



CITY OF MANDAN FACILITY NEEDS STUDY

FEBRUARY 17, 2015 MANDAN CITY COMMISSION MEETING



Study Goals:

- **Assess Impact of Growth**
- **Assess Existing Building**
- **Explore City Hall Options and Sites**
 - Remodel Existing Building
 - New Building
 - Alternate Location
- **Assess Fire Station #3**



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City Hall: Impact of Growth

	Current	5 Yr.	10 Yr.	20 Yr.
City Staff	33	40	49	54
Projected Space Needs	18,000	22,400	23,950	24,950
Projected Population	19,777	25,828	28,563	30,000

City Hall: 1st Floor Space Available	14,990
City Hall: 2nd & 3rd Floor Space Available	11,800
City Hall: Total	26,790



- **Opened in 1934**
- **40 Years of Service as Community Center**
- **Repurposed in 1970's**
- **40 Years of Service as City Hall**
- **Current City Hall space is full**



CITY OF MANDAN FACILITY NEEDS STUDY
EXISTING BUILDING ASSESSMENT

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- 
- **Inadequate Heating, Cooling & Ventilating**
 - **Inefficient and Inflexible Space**
 - **Incompatible Uses**
 - **Minimal Growth & Expansion Space**
 - **No Security – Multiple Public Entries**
 - **Confusing Wayfinding & Navigation**
 - **Minimal Public Interaction Spaces**
 - **Out of Date Technology**



CITY OF MANDAN FACILITY NEEDS STUDY
EXISTING BUILDING ASSESSMENT: STAFF ISSUES

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- 
- **Windows: Failed Seals**
 - **Roof: Leaks, End of Life**
 - **Walls: Erosion & Moisture Penetration**
 - **Structural: Stress Cracking**



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EXISTING BUILDING ASSESSMENT: ARCHITECTURE

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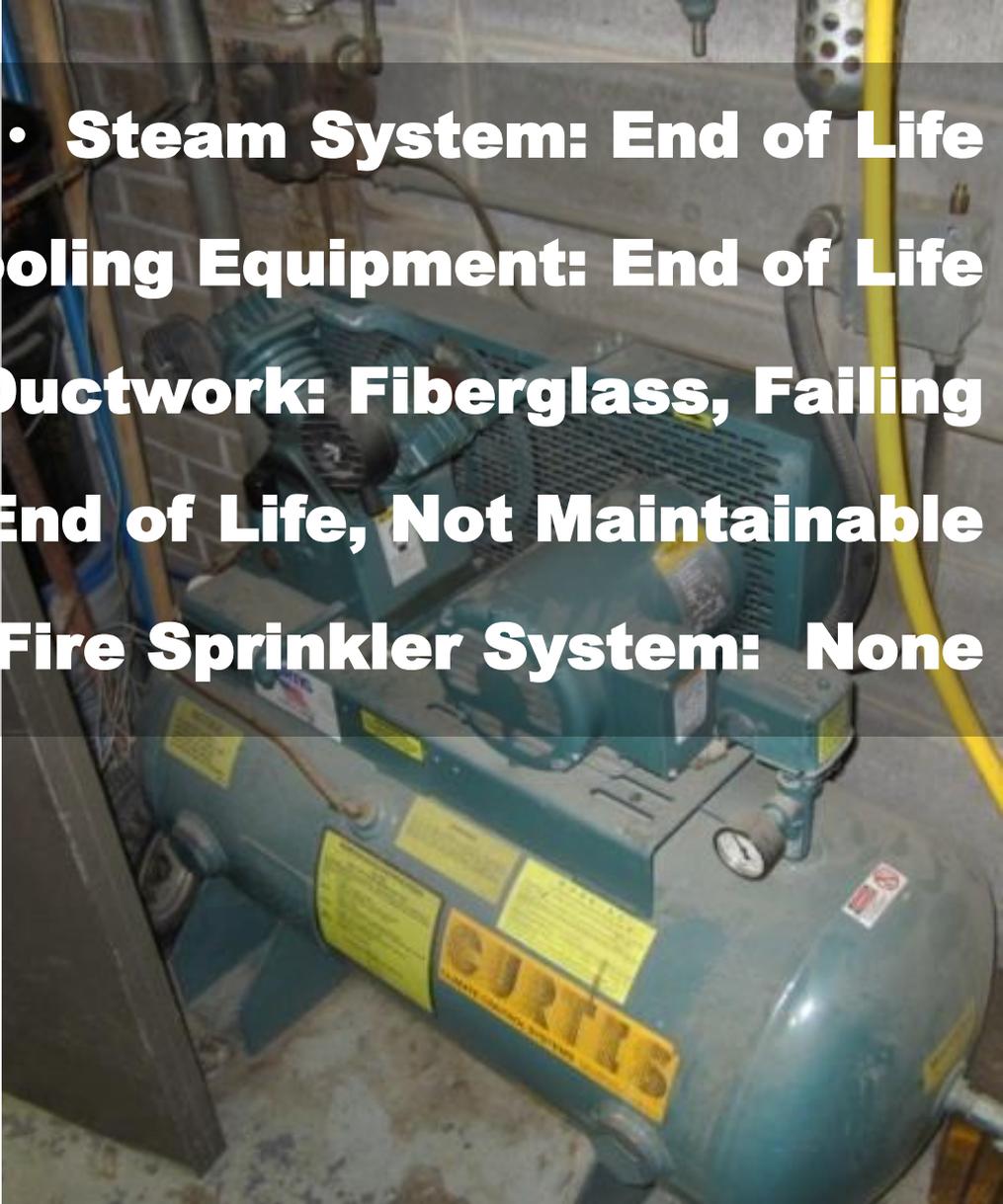
- 
- **Accessibility: No Elevator to Upper Floors**
 - **Stairs: Non-compliant Sizes and Shapes**
 - **Exiting Path: Confusing and Non-accessible**



CITY OF MANDAN FACILITY NEEDS STUDY
EXISTING BUILDING ASSESSMENT: CODE

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- **Steam System: End of Life**
- **Heating/Cooling Equipment: End of Life**
- **Ductwork: Fiberglass, Failing**
- **Controls: End of Life, Not Maintainable**
- **Fire Sprinkler System: None**



CITY OF MANDAN FACILITY NEEDS STUDY
EXISTING BUILDING ASSESSMENT: MECHANICAL

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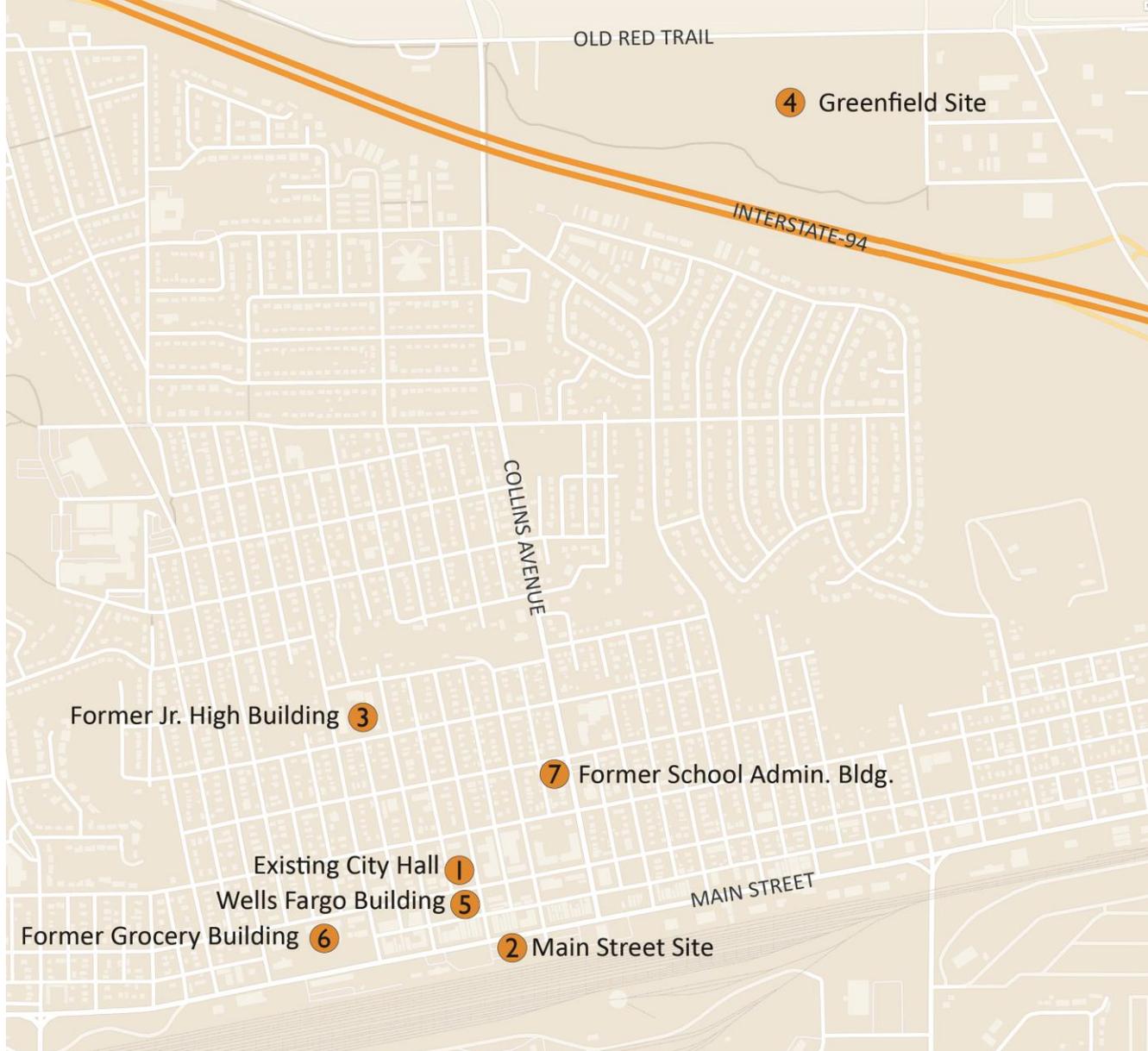
- **Main Power and Panels: End of Life**
- **Outlets: Minimal Throughout**
- **Lighting: Inefficient Fixtures**
- **Lighting: Lack of Egress Path**
- **Fire Alarms: Lacking Throughout**
- **Phone System: Antiquated, Inadequate**
- **Security: No Surveillance, No Access Control**



CITY OF MANDAN FACILITY NEEDS STUDY
EXISTING BUILDING ASSESSMENT: ELECTRICAL

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CITY OF MANDAN FACILITY NEEDS STUDY
CITY HALL SITE OPTIONS

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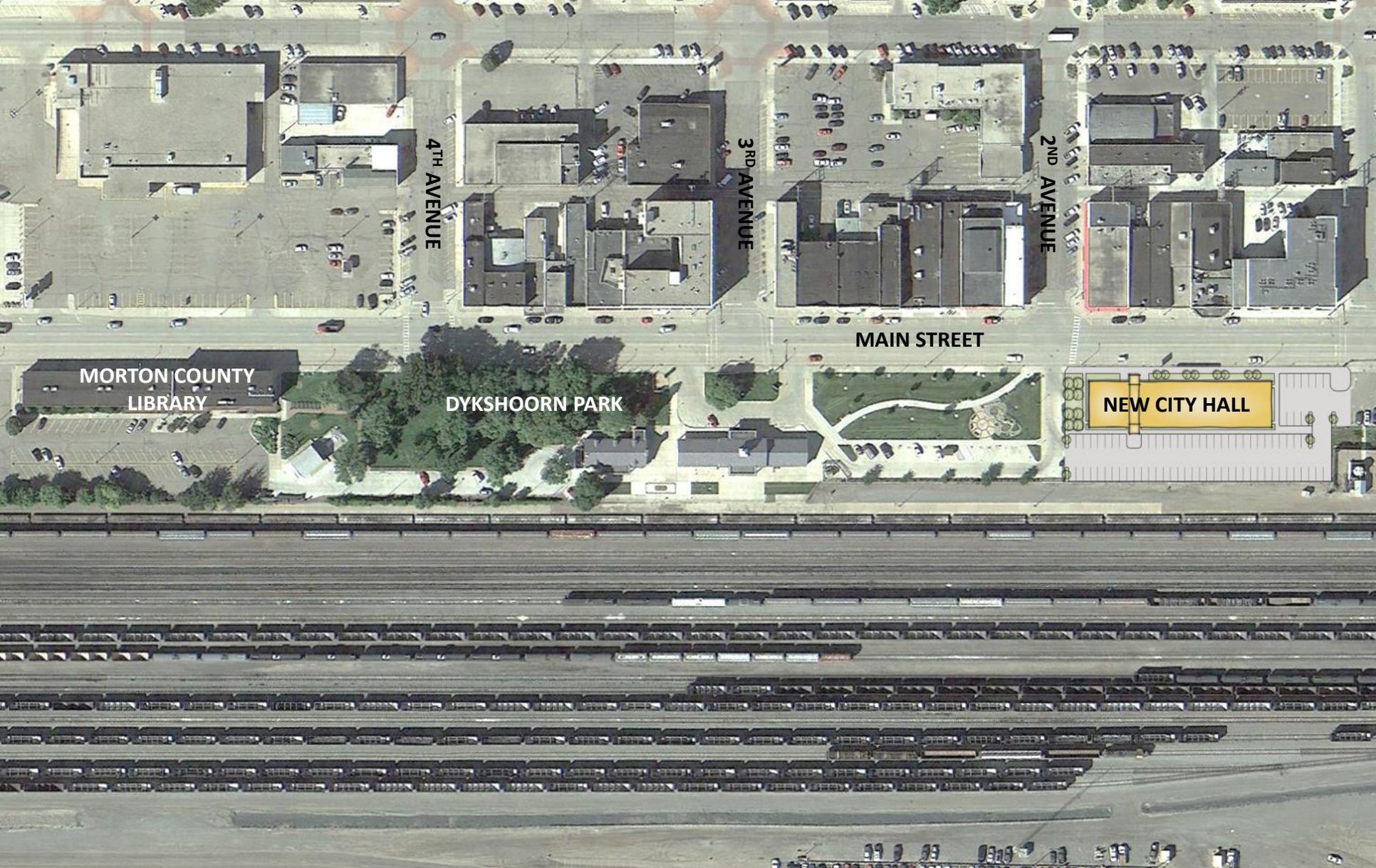


		1. Existing City Hall Building		2. Main Street Site (new)		3. Former Jr. High Building		4. Greenfield Site (new)		5. Wells Fargo Building		6. Former Grocery Building		7. Former School Admin. Building	
Criteria	Weight	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score
1. Adequate Parking	4	2	8	4	16	5	20	5	20	4	16	5	20	2	8
2. Civic Identity	2	4	8	5	10	3	6	2	4	2	4	1	2	2	4
3. Ease of Transition/ Relocation	1	3	3	3	3	3	3	2	2	4	4	3	3	3	3
5. Highest and Best Use	3	5	15	4	12	3	9	3	9	2	6	1	3	2	6
6. Project Cost	3	5	15	2	6	4	12	2	6	3	9	3	9	3	9
7. Proximity to County Facilities	2	5	10	2	4	4	8	1	2	5	10	3	6	4	8
8. Site Size	4	3	12	4	16	5	20	5	20	5	20	4	16	1	4
9. Site Availability	4	5	20	3	12	2	8	4	16	2	8	2	8	3	12
10. Supports Downtown Development	2	4	8	4	8	3	6	1	2	4	8	2	4	3	6
11. Traffic Access	2	3	6	4	8	2	4	3	6	3	6	4	8	3	6
12. Consolidated Civic Functions	3	4	12	4	12	2	6	4	12	2	6	1	3	1	3
Total Score:			117		107		102		99		97		82		69

Each Criteria is weighted (on a scale of 1-4) by its relative importance.

Sites are rated (1-5) for how well the site meets the criteria, and a total score is tallied.





MORTON COUNTY
LIBRARY

DYKSHOORN PARK

NEW CITY HALL

4TH AVENUE

3RD AVENUE

2ND AVENUE

MAIN STREET



CITY OF MANDAN FACILITY NEEDS STUDY SITE OPTION 2: MAIN STREET SITE

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2nd AVE

1st AVE

MAIN STREET

NEW CITY HALL

EXPANDED PARKING

PRO:

- Keeps City Hall Downtown
- Energizes Main Street
- Completes Civic Facilities Around Dykshoorn Park

CON:

- Impacts Existing Parking
- Compromises Future Retail Opportunities on Main St
- Challenging Access Off Main St.
- Remote from County Facilities

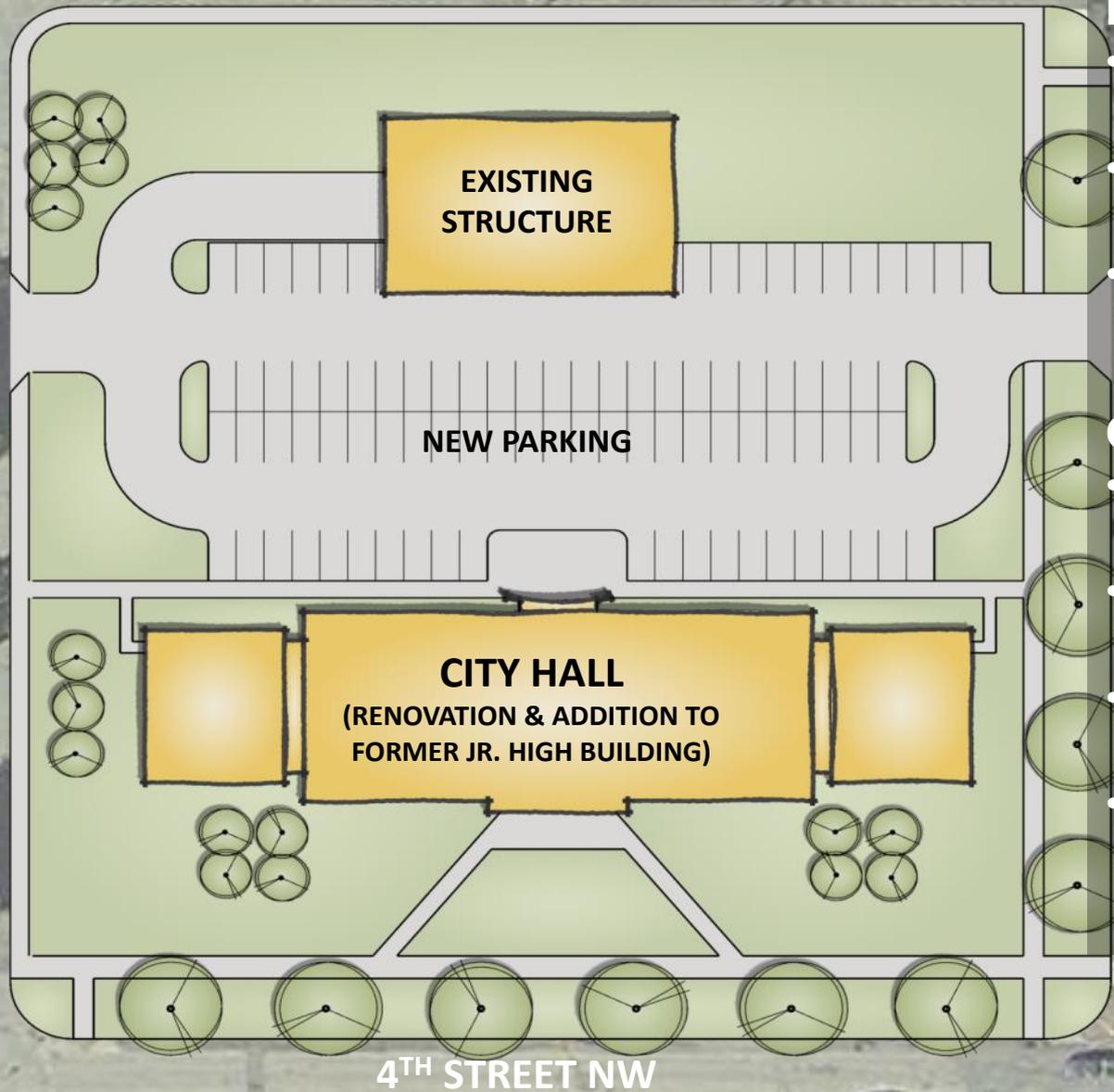


CITY OF MANDAN FACILITY NEEDS STUDY
SITE OPTION 2: MAIN STREET SITE

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4TH AVENUE NW



PRO:

- Utilizes Historic Jr. High Building
- Re-energizes Neighborhood
- Provides Excellent Parking

CON:

- Challenging Acquisition
- Unknown Building Condition Issues
- Remote from Downtown
- Remote from County Facilities



CITY OF MANDAN FACILITY NEEDS STUDY
SITE OPTION 3: FORMER JR. HIGH BUILDING

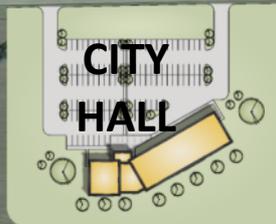
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OLD RED TRAIL

POTENTIAL
FUTURE SPORTS
ARENA

POTENTIAL FUTURE
EVENTS CENTER



POTENTIAL
FUTURE PUBLIC
WORKS FACILITY

INTERSTATE 94

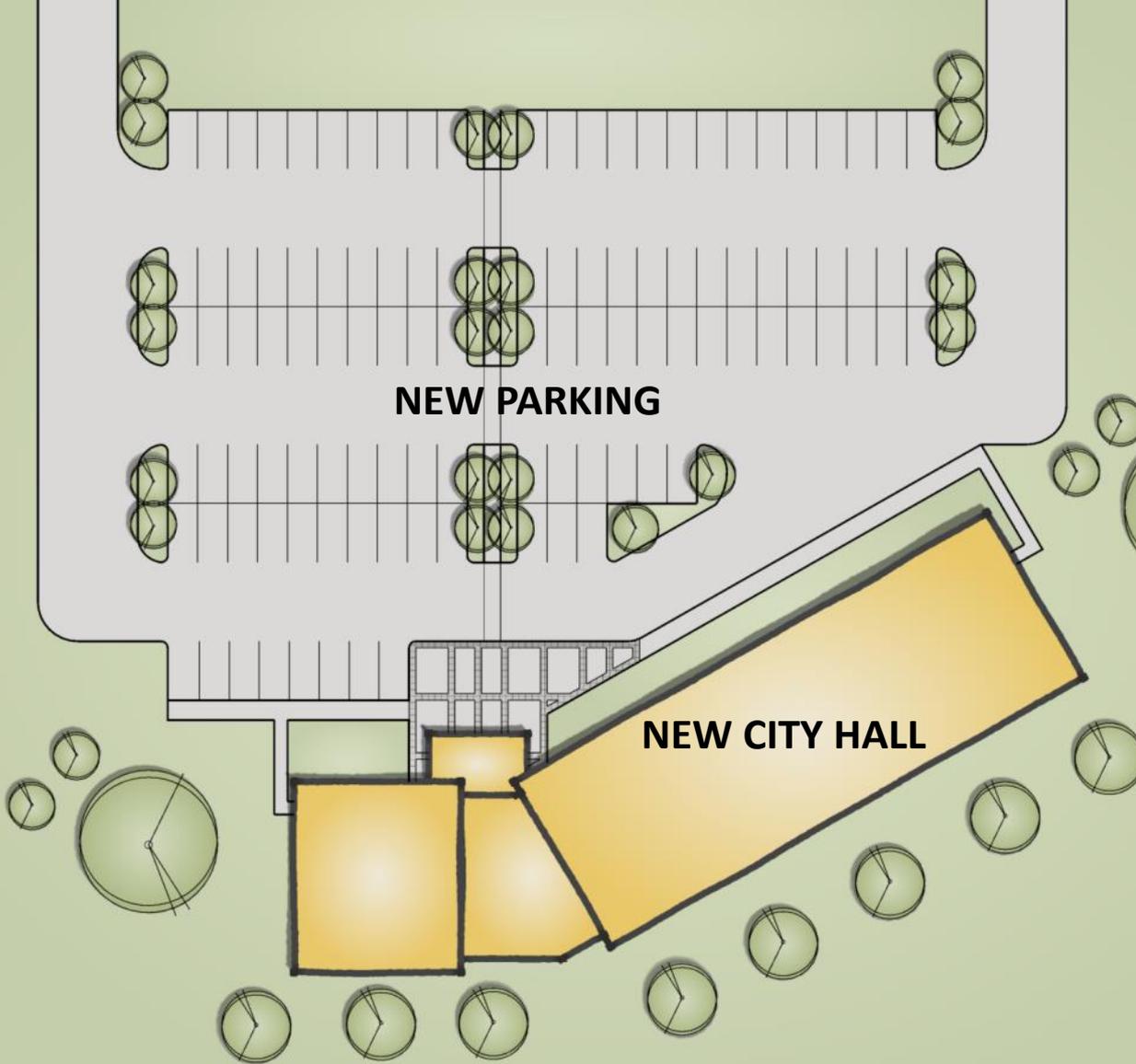
COLLINS AVENUE



CITY OF MANDAN FACILITY NEEDS STUDY
SITE OPTION 4: GREENFIELD SITE

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PRO:

- **Potential Consolidated 'Civic Center' complex**
- **Prominent 'Gateway' Location**
- **Excellent Parking**

CON:

- **Remote from Downtown**
- **Does Not Support Growth and Density Goals for Downtown**
- **Adjacent to Refinery**
- **Drive-to Only, Not Walkable**



CITY OF MANDAN FACILITY NEEDS STUDY
SITE OPTION 4: GREENFIELD SITE

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		Now	5 years	10 years	20 years
Projected City Hall Staff:		33	40	49	54
Status Quo:	\$12 M				
	\$10 M				
	\$8 M				
	\$6 M				
	\$4 M				
Minimal Upgrades to City Hall	\$2 M	Repairs - \$1.7 M			
			Expand to 2 - \$3.2 M		
				Expand to 3 - \$0.7 M	
					Total: \$5.6 M
Option 1: Existing City Hall: Renovation & Addition	\$12 M	Renovation & Addition \$11 M			
	\$10 M				
	\$8 M				
	\$6 M				
	\$4 M				
				Total: \$11 M	
Option 2: Main Street Site: New Building	\$12 M	New Building \$12.6 M			
	\$10 M				
	\$8 M				
	\$6 M				
	\$4 M				
				Total: \$12.6 M	
Option 3: Jr. High Building: Renovation & Addition	\$12 M	Renovation & Addition \$11.3 M			
	\$10 M				
	\$8 M				
	\$6 M				
	\$4 M				
				Total: \$11.3 M	
Option 4: Greenfield Site: New Building	\$12 M	New Building \$12.6 M			
	\$10 M				
	\$8 M				
	\$6 M				
	\$4 M				
				Total: \$12.6 M	





CITY OF MANDAN FACILITY NEEDS STUDY
PUBLIC FORUM I
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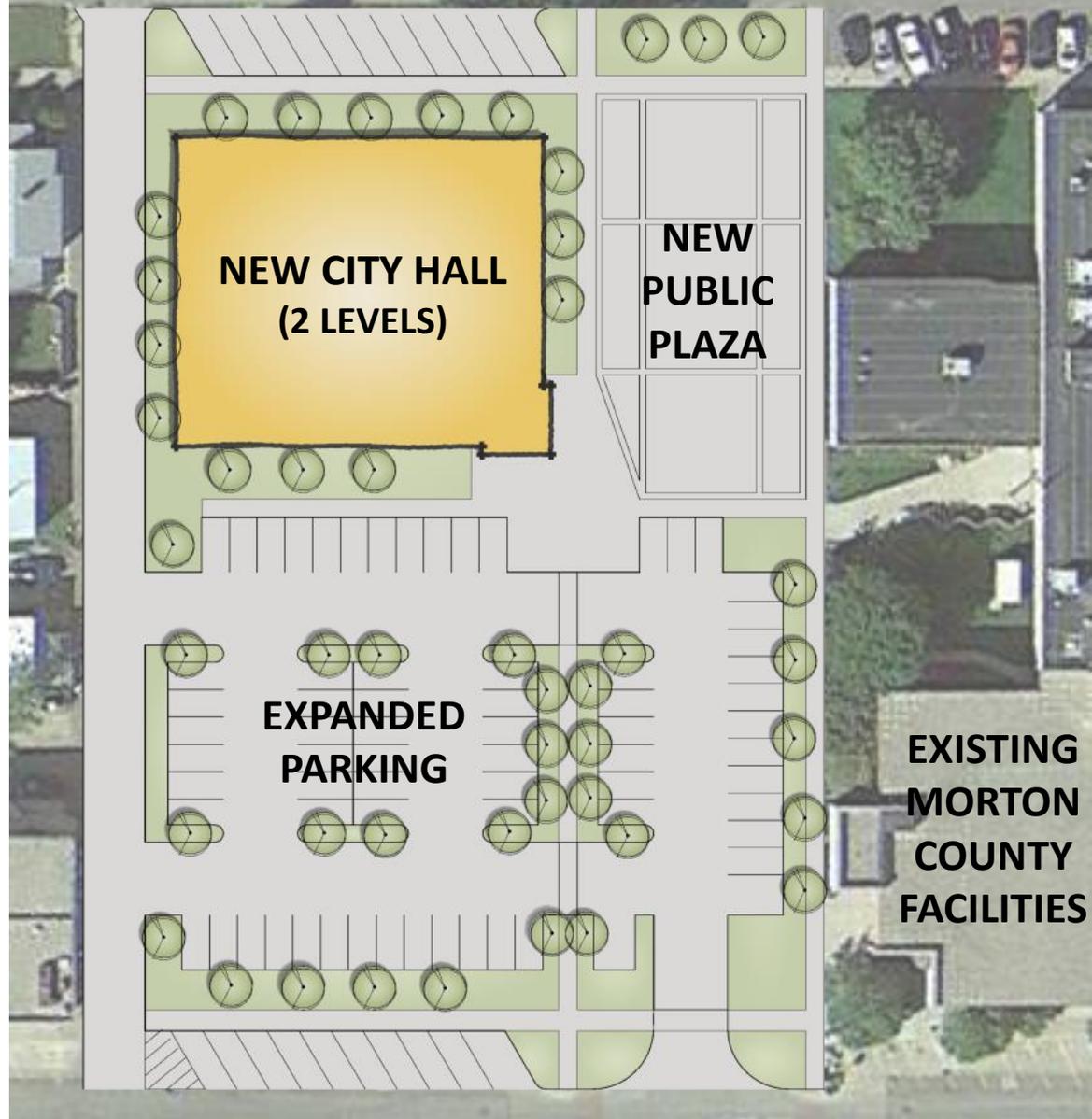


PRO:

- **New Efficient Functional City Hall**
- **Easy Move from Old to New City Hall**
- **Consolidates City/County Parking**
- **Plaza Encourages City/County Synergy**
- **Opportunity for Large Events or Programs**

CON:

- **City Hall separated from Downtown by Parking**



CITY OF MANDAN FACILITY NEEDS STUDY CITY HALL ALTERNATE SITE PLAN A

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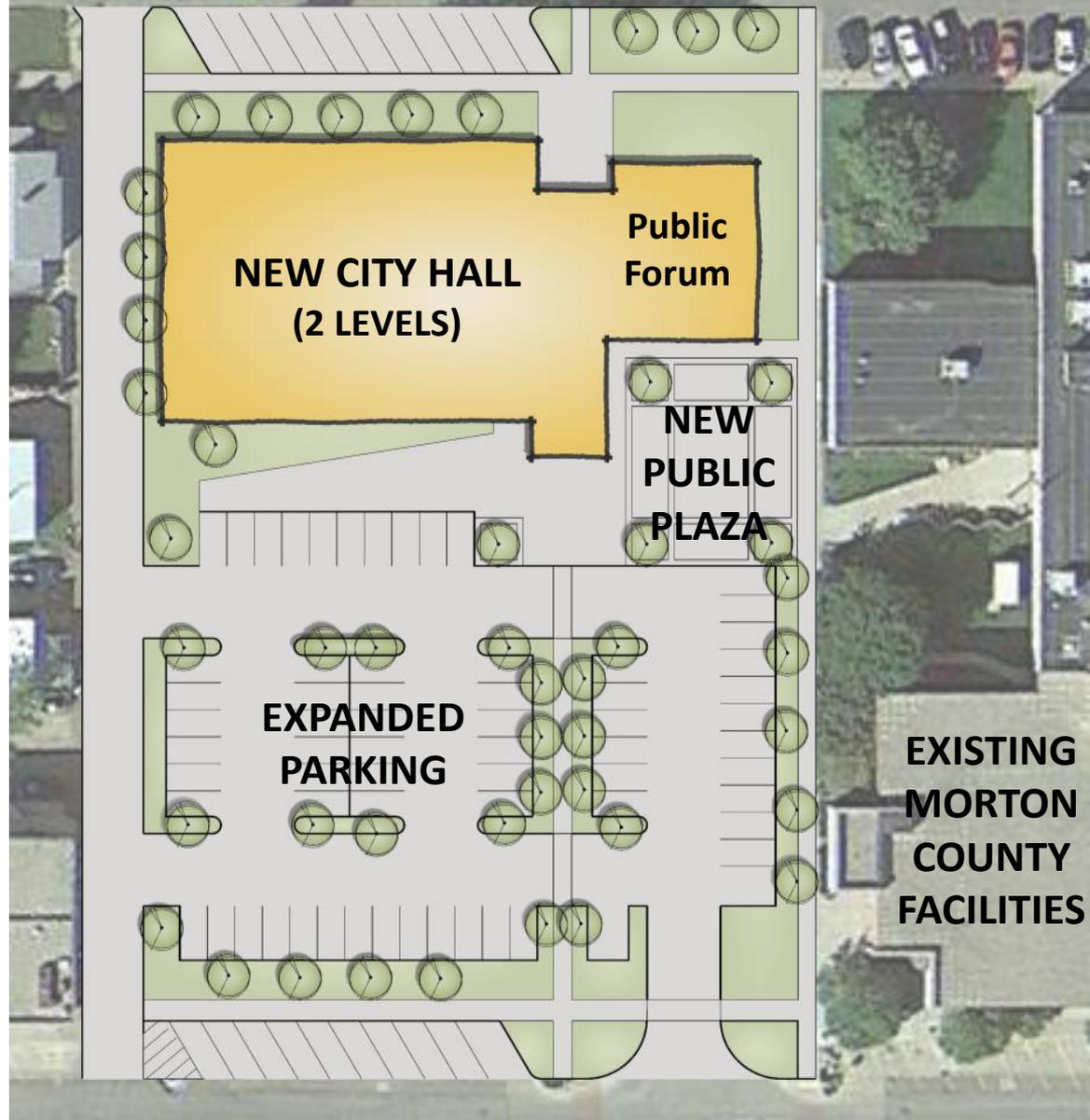


PRO:

- **New Efficient Functional City Hall with Prominent Public Forum**
- **Potential Connection to County Building**
- **Easy Move from Old to New City Hall**
- **Consolidates City/County Parking**
- **Plaza Encourages City/County Synergy**

CON:

- **2nd Ave Closed**
- **City Hall Separated from Downtown by Parking**
- **Smaller Plaza than Site Plan 'A'**



CITY OF MANDAN FACILITY NEEDS STUDY CITY HALL ALTERNATE SITE PLAN B

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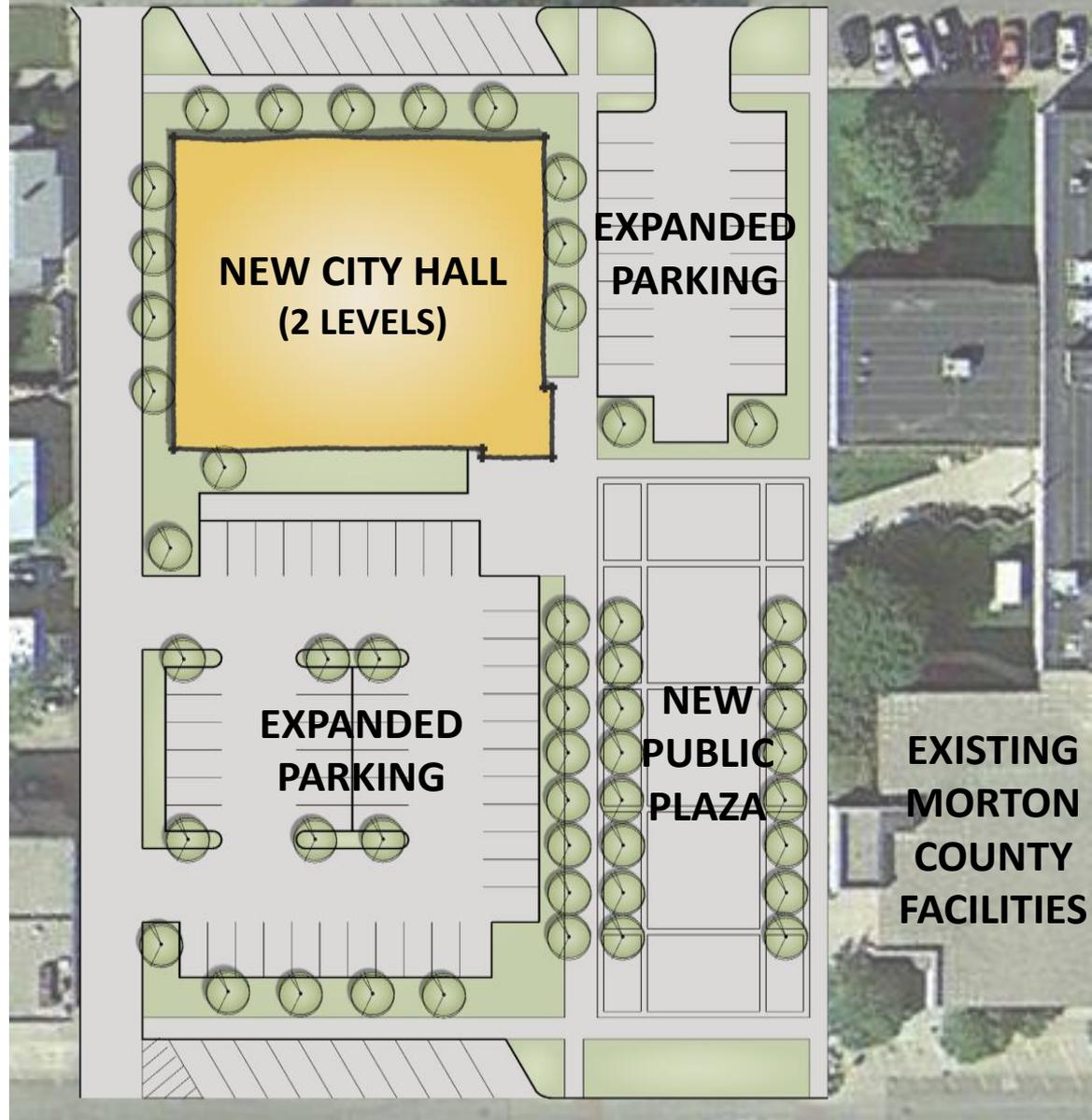


PRO:

- **New Efficient Functional City Hall**
- **Provides Additional Parking for City and County**
- **Easy Move from Old to New City Hall**
- **Plaza Reinforces the Link to Downtown**
- **Opportunity for Large Events or Programs**

CON:

- **Parking Not Consolidated**
- **Parking Accessed Off Alley**



CITY OF MANDAN FACILITY NEEDS STUDY CITY HALL ALTERNATE SITE PLAN C

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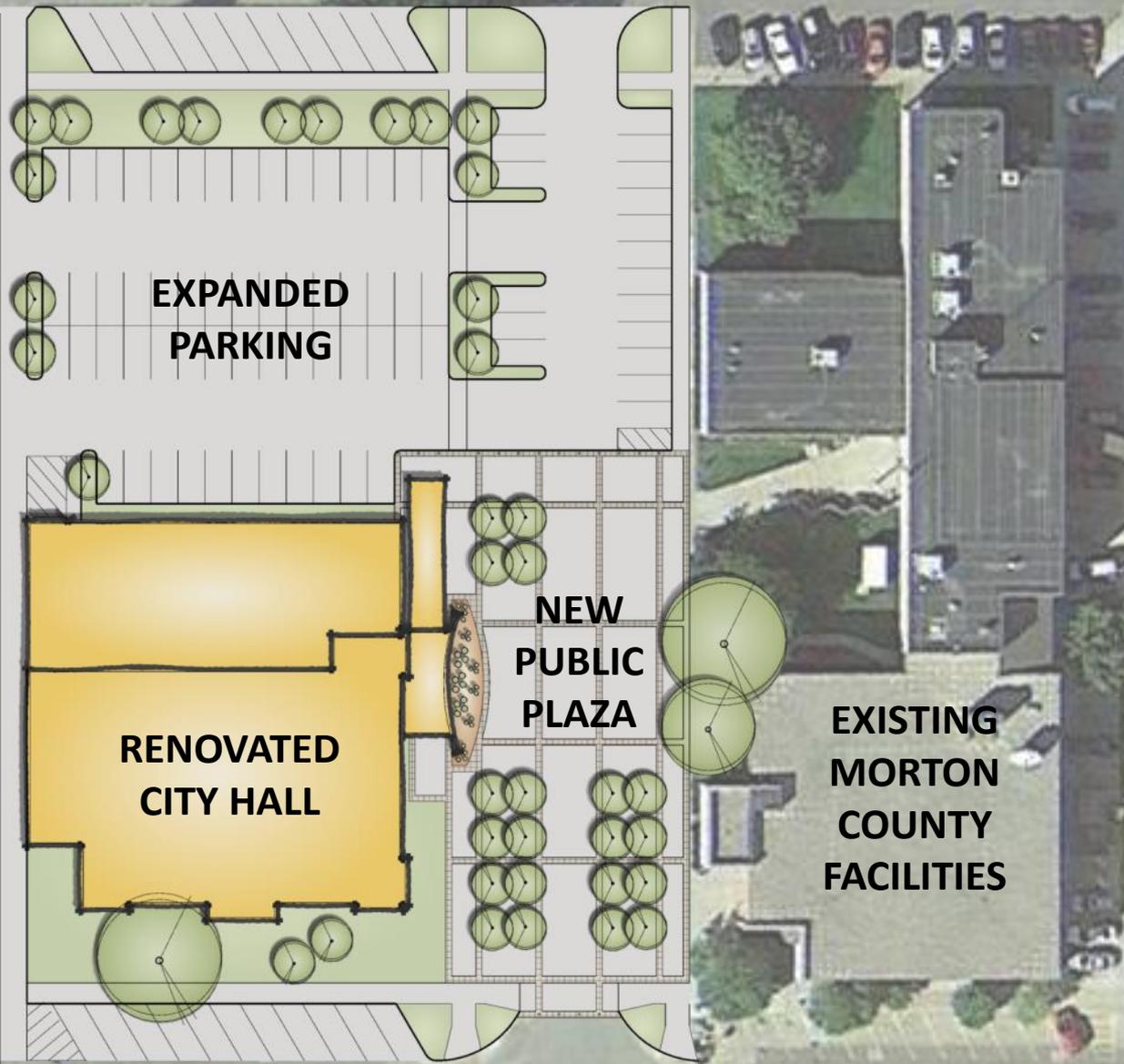


PRO:

- Leverages Existing Historic Asset
- Strong Connection to Downtown
- Consolidates City/County parking
- Plaza Encourages City/County Synergy

CON:

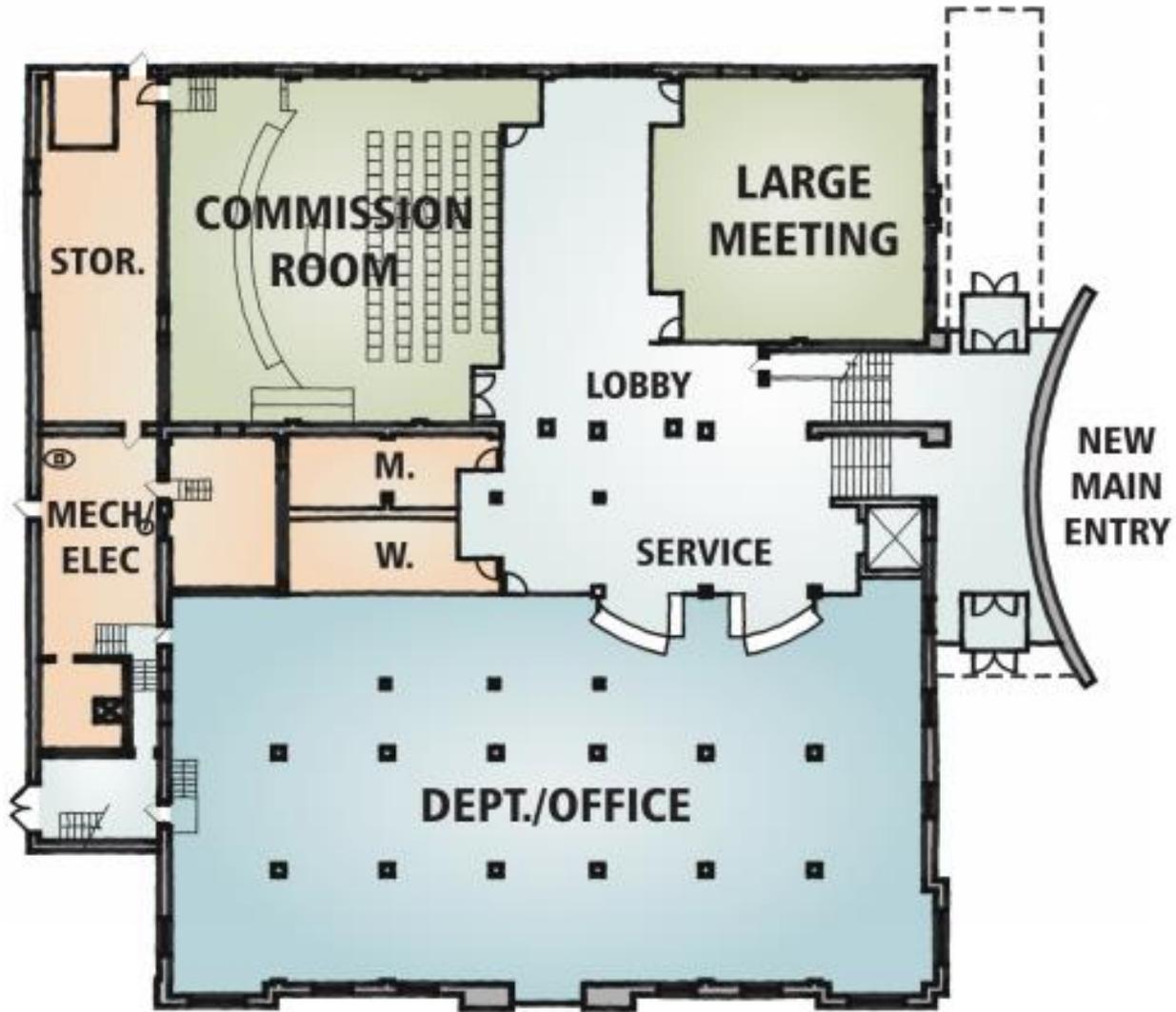
- Not as Efficient and Functional as New Facility
- Compromised Function During Construction
- Parking in Rear



CITY OF MANDAN FACILITY NEEDS STUDY
SITE OPTION I: EXISTING CITY HALL

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- CITY DEPT/OFFICE**
- PUBLIC/MEETING**
- SUPPORT**

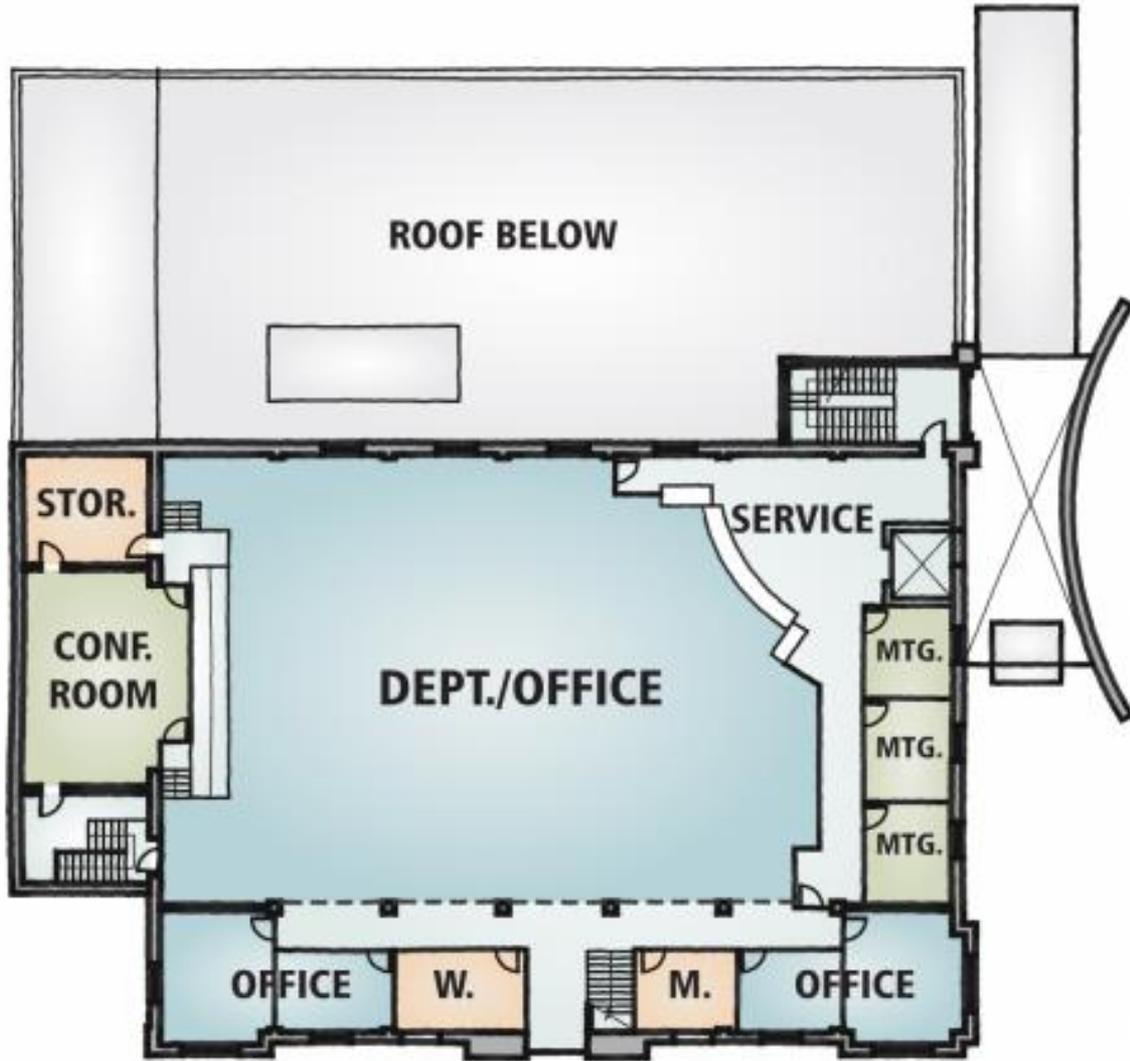


CITY OF MANDAN FACILITY NEEDS STUDY

EXISTING CITY HALL REMODEL PLAN — LEVEL I

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- CITY DEPT./OFFICE**
- PUBLIC/MEETING**
- SUPPORT**

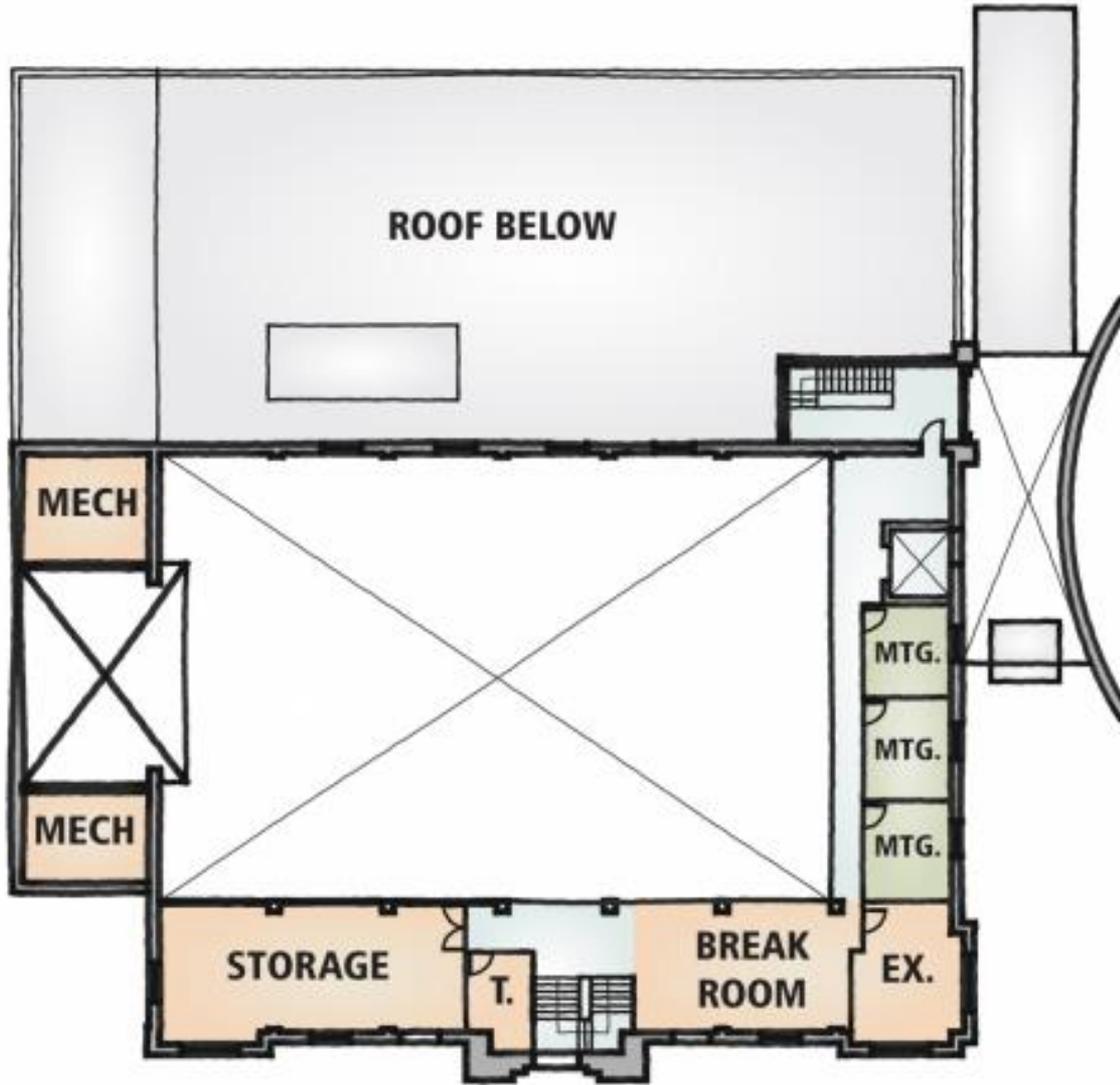


CITY OF MANDAN FACILITY NEEDS STUDY

EXISTING CITY HALL REMODEL PLAN — LEVEL 2

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- CITY DEPT/OFFICE**
- PUBLIC/MEETING**
- SUPPORT**

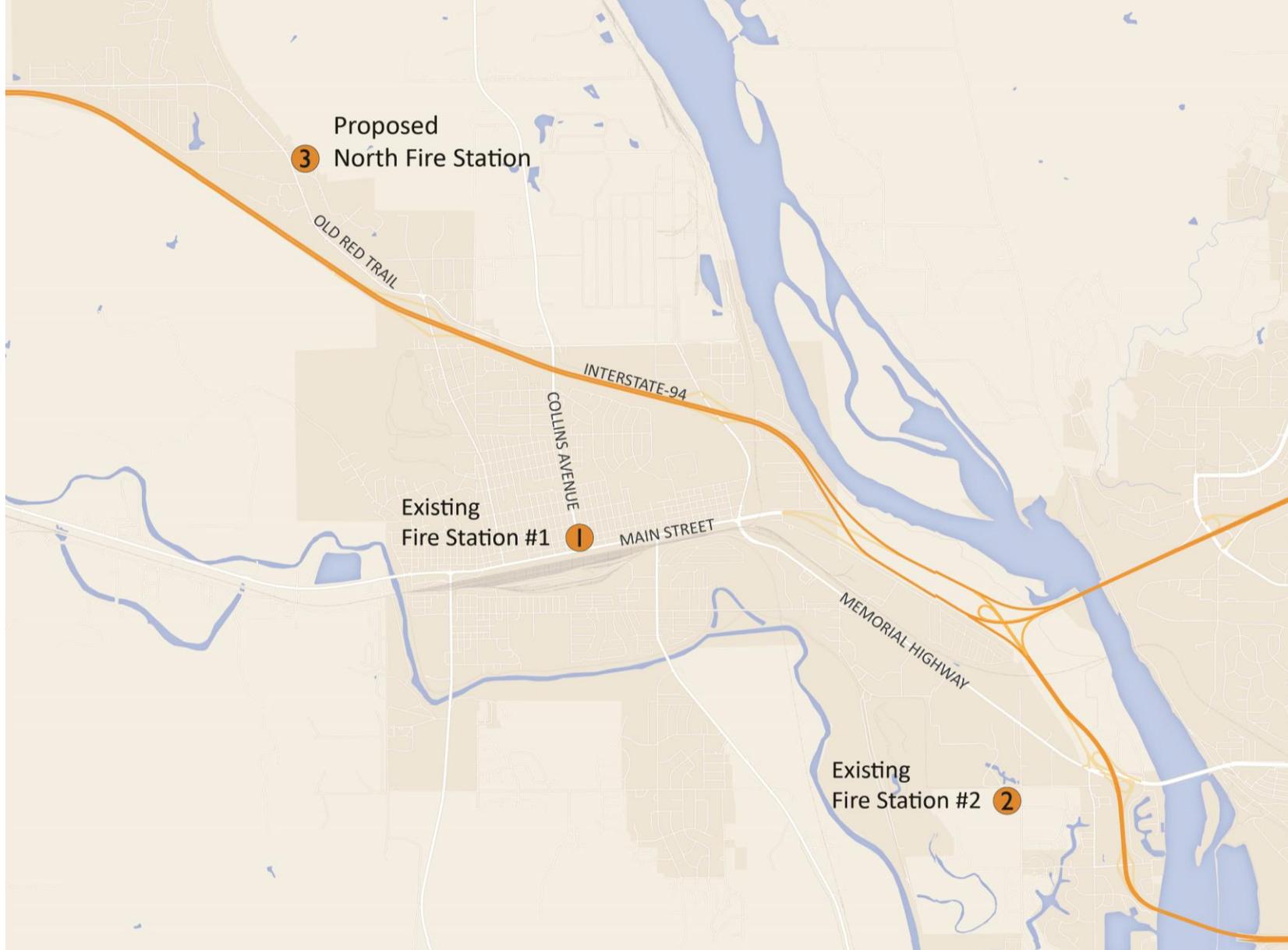


CITY OF MANDAN FACILITY NEEDS STUDY

EXISTING CITY HALL REMODEL PLAN — LEVEL 3

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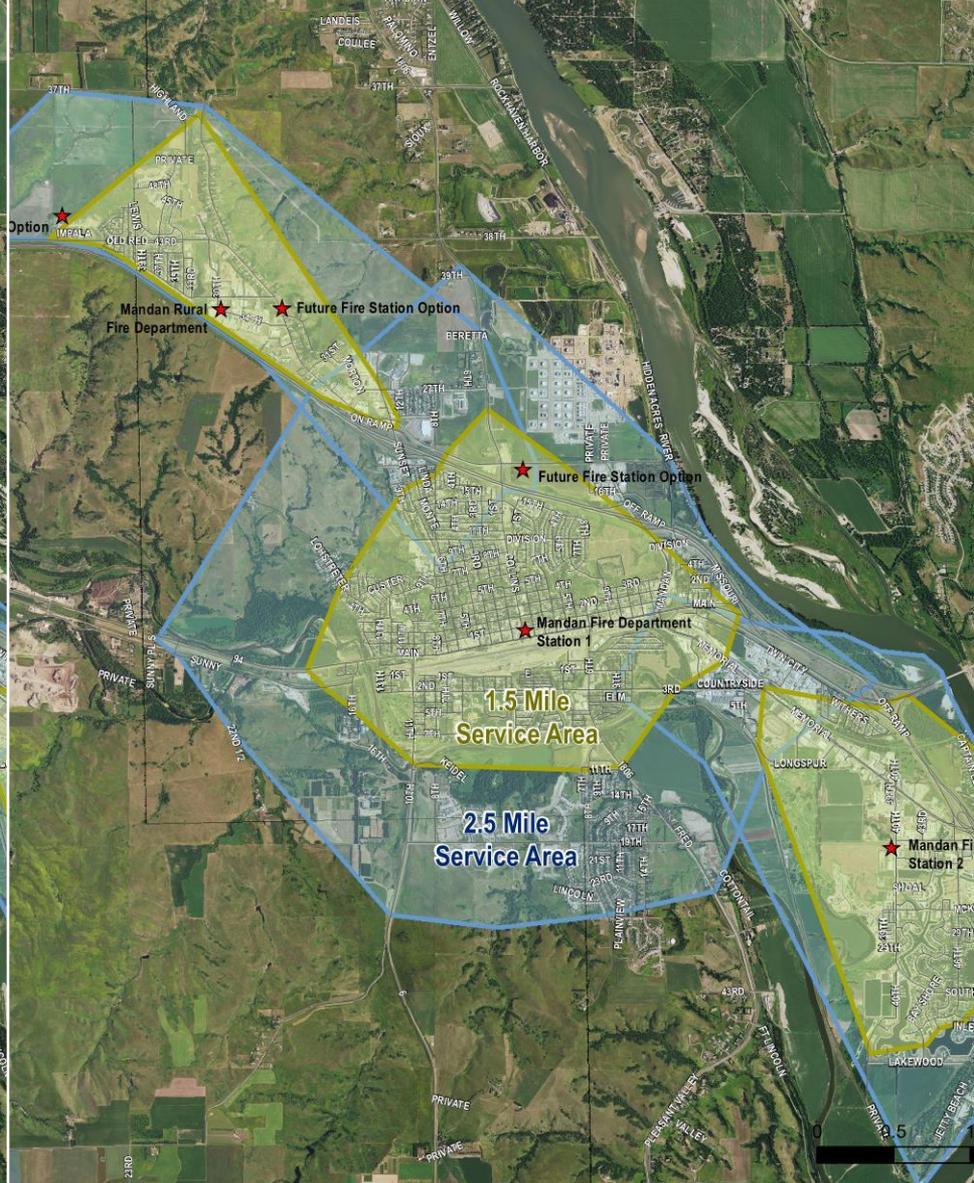
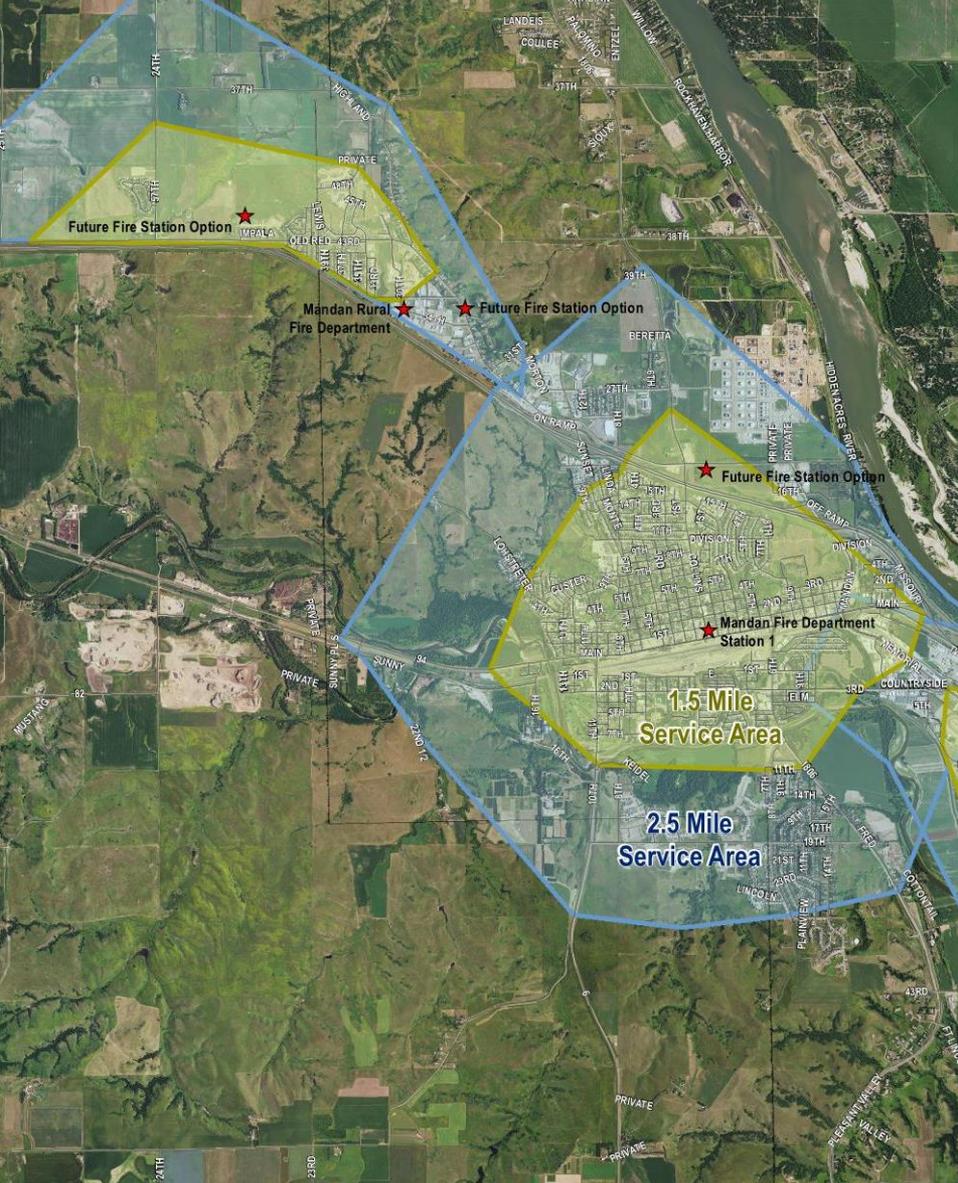


CITY OF MANDAN FACILITY NEEDS STUDY

FIRE STATION SITES

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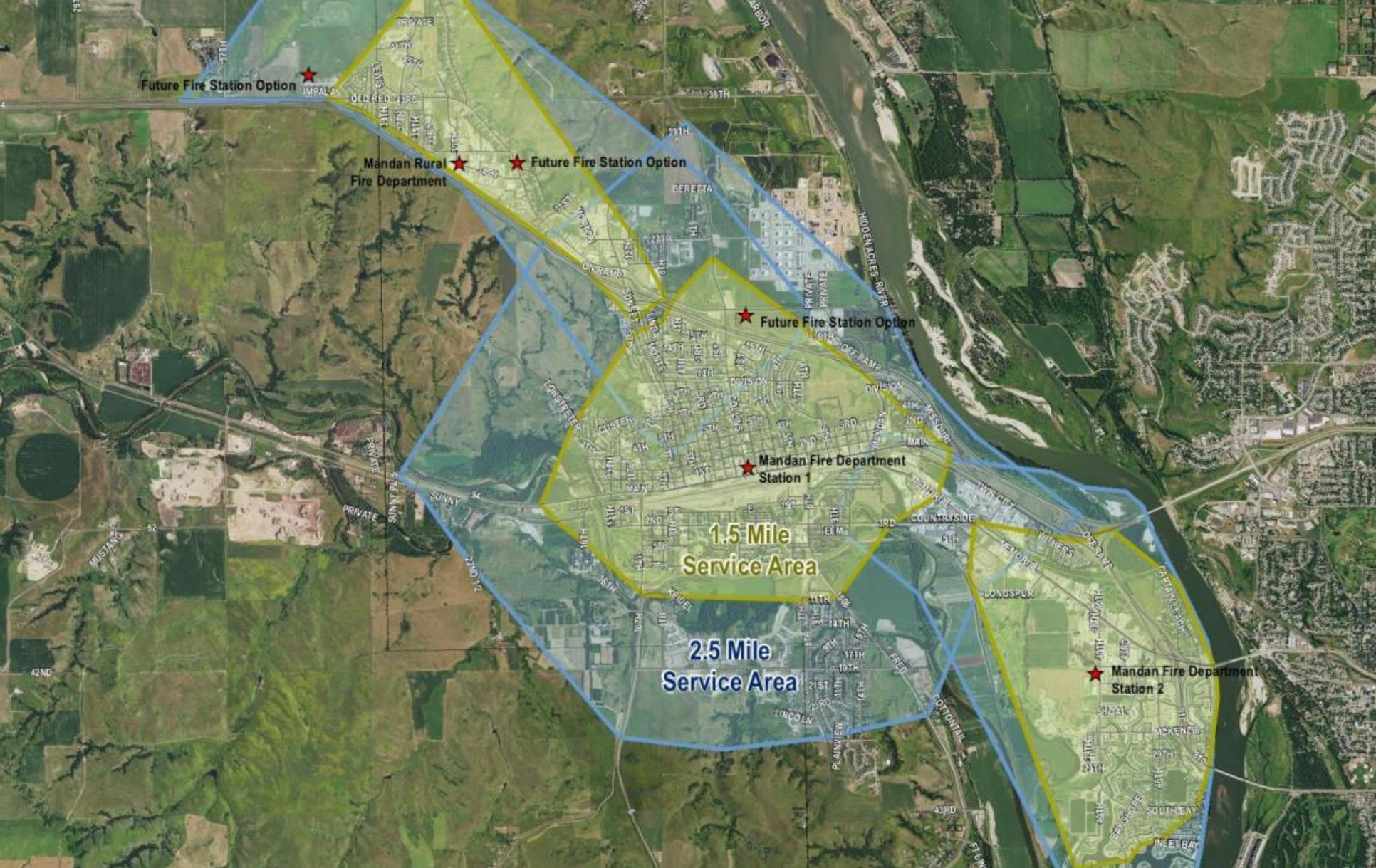




CITY OF MANDAN FACILITY NEEDS STUDY
FIRE STATION NO. 3 SITE OPTIONS

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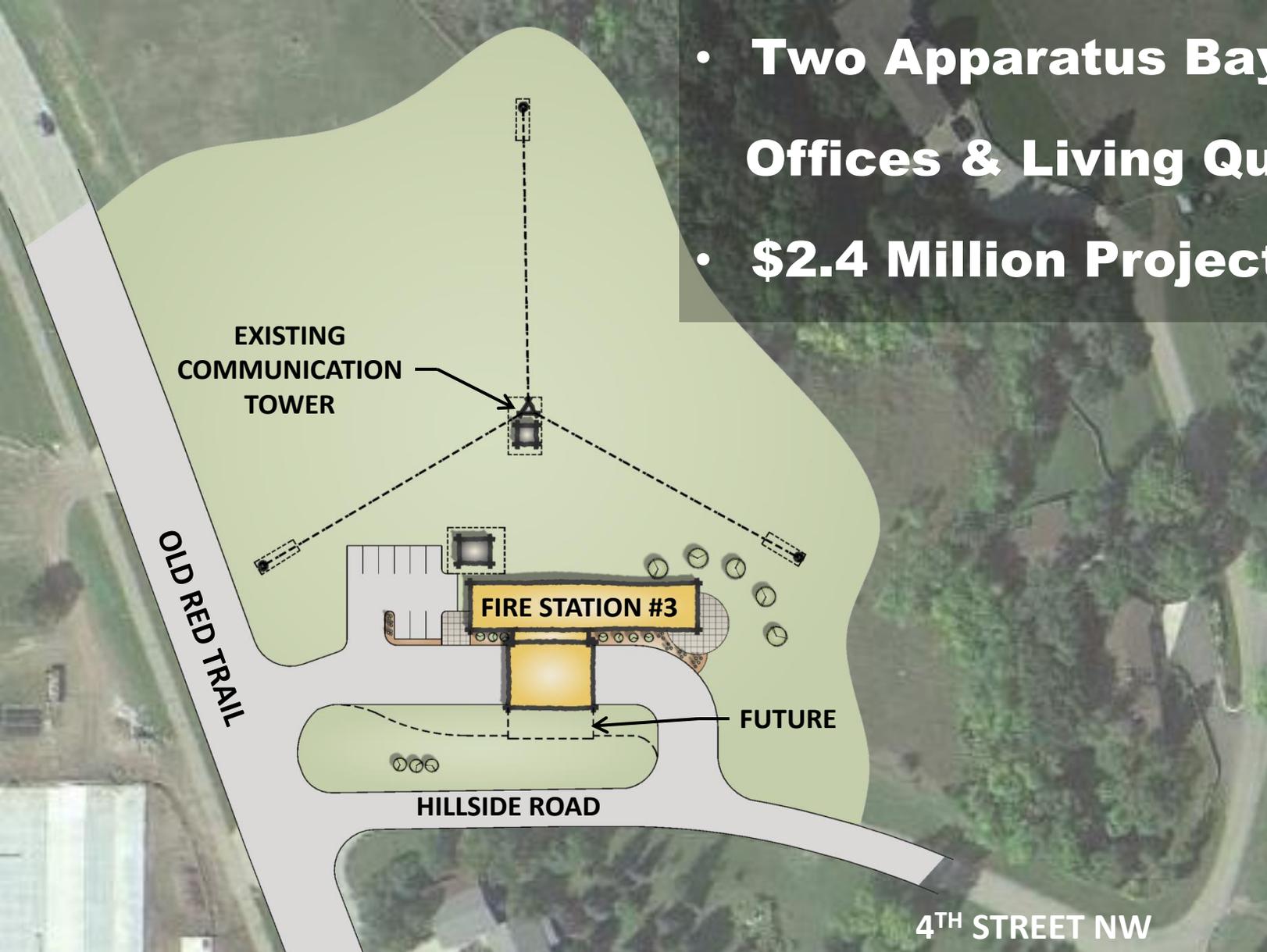


CITY OF MANDAN FACILITY NEEDS STUDY
FIRE STATION NO. 3 - TOWER SITE

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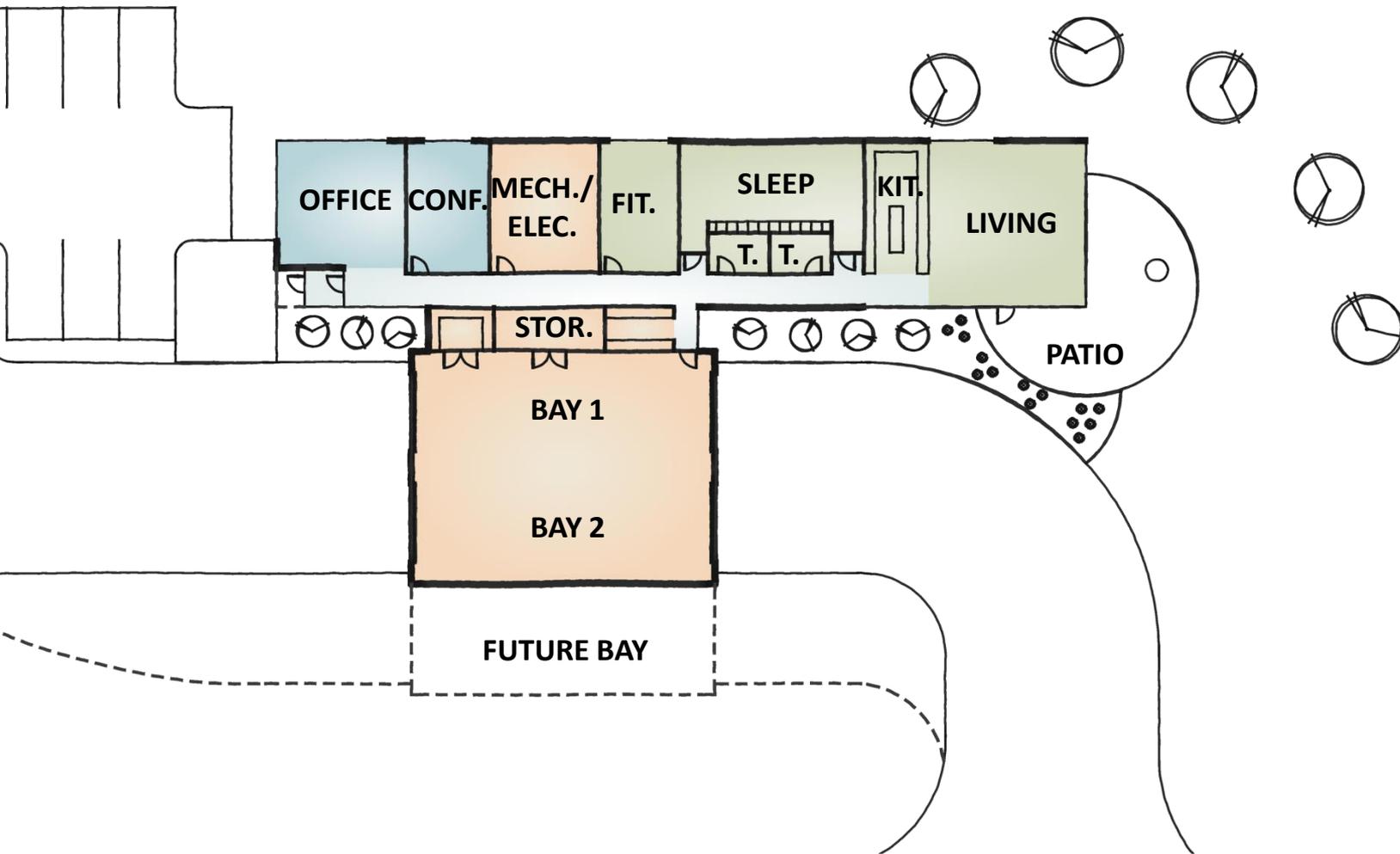
- **Two Apparatus Bays,**
Offices & Living Quarters
- **\$2.4 Million Project Cost**



CITY OF MANDAN FACILITY NEEDS STUDY
FIRE STATION NO. 3 - TOWER SITE

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CITY OF MANDAN FACILITY NEEDS STUDY
FIRE STATION NO. 3 — FLOOR PLAN

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Q&A



CITY OF MANDAN FACILITY NEEDS STUDY

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