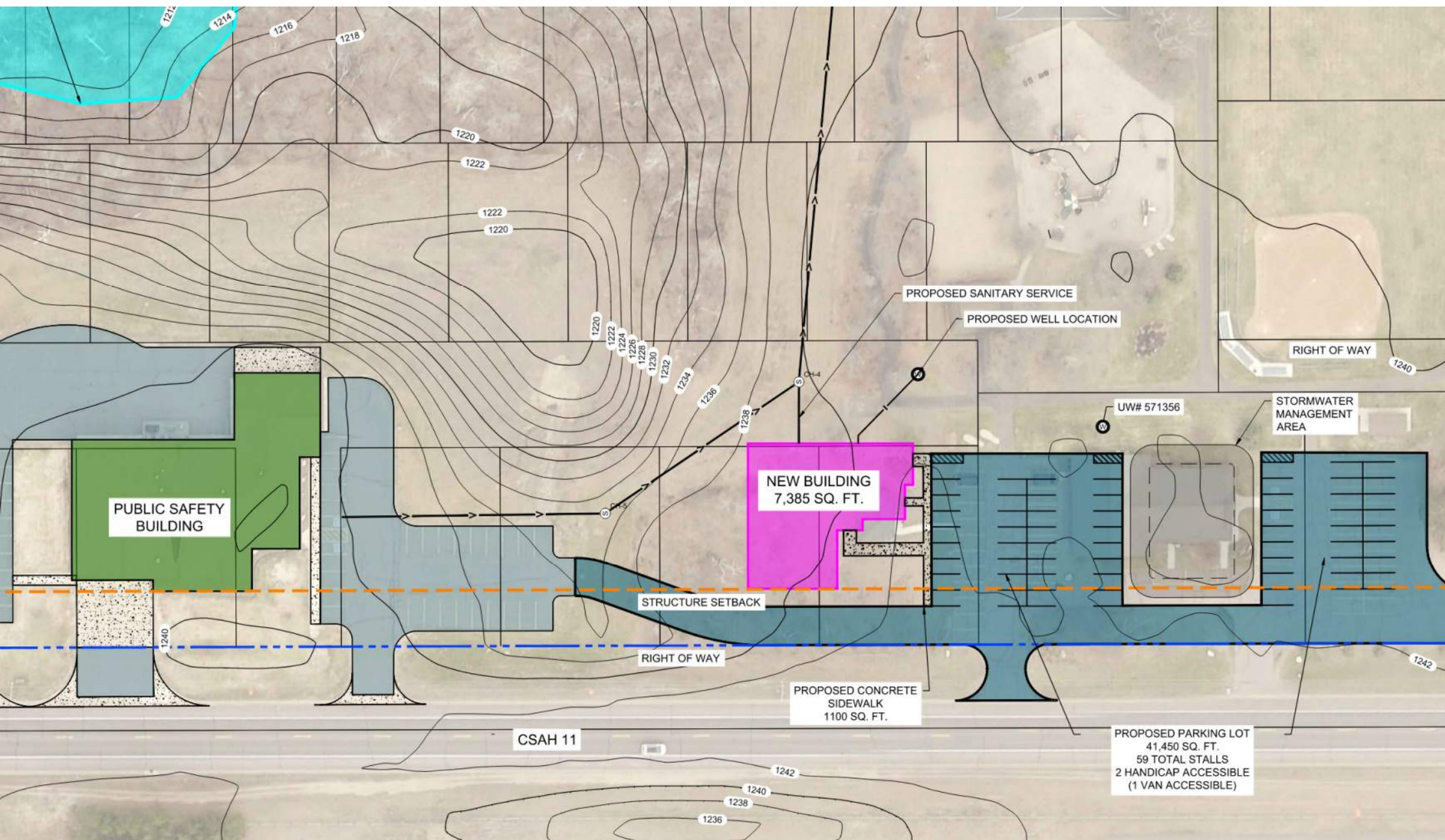
Option 3 New Building Plan

- Existing building to remain
- New City Hall constructed
- Future expansion
- City operations
- Efficient construction



Option 4 Concept Site

Option 4 would construct a new city hall facility with community accessed spaces within. Construction of this building could be completed and then the existing facility removed for site improvements.



- Existing facility to remain during construction then demoed
- Site improvements and water retention.
- One new facility that supports community and city government functions.
- Future of community center expansion if desired.

PRELIMINARY DESIGN

Option 4 New Building Plan

- Existing building removed
- New City Hall Constructed
- Community focused amenities
- New site design
- Expansion of athletic facility

