



# CITY OF NEWPORT BEACH

## City Hall Design Committee

Minutes of the City Hall Design Committee meeting held in the Friends Room, Newport Beach Central Library, City of Newport Beach, on April 21, 2008.

### **1. Welcome and Introductions – Chairman Larry Tucker**

Members present:

Larry Tucker, Chairman  
Andy Bowden, Landscape Architect  
Rush Hill, Architect  
Stephen Sandland, Architect  
Linda Taylor, Architect

Staff present:

Dave Kiff, Assistant City Manager  
Steven Badum, Public Works Director  
Dave Webb, Deputy Director, Public Works  
Shirley Oborny, Administrative Assistant

Members of the Public:

Barry Allen  
Stephanie Barger  
Jason Briscoe  
Bob Caustin  
Laura Dietz  
Bill Ficker  
Ron & Novell Hendrickson  
Bill Lusk  
Dolores Otting  
Mayor Ed Selich  
Bernie P. Sintala (sp?)  
Nancy Skinner  
Karen Tringali  
Jan Vandersloot

### **2. Approval of Past Meeting's Minutes**

No minutes were available for approval.

### **3. Public Comments on Non Agenda Items**

No comments were offered.

### **4. City Hall & Park Master Plan Project**

*Discussion under this topic may include, but not be limited to:*

▪ ***Comments on the proposed General Design Parameters***

Mayor Selich said the Building Committee has asked this Design Committee to provide input on Items A through L within the General Design Parameters in terms of clarification only. He asked for substantive comments and clarification comments for Items M and N. On Item O, he asked for comments on the dollar values per square foot per space and per square foot on the landscaping and site improvements.

Exhibit C - Mr. Kiff explained that it's still in draft form because staff is researching the lines shown on the map to make sure they are correctly angled.

Exhibit E - The committee recommended it be enlarged to show the detail, specifically the parking allotted for the park.

Exhibit G – Mr. Sandland suggested lighting be a concern over the entire project site and should be added. He also suggested that it identifies whether there will be vehicular circulation and parking on the project site.

Mr. Ficker made the following comments:

- He hopes consideration be given to the future library parking because the library is permitted to expand by another 10,000 sq. ft. and the Corona del Mar Plaza shopping center will also want to expand;
- He hopes no access or egress off of MacArthur Blvd. will be allowed;
- On the view plane map, the angles seem to be correct but the view plane lines seem to be 2-3' further north which is penalizing the program;
- He offered to provide his budget and feasibility study to committee members for their information, invited committee members to see his three-dimensional model of the site and offered to share his cost analysis with them (NOTE: Later, Mr. Kiff, Mr. Badum, and Mr. Webb all visited Mr Ficker in his office to go over his information – Mr. Ficker again offered to meet with the City Council to explain his information).

k. LEED Criteria - Ms. Skinner said she would like to see specific requirements included such as solar panels, places for employees to shower if they would like to walk or bike to work, etc. She provided a picture of the parking garage of the Montage as an example. Ms. Barger agreed with Ms. Skinner and said the design parameters should raise the bar to Gold or Platinum LEED certification. She said the energy savings should be taken into the consideration for the budget and also commented that there should be more meeting space.

m. View Considerations – an attendee said it's very important to keep the view pristine.

o. Budgetary Constraints

- Approx. \$400 per square feet for the City Hall Structure – the committee felt it could go up to \$450; and architecture and soft costs are not included;

- Approx. \$20-25,000 per space for the parking structure seemed to be reasonable but staff could verify that;
- Approx. \$7 per square foot for the park, landscaping and site improvements. Mr. Tucker suggested striking “park” and instead say landscaping, irrigation, access, site work, site improvements, etc. Mr. Hill suggested it be a minimum of \$15 to \$20 per square foot. Mr. Tucker pointed out that prior to releasing the final design parameters to the finalists, more detail on the underlying topography vs. the view plane is needed.

He also said there should be a sentence that says the above numbers exclude soft costs. Mr. Sandland added that those numbers do not include traffic improvements.

Ms. Taylor said the introduction to the design parameters could be more enthusiastic. Mr. Kiff said he'll add something to the webpage.

Dr. Vandersloot suggested different design features for the committee to consider in the competition such as including the “knoll area” – the highest point on the property – as a place for public views, water savings in the natural area and parking for the park be included in the parking for the City Hall.

Another attendee said it's important to keep its promises to the citizens to preserve the open space and to try to create a building that utilizes natural light.

Mr. Tucker reiterated that the Design Committee is charged with creating a design competition, comparing the submitted designs to the design parameters and then making recommendations to the City Council. He suggested the attendees make comments pertaining to design to the City Council.

In response to Mr. Allen's questions about the Budget Constraints figures, Chairman Tucker and Mr. Hill explained that the numbers are an approximation just to convey to the designers that the City is seeking a quality project.

- ***Comments on the proposed Competition Rules and any other aspect of the Design Competition (including the recently-issued RFQ and any information that could be included in a supplement to the RFQ); and;***

The committee reviewed the judging criteria and made suggested changes. They agreed that having a local engineer on the team would be ideal. Chairman Tucker asked the committee to forward their comments to Mr. Kiff for revisions.

The committee also reviewed a list of possible issues to supplement with the RFQ and decided no supplements were needed.

- ***Any aspect of the design and master planning of the City Hall Site and structures.***

No comments were made.

## **5. Statement of Economic Interests (“Form 700s”)**

Mr. Kiff said he checked with the City Attorney and was told that the committee members did not need to submit a Form 700 because they are not consultants.

**6. Adjourned to next meeting**

At the May 5<sup>th</sup> meeting the committee will review the judging criteria and also come up with answers to the questions. The meeting was adjourned at 8:30 p.m.