



CITY OF MANDAN FACILITY NEEDS STUDY

JANUARY 27, 2015 PUBLIC FORUM



- **Opened in 1934**
- **40 Years of Service as Community Center**
- **Repurposed in 1970's**
- **40 Years of Service as City Hall**
- **Antiquated and End-of-Life Systems resulting in excessive energy use & frequent system failures**
- **Interior Materials and Finishes at End-of-Life**



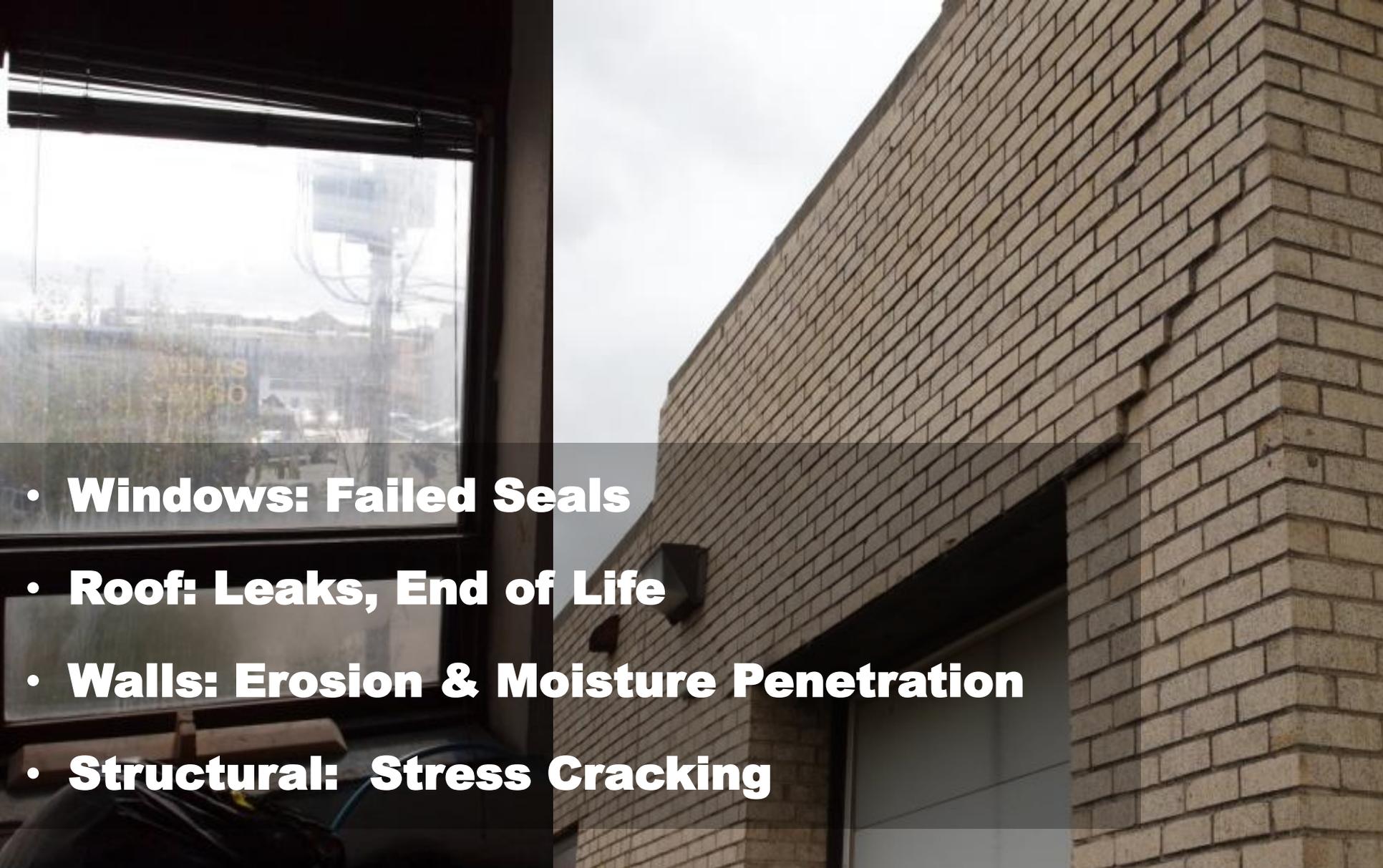
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- **Inadequate Heating, Cooling & Ventilating**
 - **Inefficient and Inflexible Space**
 - **Incompatible Uses**
 - **Minimal Growth & Expansion Space**
 - **No Security**
 - **Confusing Wayfinding & Navigation**
 - **Minimal Public Interaction Spaces**
 - **Out of Date Technology**



CITY OF MANDAN FACILITY NEEDS STUDY
BUILDING ASSESSMENT: STAFF ISSUES

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



CITY OF MANDAN FACILITY NEEDS STUDY
EXISTING BUILDING ASSESSMENT: ARCHITECTURE

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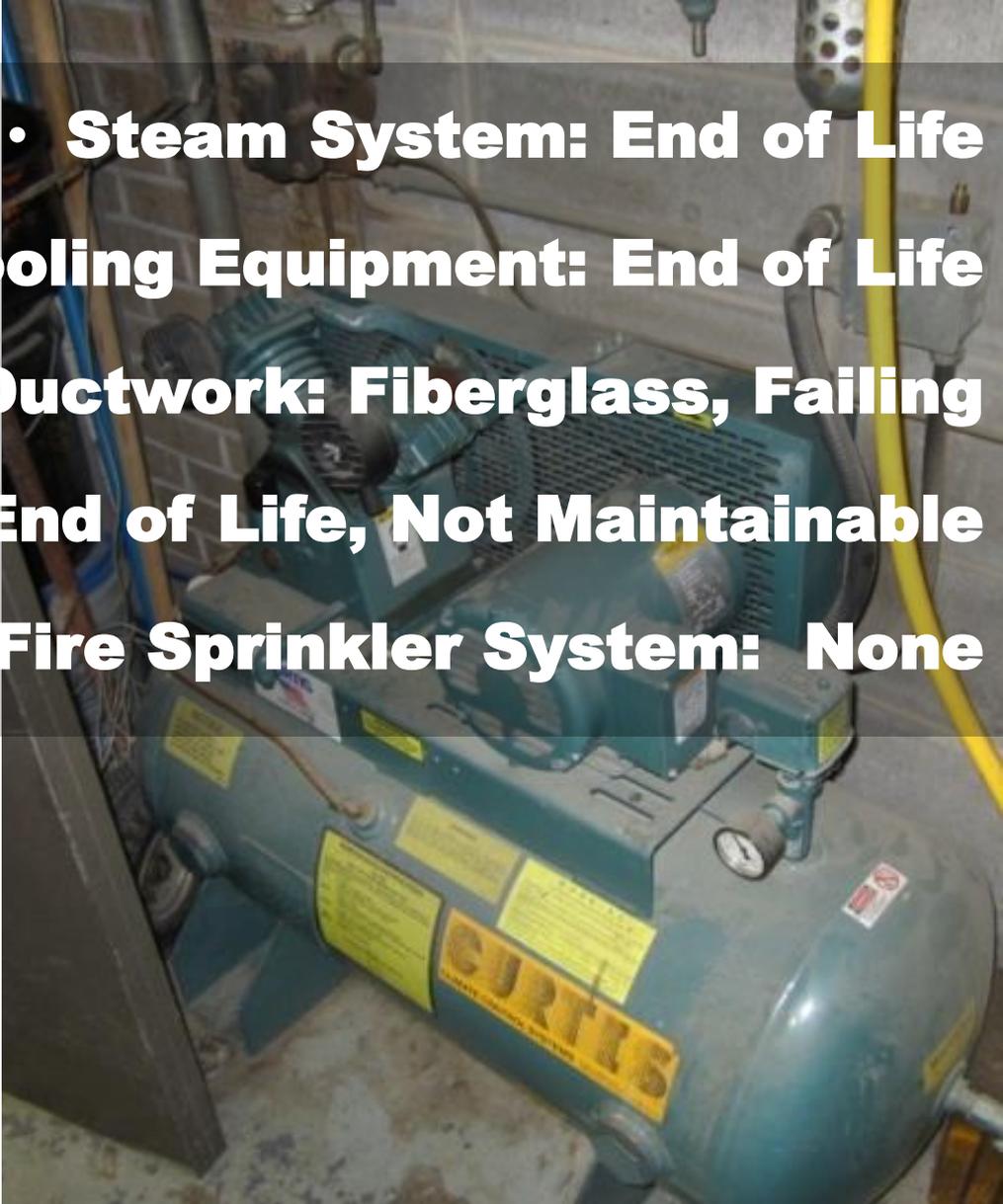
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- **Accessibility: No Elevator to Upper Floors**
 - **Stairs: Non-compliant Sizes and Shapes**
 - **Exiting Path: Confusing and Non-accessible**



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
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 Facilities Needs Study

	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

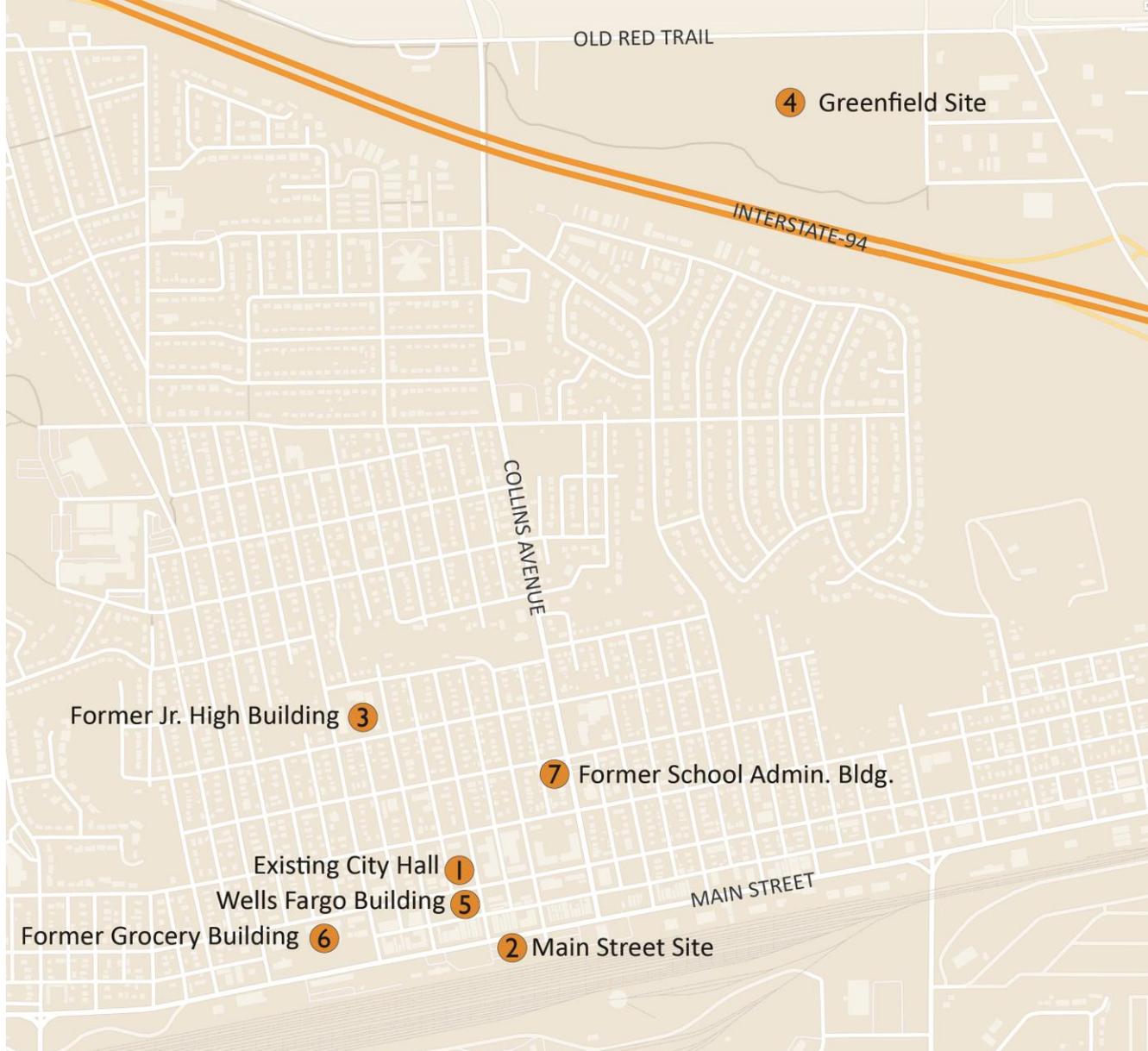
City Hall: 1st Floor Space Available	14,990
City Hall: 2nd & 3rd Floor Space Available	11,800
City Hall: Total	26,790



CITY OF MANDAN FACILITY NEEDS STUDY BUILDING ASSESSMENT SUMMARY

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CITY OF MANDAN FACILITY NEEDS STUDY
CITY HALL SITE OPTIONS

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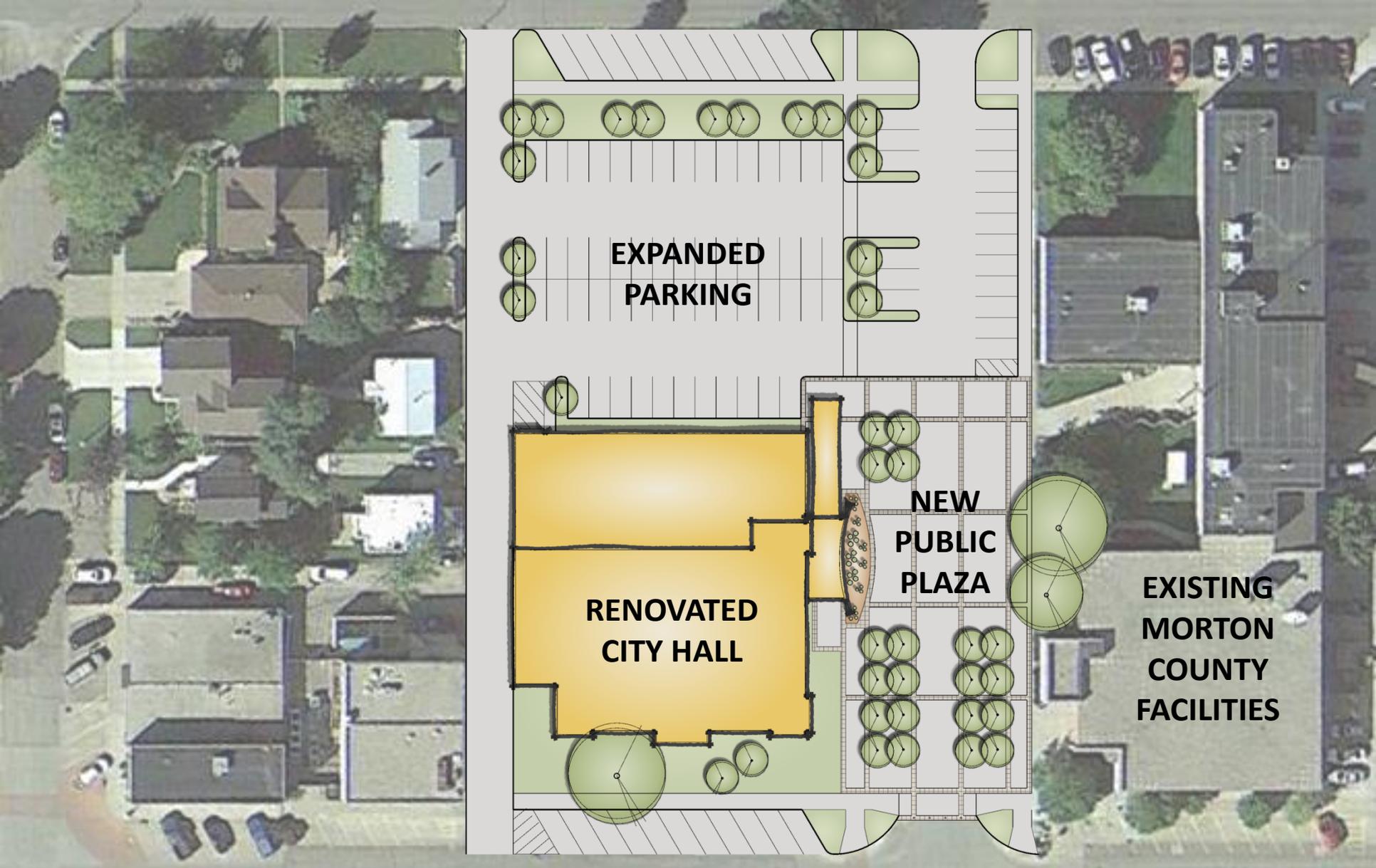


		1. Existing City Hall Building		2. Main Street Site (new)		3. Former Jr. High Building		4. Greenfield Site (new)		5. Wells Fargo Building		6. Former Grocery Building		7. Former School Admin. Building	
Criteria	Weight	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	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.





MANDAN CITY HALL SITE OPTION 1: EXISTING CITY HALL

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MANDAN LIBRARY

4TH AVENUE

3RD AVENUE

2ND AVENUE

MAIN STREET

DYKSHOORN PARK

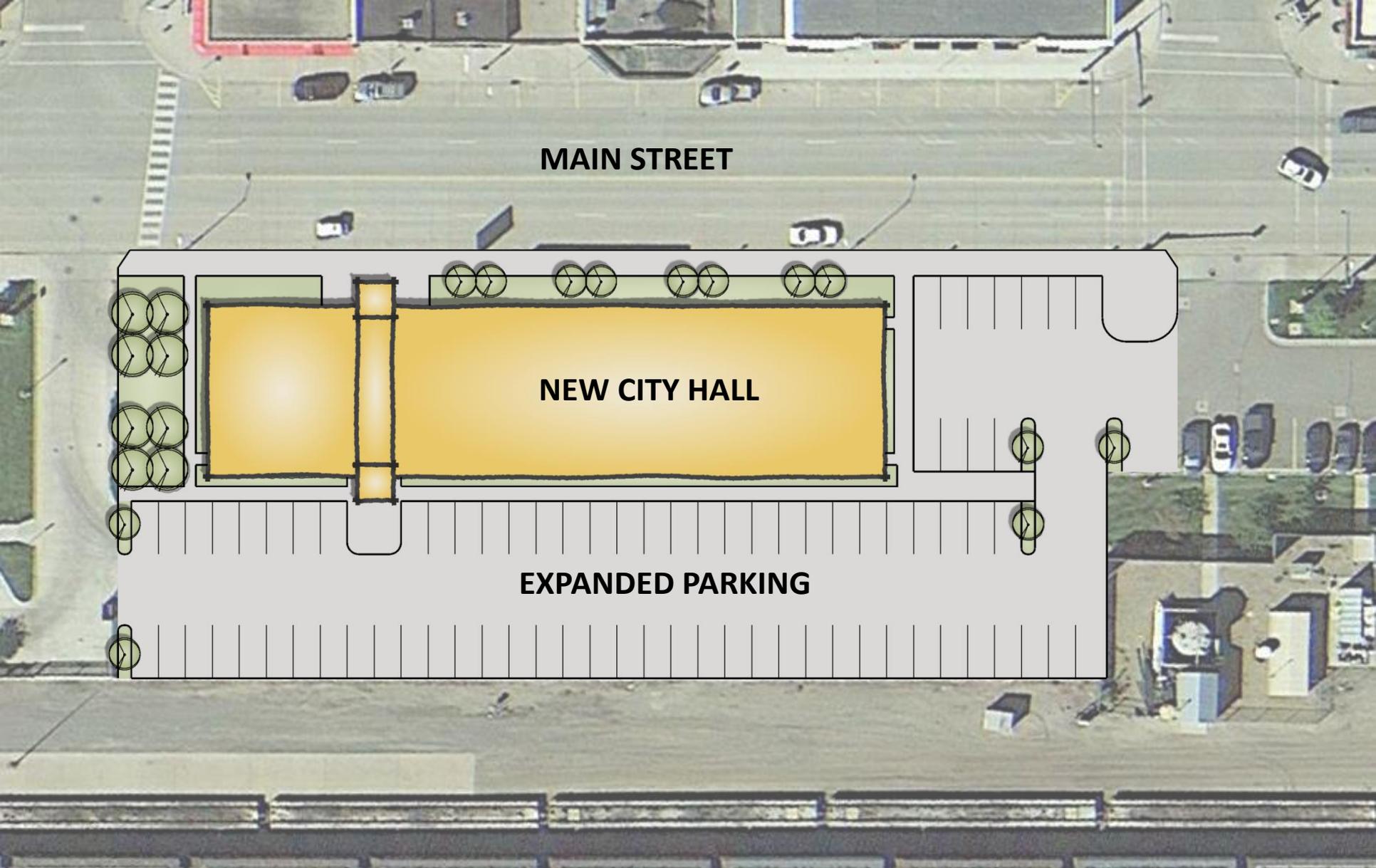
NEW CITY HALL



MANDAN CITY HALL SITE OPTION 2: MAIN STREET SITE

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MAIN STREET

NEW CITY HALL

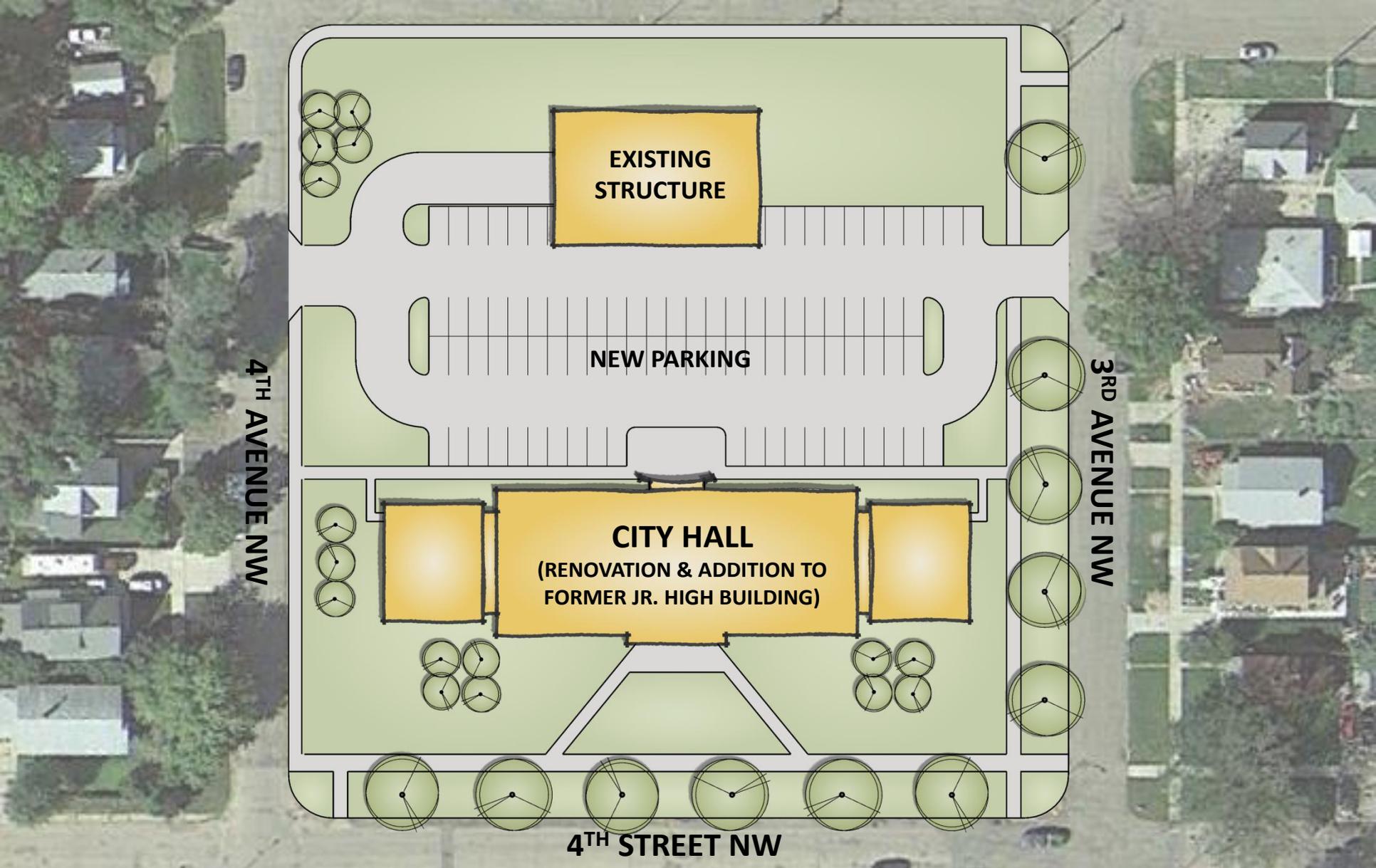
EXPANDED PARKING



MANDAN CITY HALL SITE OPTION 2: MAIN STREET SITE

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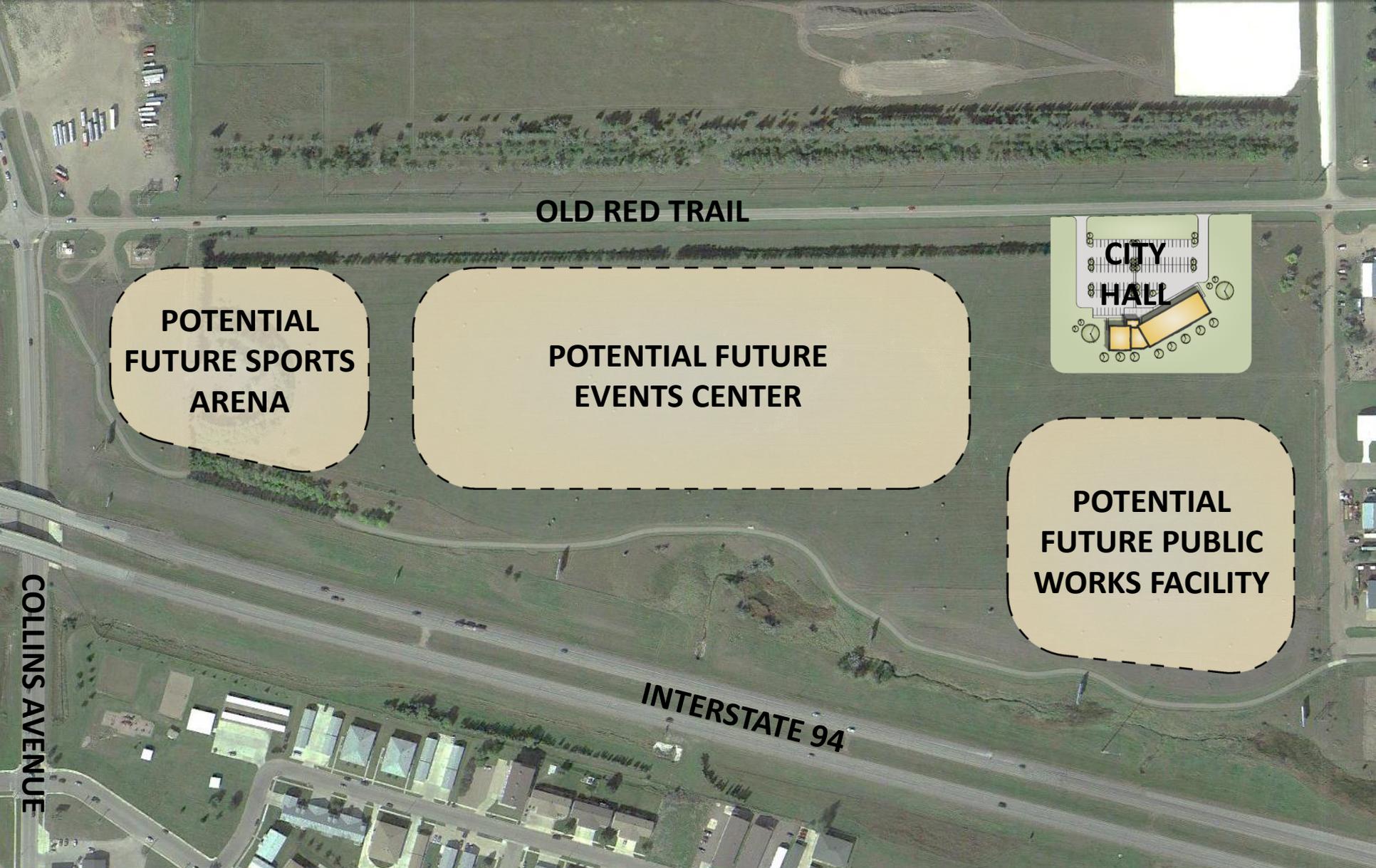


MANDAN CITY HALL

SITE OPTION 3: FORMER JR. HIGH BUILDING

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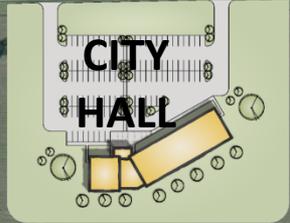


OLD RED TRAIL

**POTENTIAL
FUTURE SPORTS
ARENA**

**POTENTIAL FUTURE
EVENTS CENTER**

**POTENTIAL
FUTURE PUBLIC
WORKS FACILITY**



COLLINS AVENUE

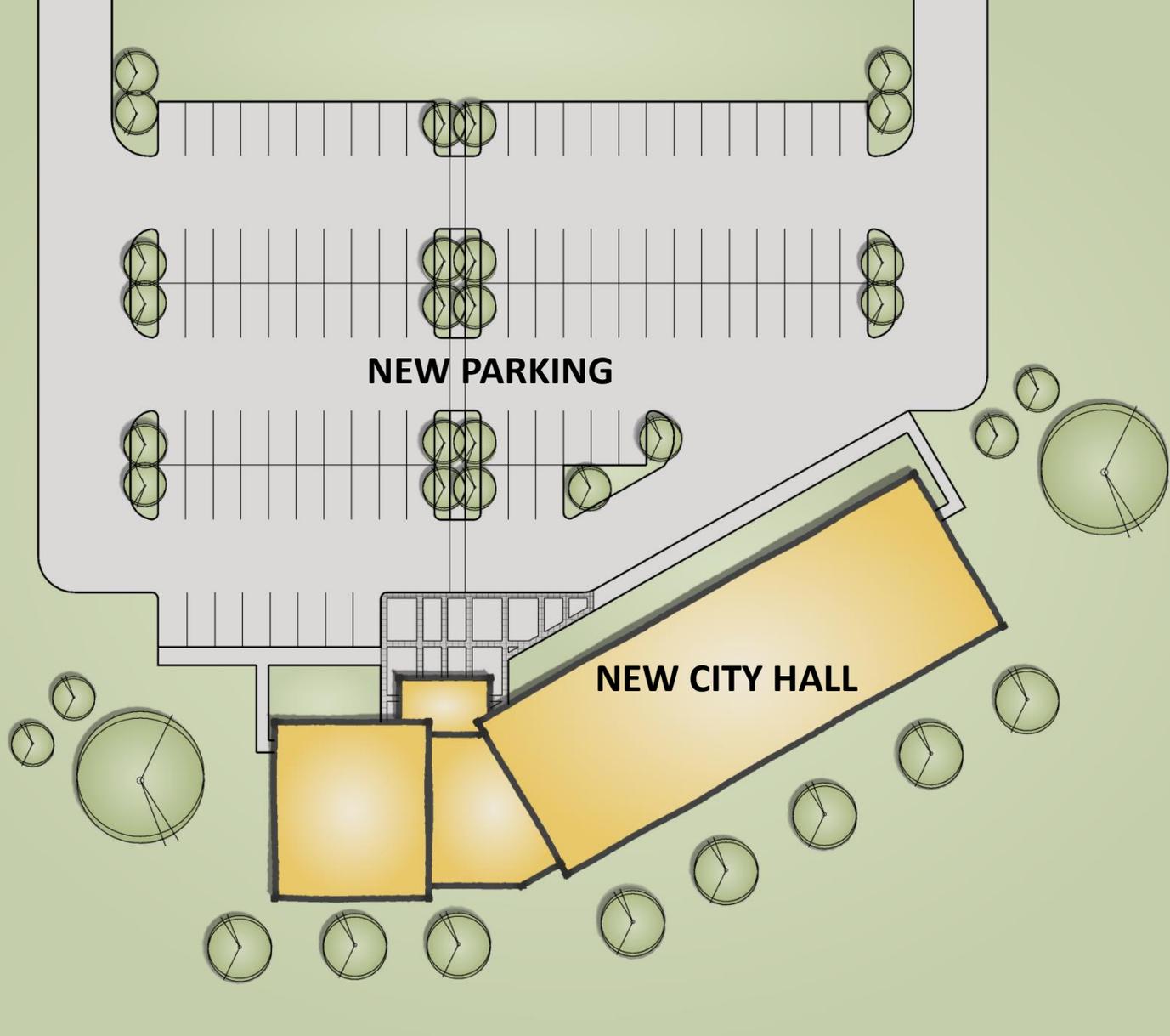
INTERSTATE 94



MANDAN CITY HALL SITE OPTION 4: GREENFIELD SITE

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MANDAN CITY HALL SITE OPTION 4: GREENFIELD SITE

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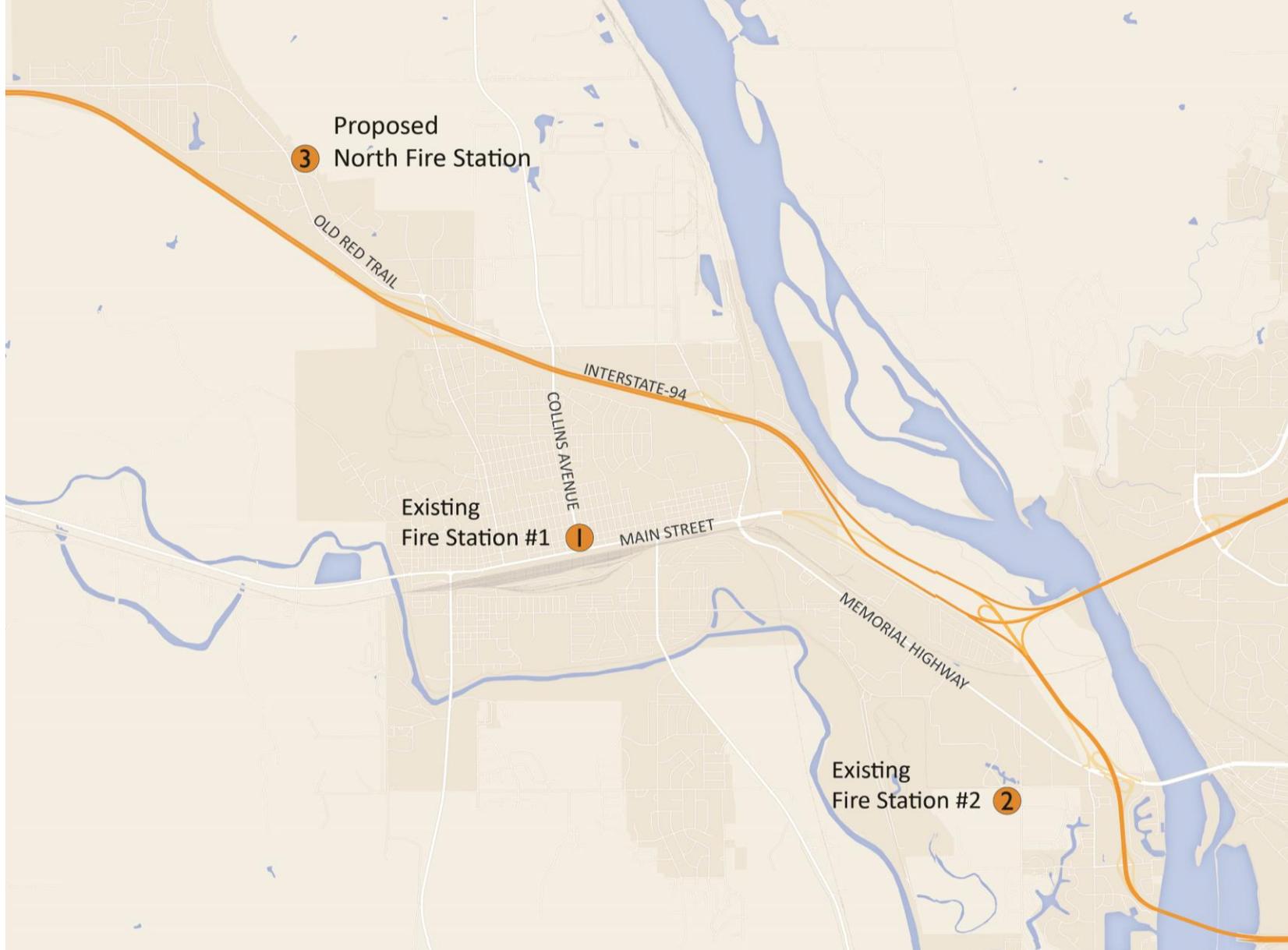


		Now	5 years	10 years	20 years
Projected City Hall Staff:		33	40	49	54
Status Quo: Minimal Upgrades to City Hall	\$12 M				Total: \$5.6 Million
	\$10 M				
	\$8 M				
	\$6 M				
	\$4 M				
	\$2 M	Maintenance/Repairs - \$1.7 M	Expand to 2nd Floor - \$3.2 M	Expand to 3rd Floor - \$0.7 M	
Option 1: Existing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



MANDAN CITY HALL
CONCEPTUAL COST COMPARISON
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CITY OF MANDAN FACILITY NEEDS STUDY

FIRE STATION SITES

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- Expanded Coverage Area
- Two Apparatus Bays, Offices and Living Quarters
- \$2.4 Million Project Cost



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

JANUARY 27, 2015 PUBLIC FORUM



We welcome your thoughts and questions.

Share your City Hall site preference by placing your dot sticker on the display board for the site you think is best suited for Mandan City Hall.

Project progress and updates will be presented at a second Public Forum on February 16, 2015.



CITY OF MANDAN FACILITY NEEDS STUDY

THANK YOU

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