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Wannemacher Jensen
Architects, Inc.

CLEARWATER CITY HALL
CONCEPTUAL DESIGN OPTIONS

June 5, 2023

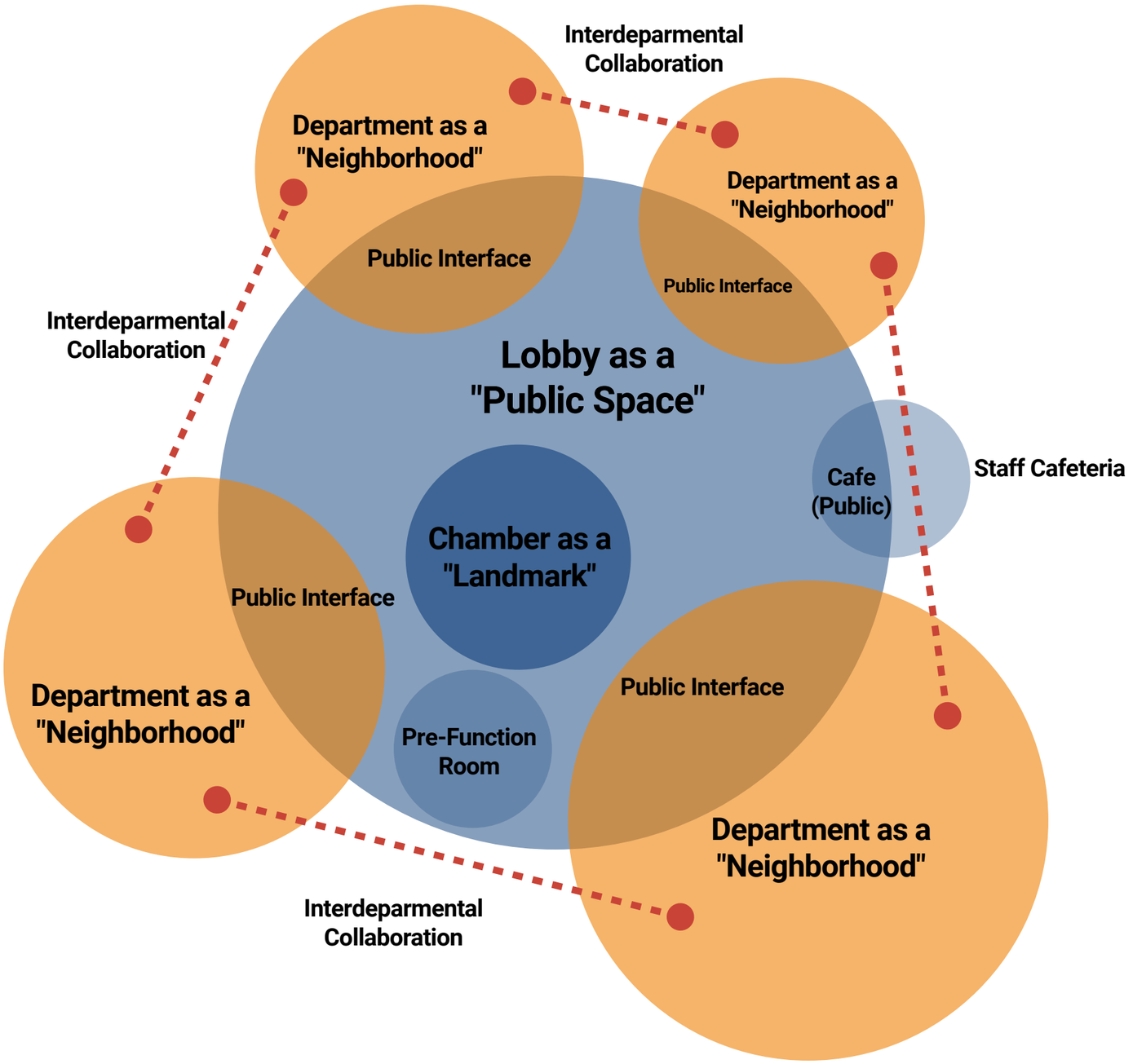
Innovative Customer and Office Experience

Lobby as a Public Space:
Public Interaction
- Chamber
- Pre-Function Room / Workshop / Event Space
- Cafe
- Galleries / Exhibits / Public Art

Public Interface
Department / Public Interaction
- Reception
- Conference rooms
- Studios

Departments as a Neighborhood
Specific to Department
- Offices
- Open Offices
- Storage
- Specific deparment needs

Interdepartmental Collaboration
Interaction between Deparments
- Conference rooms
- Studios
- Printing Stations
- Virtual booths
- Break rooms



CONCEPTUAL SITE PLAN

OPTION 1: MSB Addition

Total GSF: 101,450 SF

Existing GSF: 66,063 SF
Addition: 35,387 SF

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OVERALL SITE VIEW

OPTION 1: MSB Addition

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PUBLIC PLAZA VIEW

OPTION 1: MSB Addition



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MYRTLE AVENUE VIEW

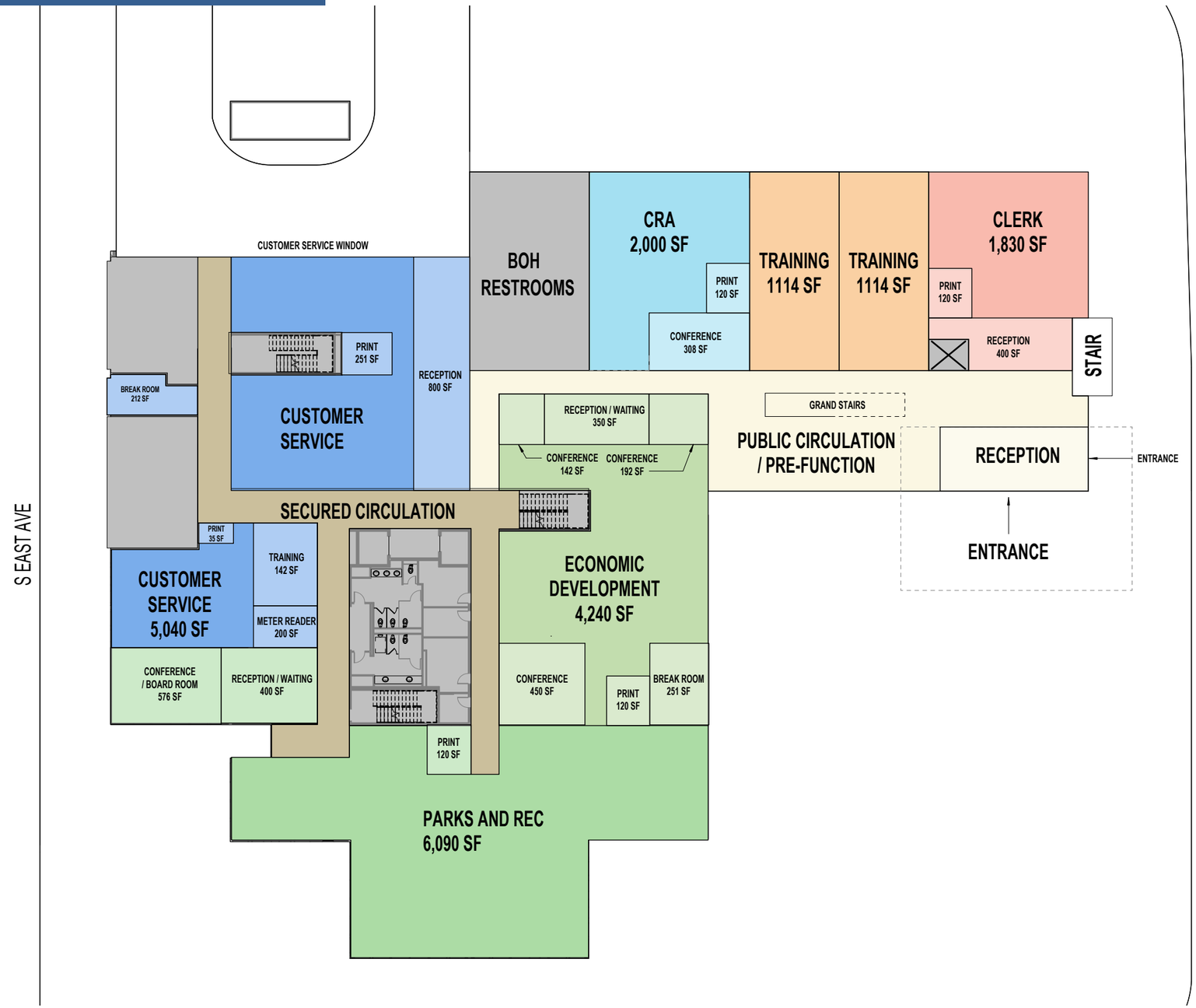
OPTION 1: MSB Addition

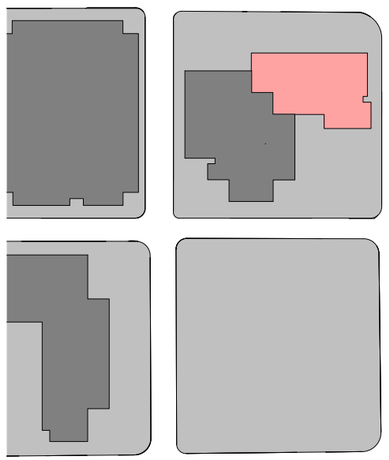
CONCEPTUAL FLOOR PLAN

OPTION 1: MSB Addition

Level 1

- CUSTOMER SERVICE
- ECONOMIC DEVELOPMENT
- PARKS AND REC
- BACK OF HOUSE
- CRA
- CITY CLERK
- TRAINING ROOMS





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LEVEL 1 - LOBBY

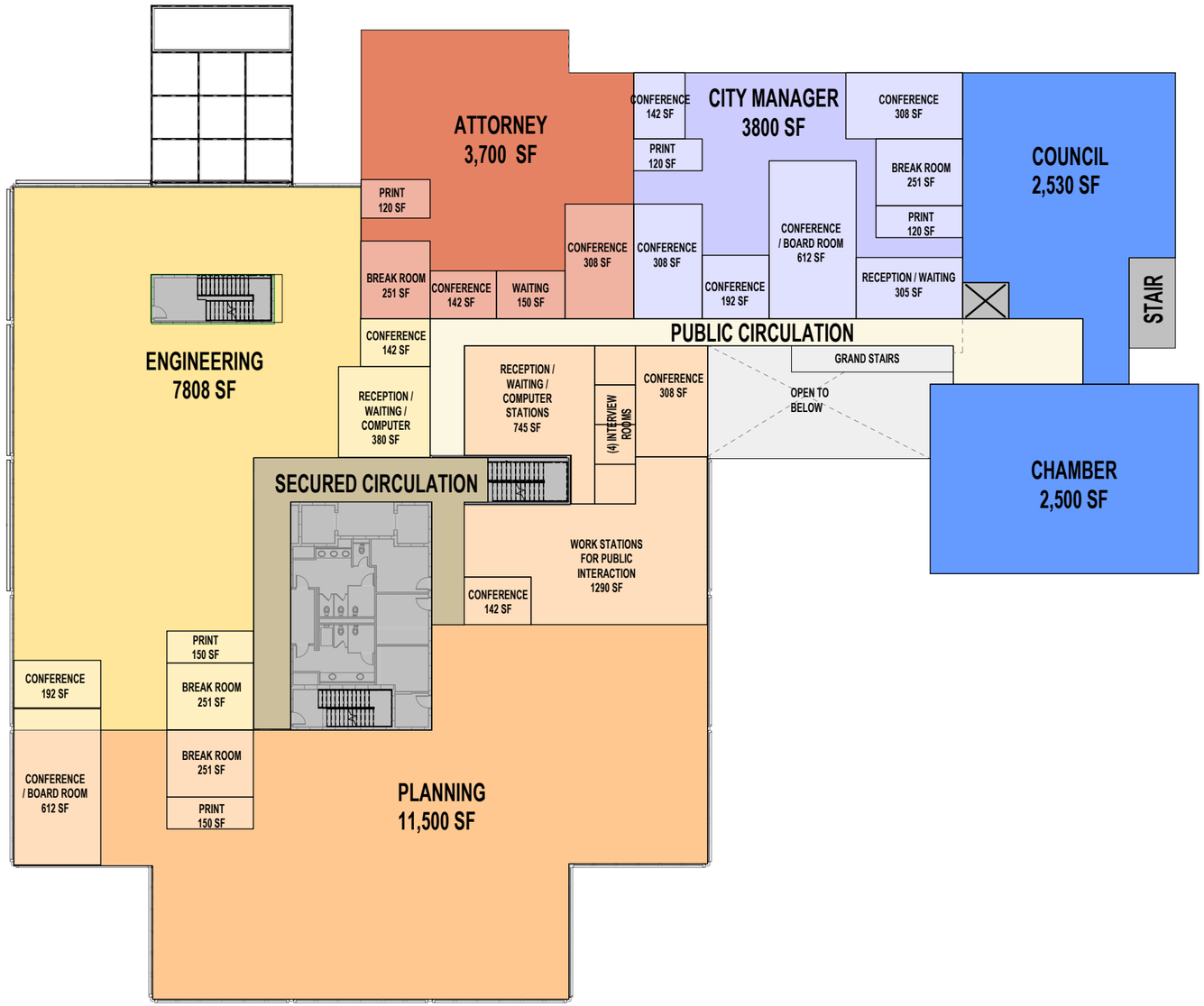
OPTION 1: MSB Addition

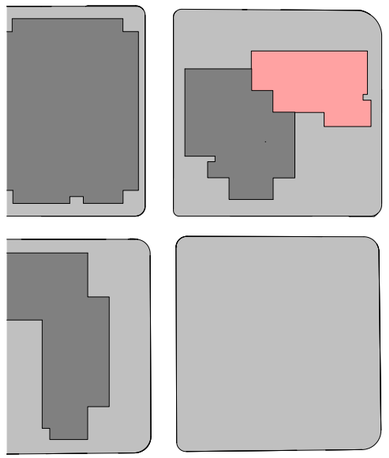
CONCEPTUAL FLOOR PLAN

OPTION 1: MSB Addition

Level 2

- ENGINEERING
- PLANNING AND DEVELOPMENT
- ATTORNEY
- CITY MANAGER
- COUNCIL





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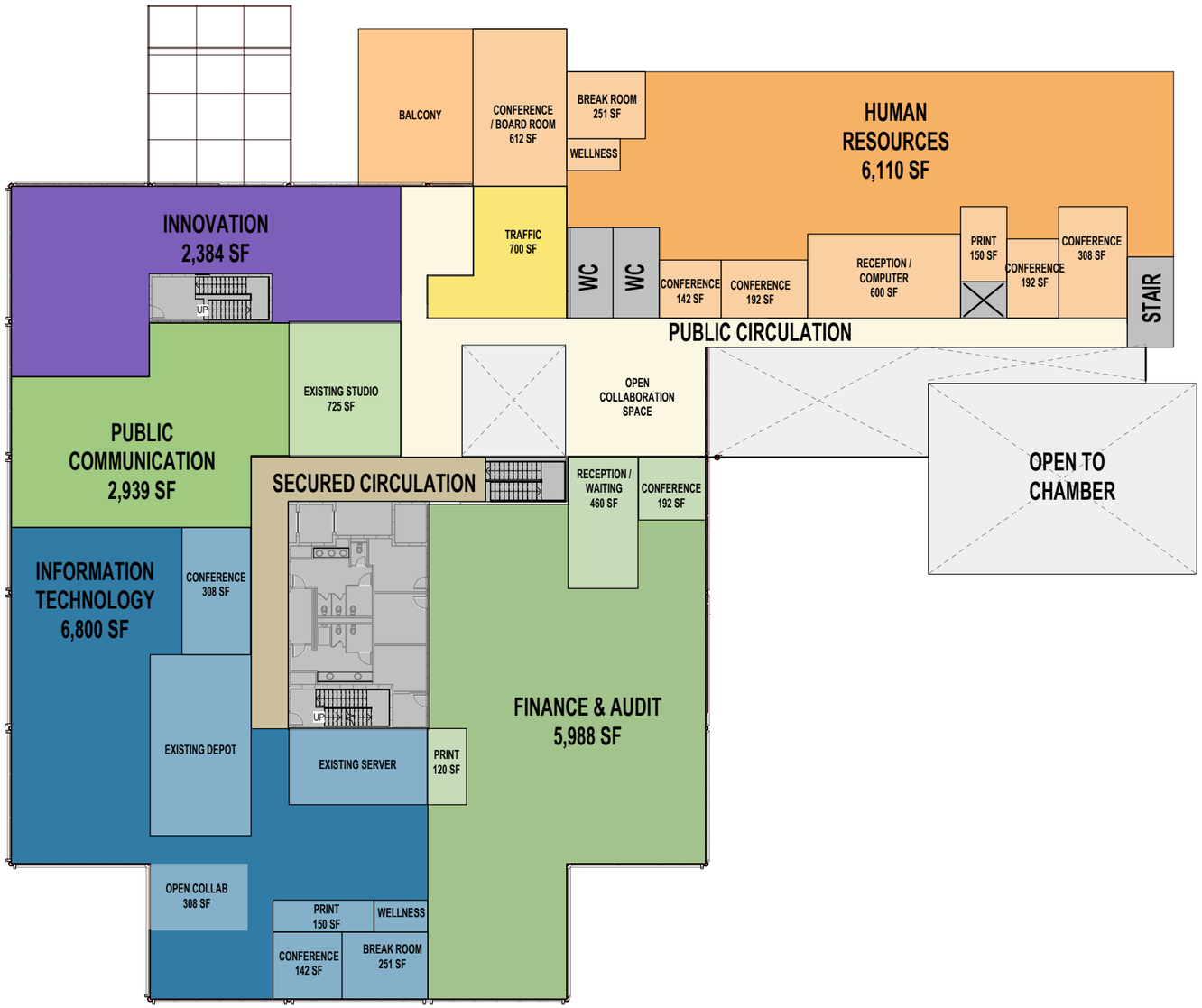
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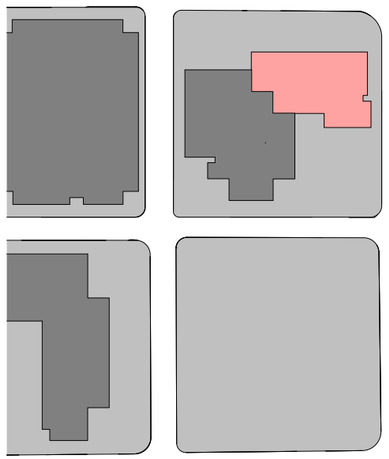
CONCEPTUAL FLOOR PLAN

OPTION 1: MSB Addition

Level 3

- FINANCE & AUDIT
- INFORMATION TECHNOLOGY
- PUBLIC COMMUNICATION
- INNOVATION
- HUMAN RESOURCES
- TRAFFIC





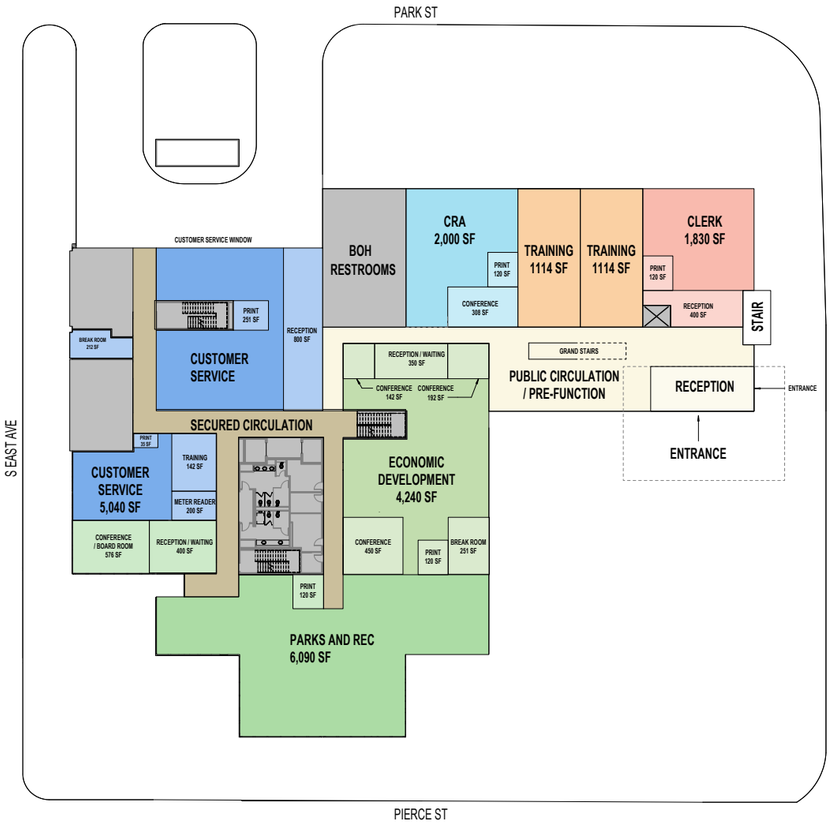
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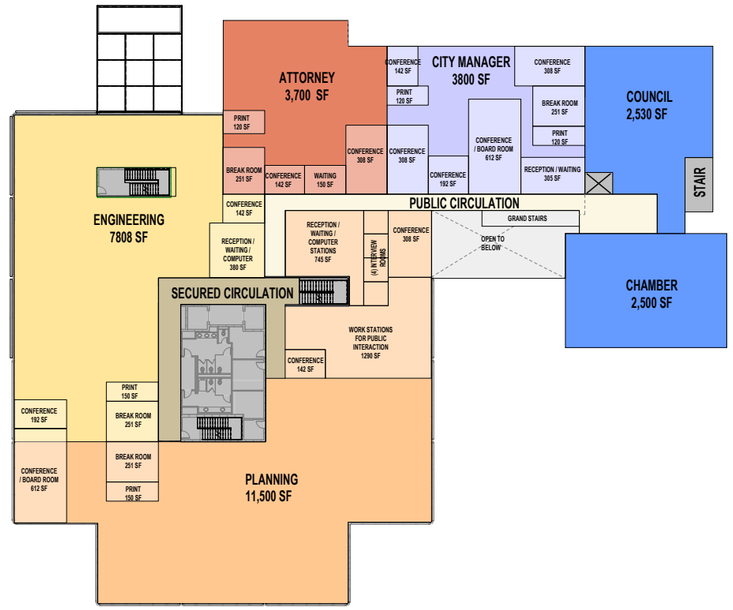
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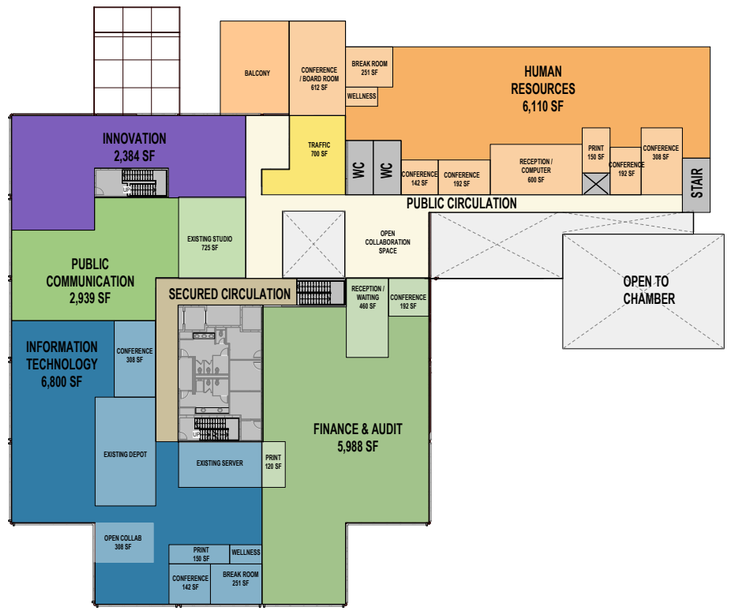
CONCEPTUAL FLOOR PLANS

OPTION 1: MSB Addition

Total GSF:	**101,450 SF**
Existing GSF:	**66,063 SF**
Addition:	**35,387 SF**







Level 1

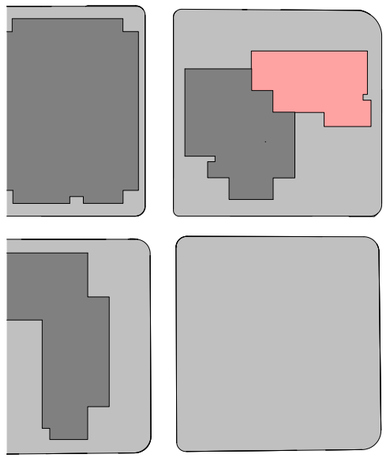
- CUSTOMER SERVICE
- ECONOMIC DEVELOPMENT
- PARKS AND REC
- BACK OF HOUSE
- CRA
- CITY CLERK
- TRAINING ROOMS

Level 2

- ENGINEERING
- PLANNING AND DEVELOPMENT
- ATTORNEY
- CITY MANAGER
- COUNCIL

Level 3

- FINANCE & AUDIT
- INFORMATION TECHNOLOGY
- PUBLIC COMMUNICATION
- INNOVATION
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- TRAFFIC



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MYRTLE AVENUE

OPTION 1: MSB Addition

OPTION 1: MSB Addition

		Square Footage	$/unit	Cost	COMMENTS
New building					
	Building construction	35,387	$ 625	$ 22,116,875	Includes sitework and FF&E
	Owner's contingency		2.0%	$ 442,338	
	GC contingency		2.0%	$ 442,338	
	Buyout			$ 1,000,000	
	Escalation		3.0%	$ 663,506	
Subtotal				**$ 24,665,056**	
	Soft Costs		8%	$ 1,973,205	Architect fees, CM Pre-Construction fees, Etc
Total of New Building				**$ 26,638,261**	
Renovation of Existing building					
	Renovation of interior	66,063	$ 160	$ 10,570,080	Renovation of office spaces
	Exterior renovation			$ 2,640,000	
	Owner's contingency		2.0%	$ 264,202	
	GC contingency		2.0%	$ 264,202	
	Buyout			$ 1,000,000	
	Escalation		3.0%	$ 396,302	
Subtotal				**$ 15,134,786**	
	Soft Costs		8%	$ 1,210,783	Architect fees, CM Pre-Construction fees, Etc
Total of Renovation				**$ 16,345,568**	
Total				**$ 42,983,829**	

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CONCEPTUAL SITE PLAN

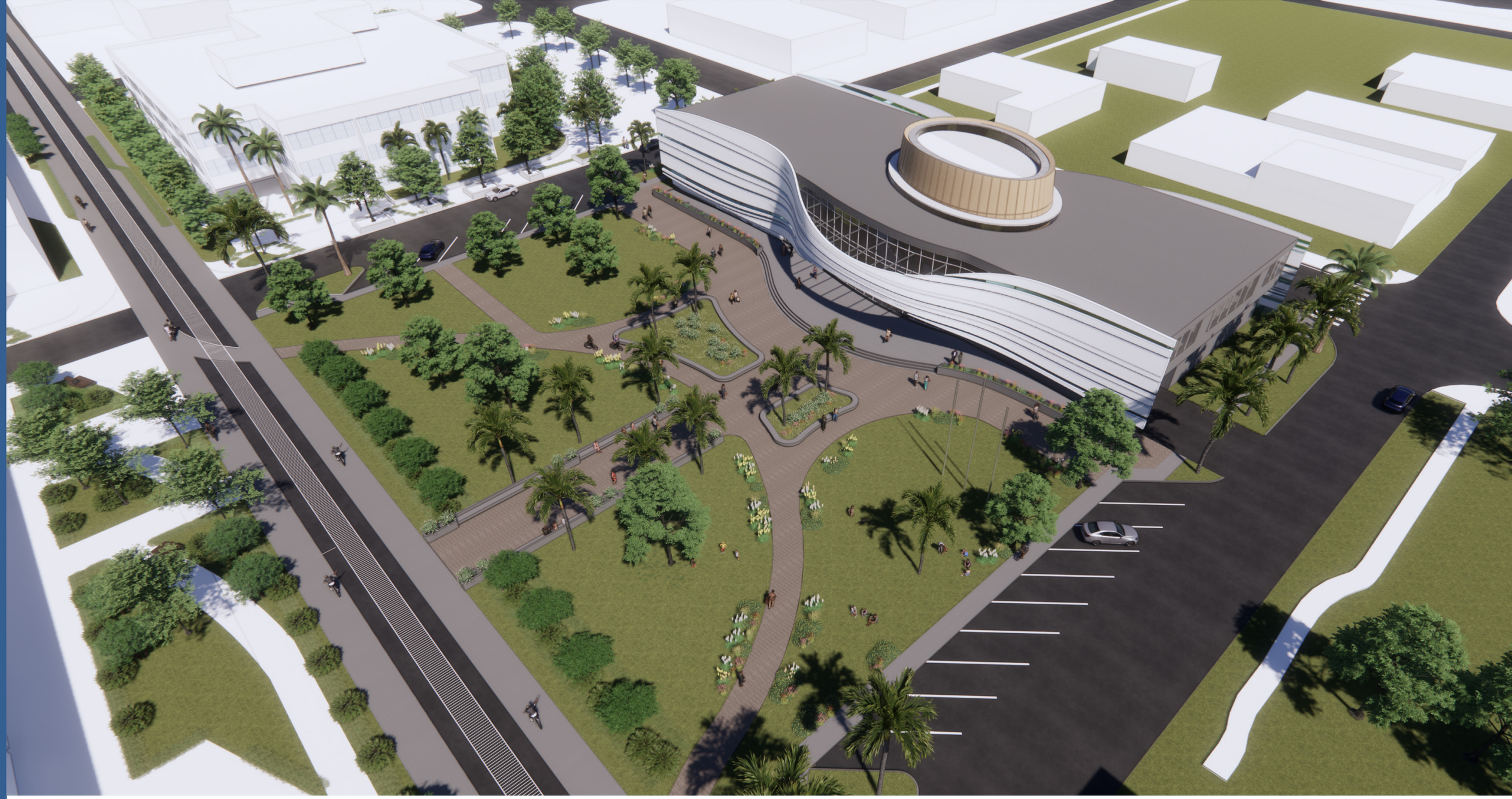
OPTION 2:
Stand Alone City Hall

Total GSF: **41,679SF**

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OVERALL SITE VIEW

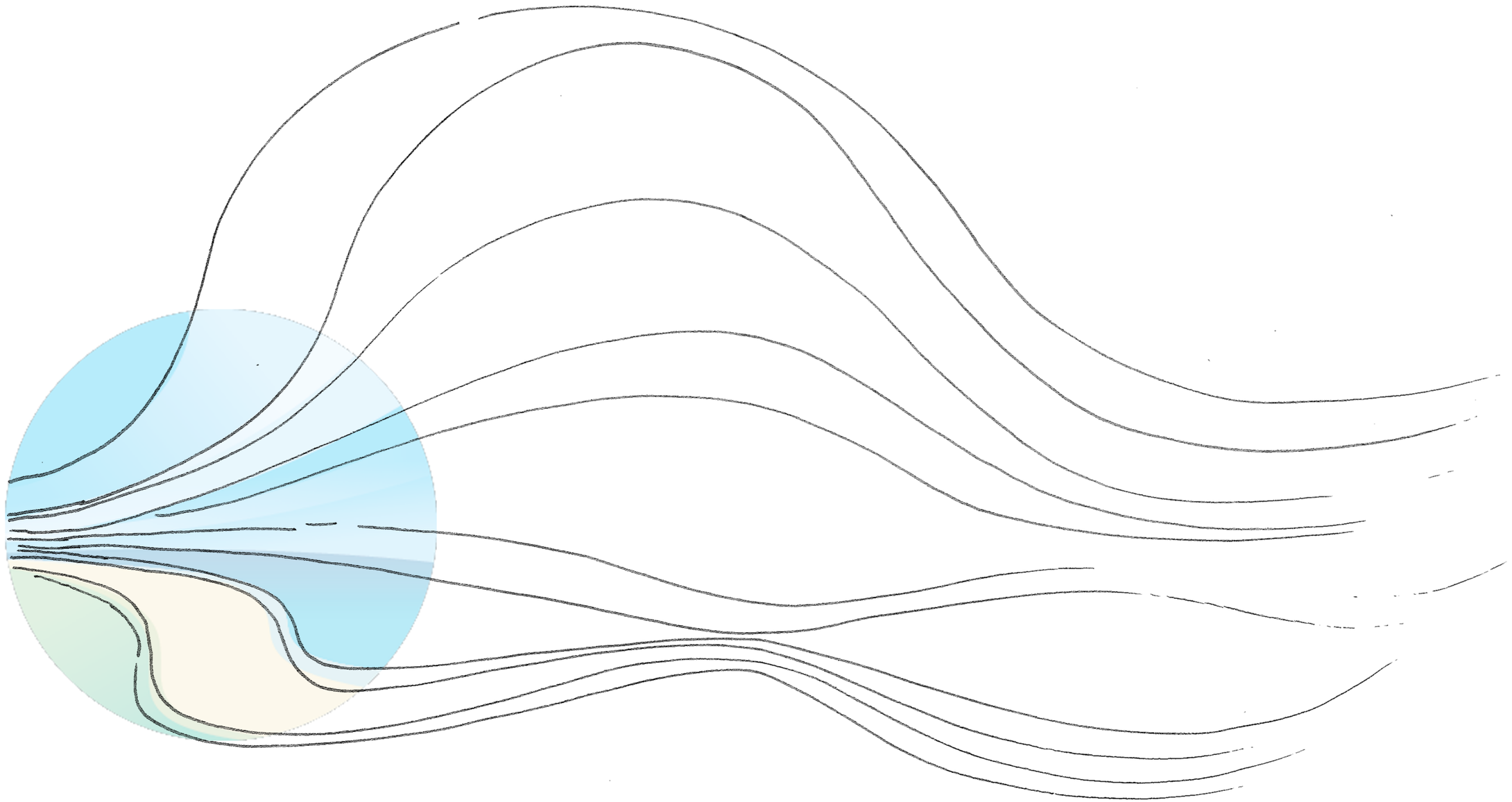
OPTION 2: Stand Alone City Hall

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PUBLIC PLAZA VIEW

OPTION 2: Stand Alone City Hall



SCREEN CONCEPT

OPTION 2: Stand Alone City Hall

CLEARWATER
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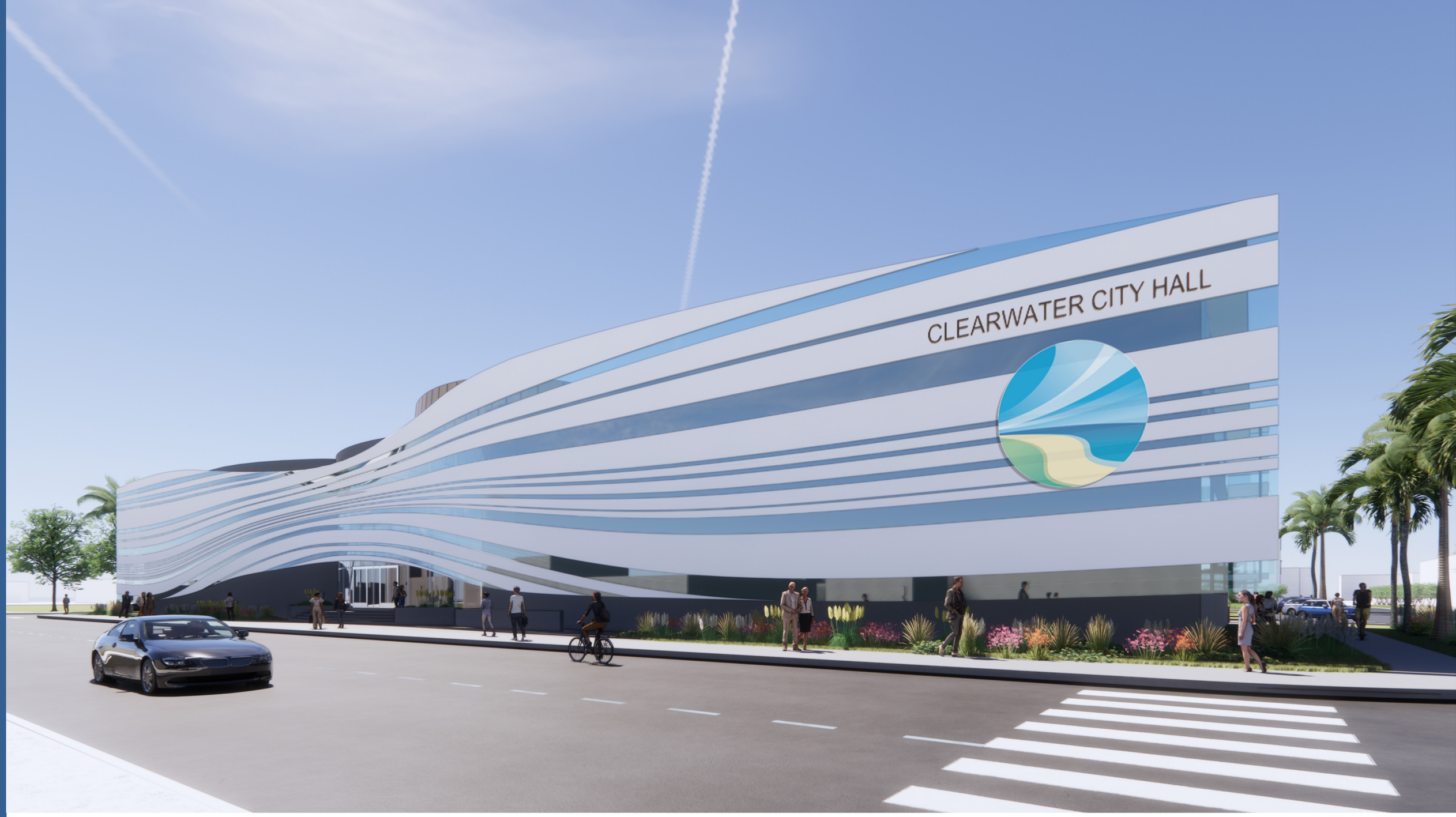
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PUBLIC PLAZA ENTRANCE

OPTION 2: Stand Alone City Hall



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MYRTLE AVENUE VIEW

OPTION 2: Stand Alone City Hall

CONCEPTUAL FLOOR PLAN

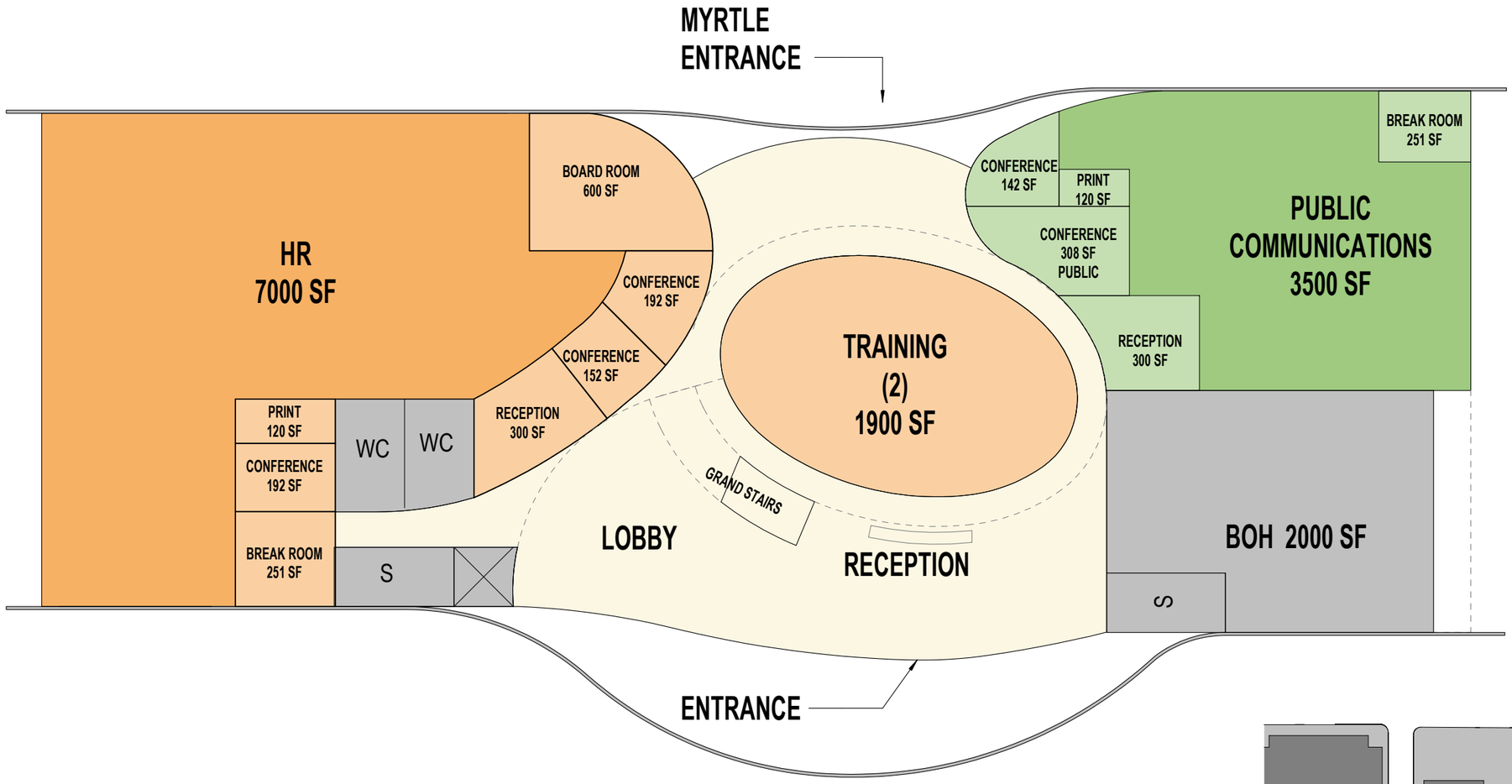
OPTION 2: Stand Alone City Hall

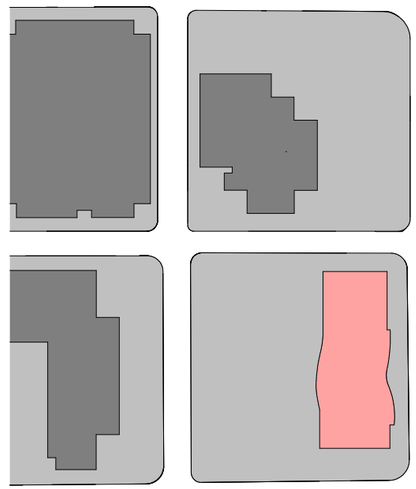
Level 1

BACK OF HOUSE

HUMAN RESOURCES

PUBLIC COMMUNICATION





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LEVEL 1 - LOBBY

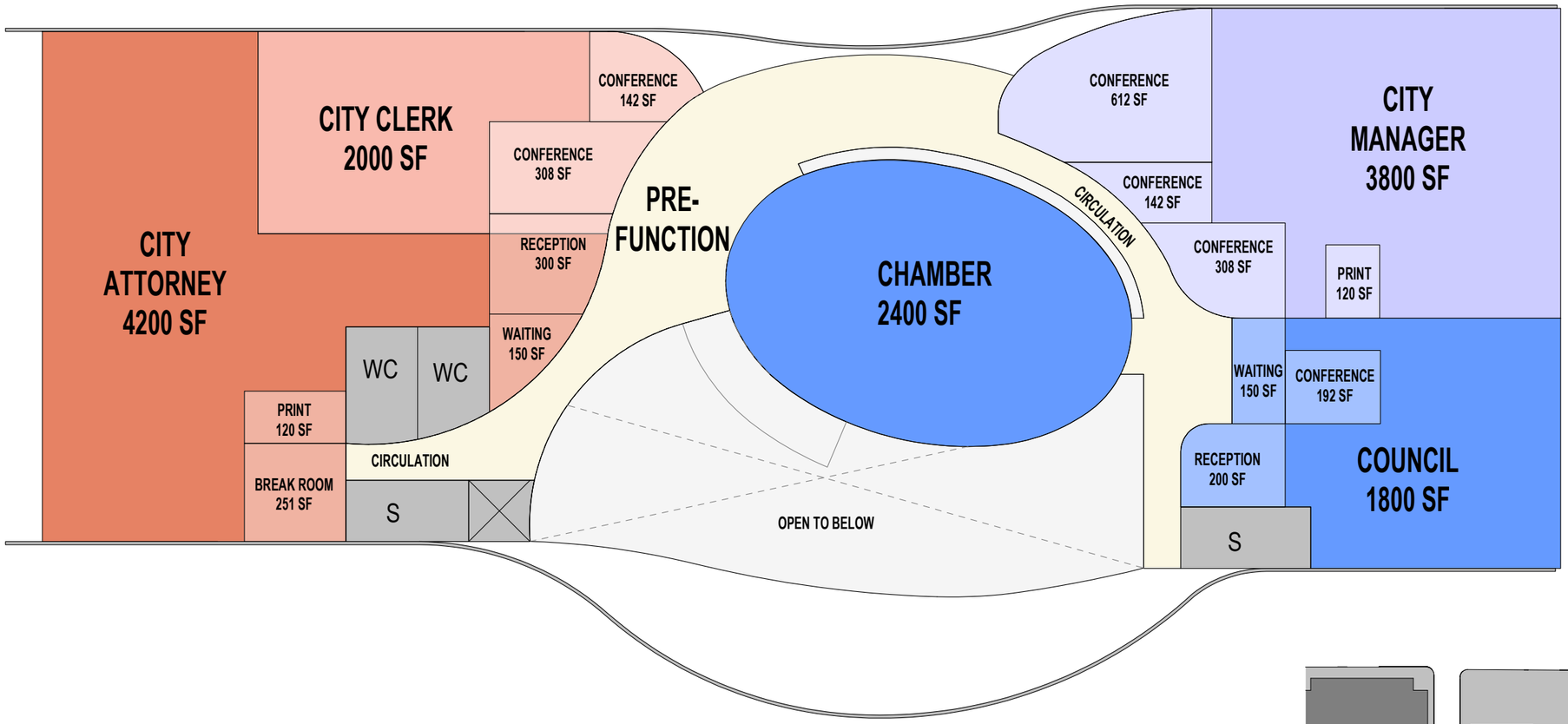
OPTION 2: Stand Alone City Hall

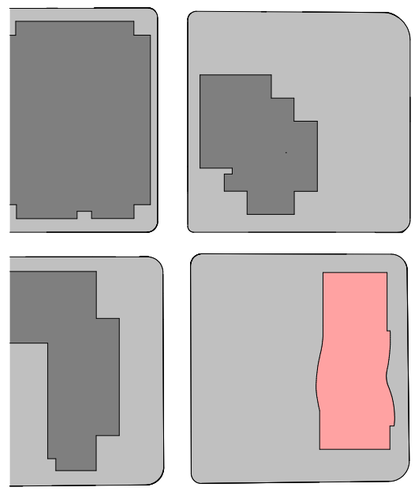
CONCEPTUAL FLOOR PLAN

OPTION 2: Stand Alone City Hall

Level 2

CITY MANAGER
COUNCIL
CITY CLERK
ATTORNEY





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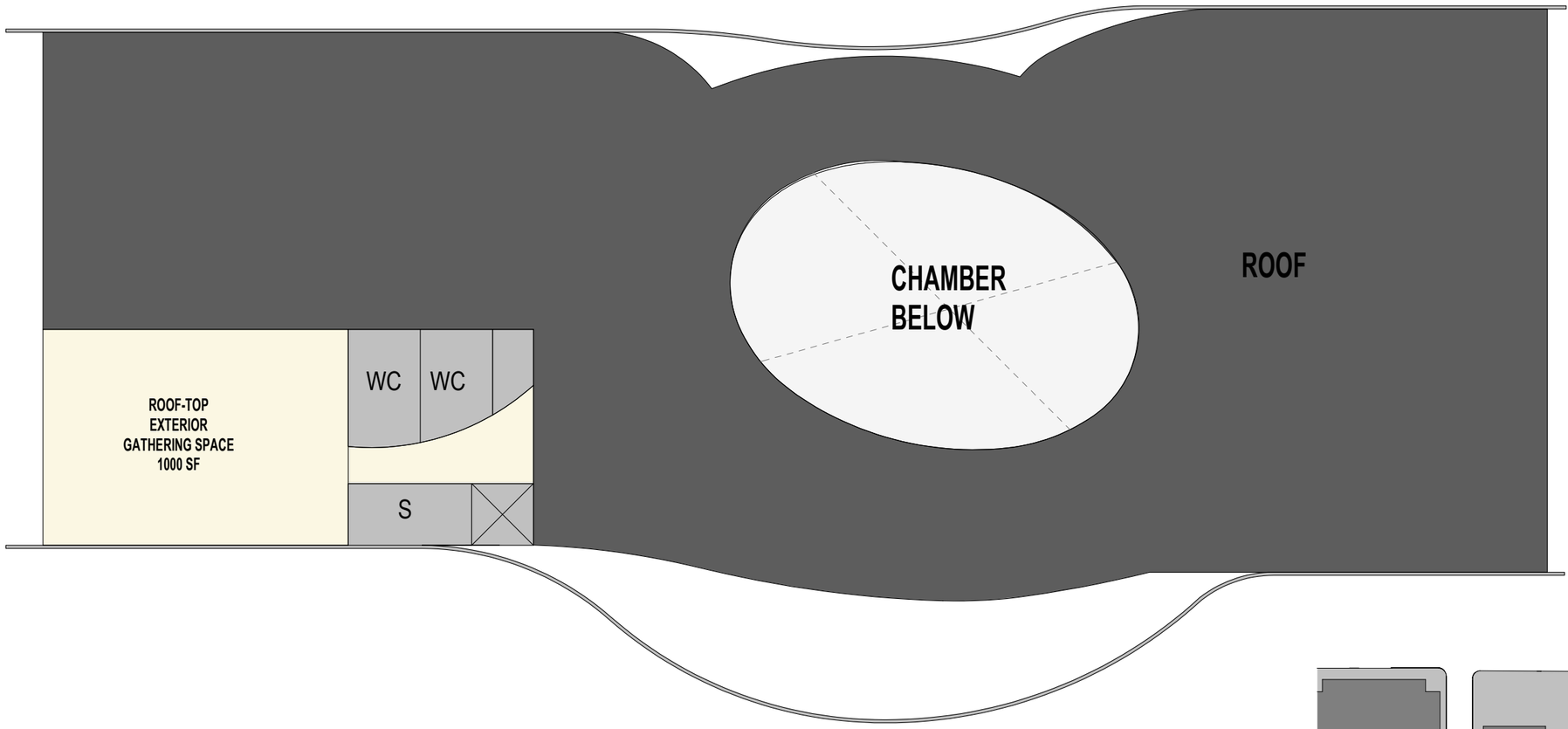
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CONCEPTUAL FLOOR PLAN

OPTION 2: Stand Alone City Hall

Level 3

BALCONY

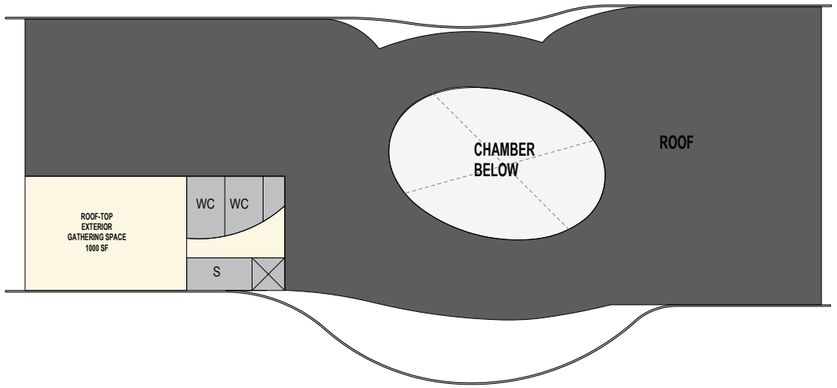




CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

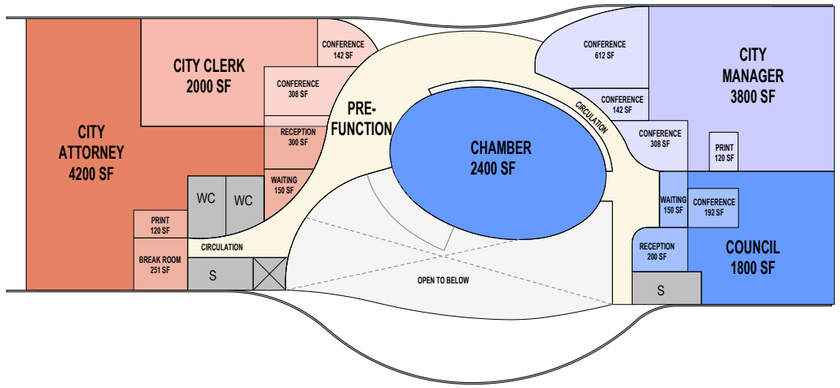
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OPTION 2: Stand Alone City Hall



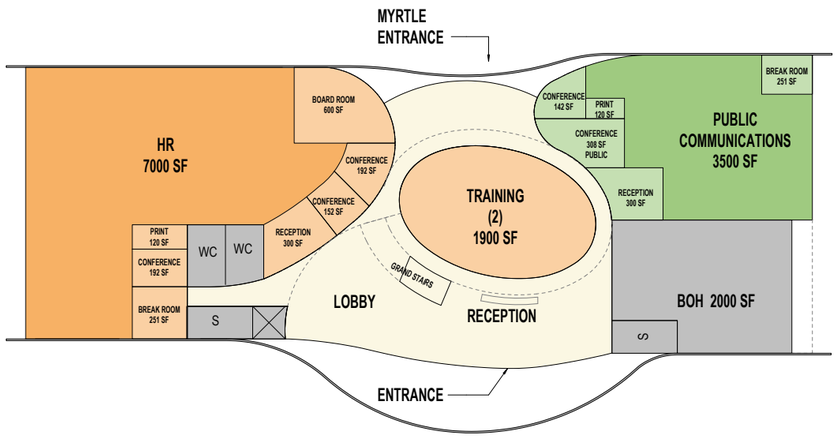
Level 3

- BALCONY



Level 2

- CITY MANAGER
- COUNCIL
- CITY CLERK
- ATTORNEY

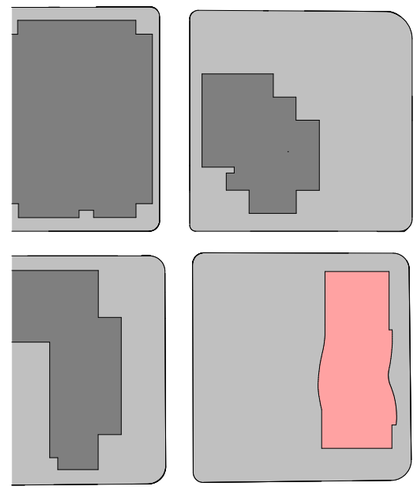


Level 1

- BACK OF HOUSE
- HUMAN RESOURCES
- PUBLIC COMMUNICATION

OVERALL BUILDING SIZE:

Total GSF: 41,679 SF



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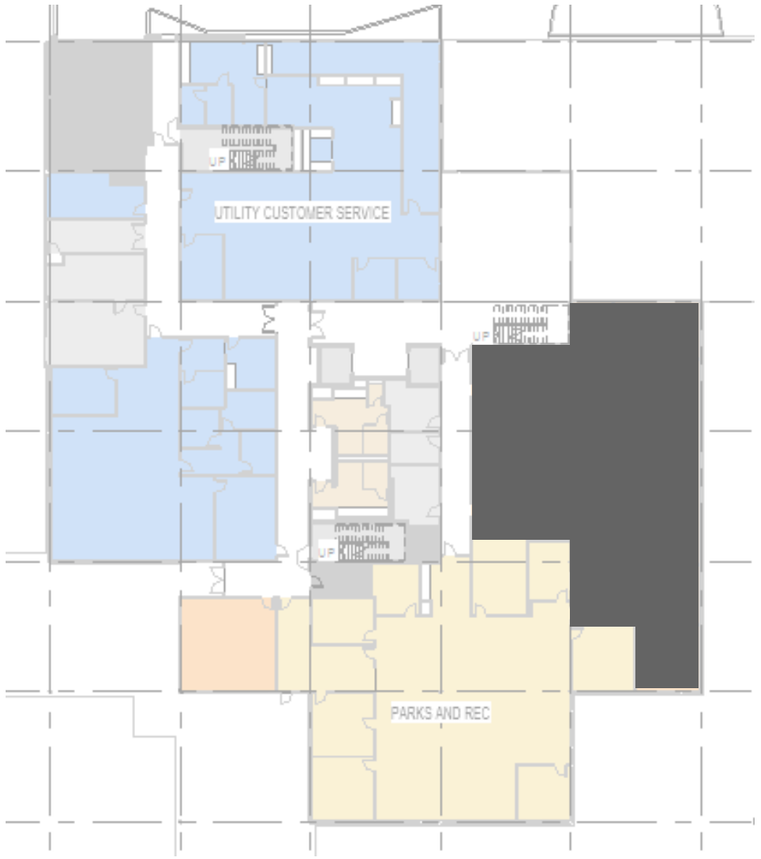
PUBLIC PLAZA ENTRANCE

OPTION 2: Stand Alone City Hall

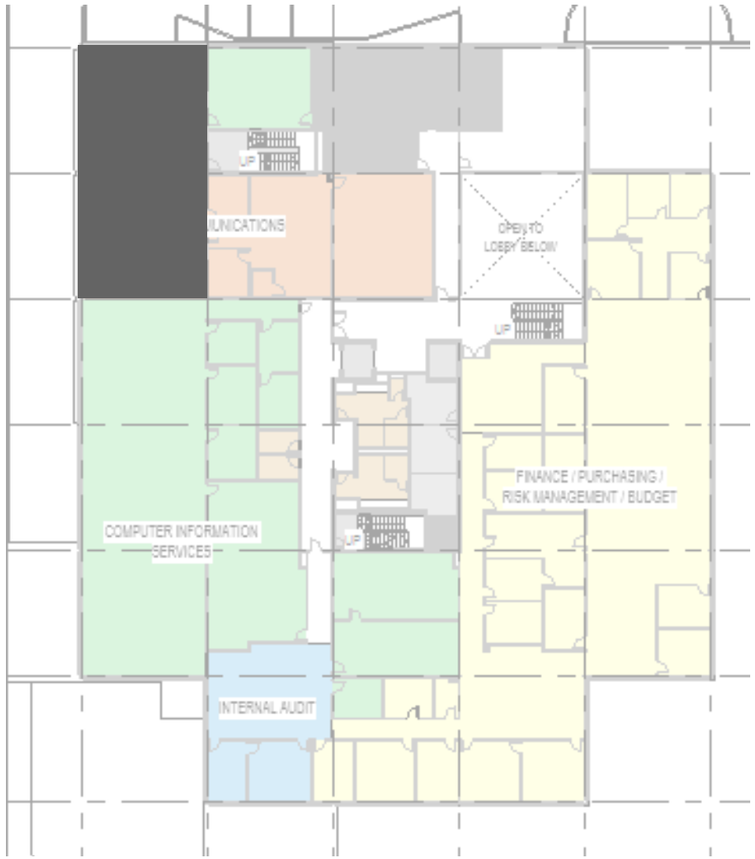
OPTION 2: Stand Alone City Hall

		Square Footage	$/unit	Cost	COMMENTS
New building					
	Building construction	41,679	$ 625	$ 26,049,375	Includes sitework and FF&E
	Owner's contingency		2.0%	$ 520,988	
	GC contingency		2.0%	$ 520,988	
	Buyout			$ 1,000,000	
	Escalation		3.0%	$ 781,481	
Subtotal				**$ 28,872,831**	
	Soft Costs		8%	$ 2,309,827	Architect fees, CM Pre-Construction fees, Etc
Total of New Building				**$ 31,182,658**	
Renovation of Existing building					
	Renovation	66,063	$ 160	$ 10,570,080	Renovation of existing office areas of existing building
	Owner's contingency		2.0%	$ 211,402	
	GC contingency		2.0%	$ 211,402	
	Buyout			$ 1,000,000	
	Escalation		3.0%	$ 317,102	
Subtotal				**$ 12,309,986**	
	Soft Costs		8%	$ 984,799	Architect fees, CM Pre-Construction fees, Etc
Total of Renovation				**$ 13,294,784**	
Total				**$ 44,477,442**	

MSB - Relocating Departments



Level 1: Human Resources 3,829 SF



Level 3: Public Communication 1,773 SF

Departments to vacate:

HR	3,829 SF
Public Communication	1,773 SF
TOTAL SF AVAILABLE:	**5,602 SF**

Departments to move in:

Innovation	2,694 SF
CRA	1,901 SF
Economic Development	4,508 SF
TOTAL SF NEEDED:	**9,103 SF**
DEFICIT:	**3,501 SF**

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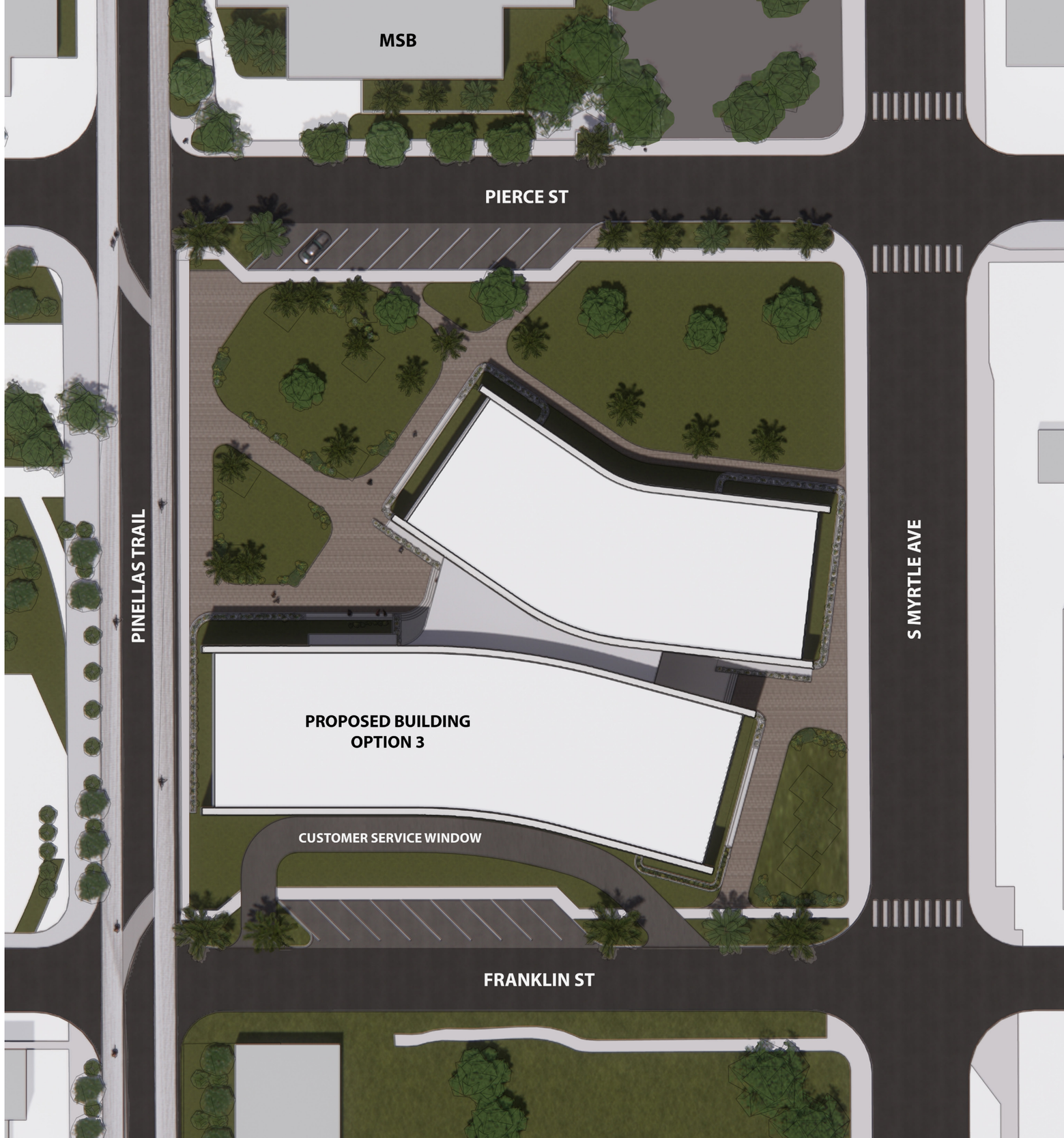
CONCEPTUAL SITE PLAN

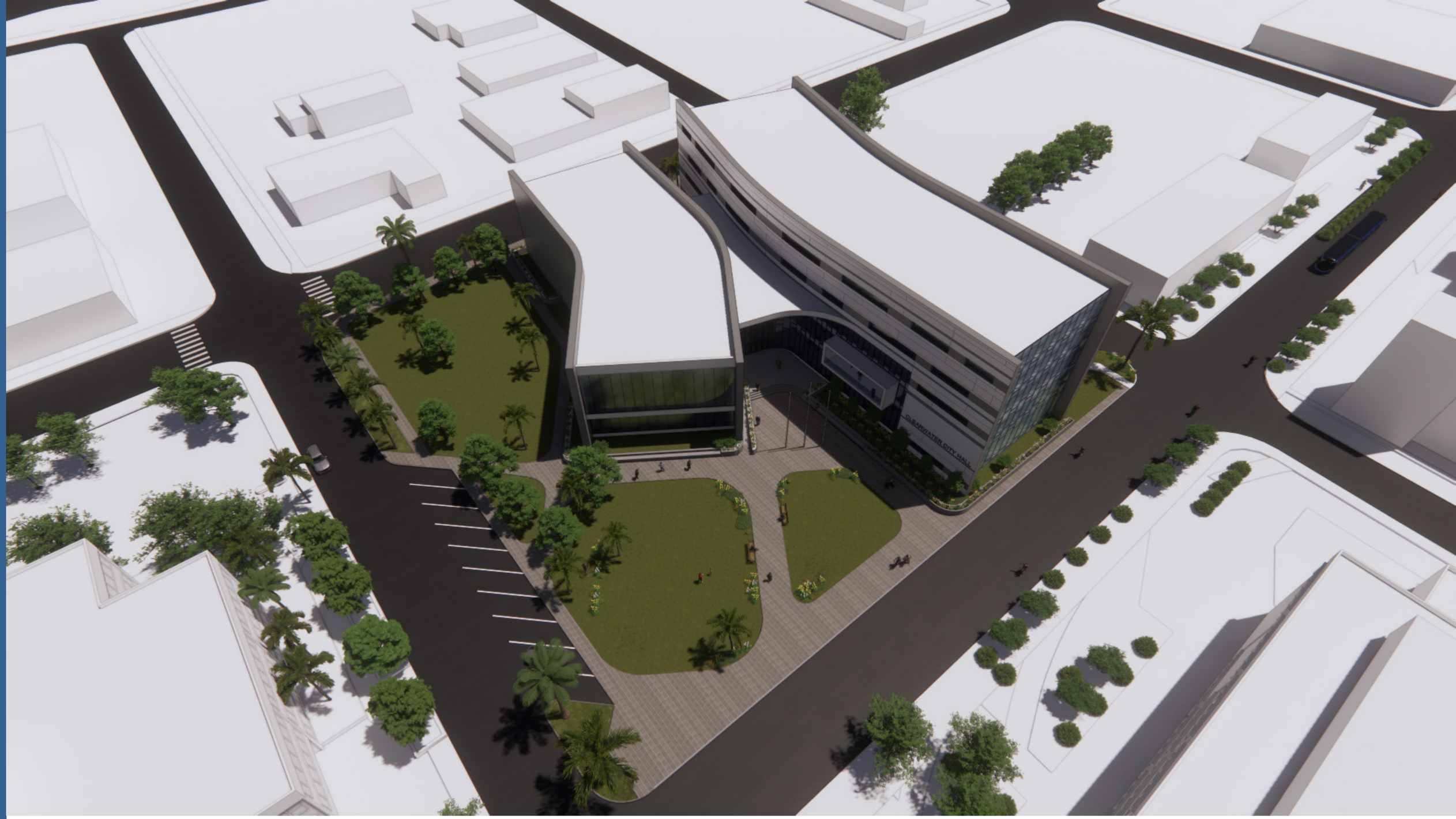
OPTION 3:
Stand Alone Civic Center
MSB & City Hall

Total GSF: **103,633 SF**

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OVERALL SITE VIEW

OPTION 3: Stand Alone Civic Center - MSB & City Hall



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PUBLIC PLAZA VIEW

OPTION 3: Stand Alone Civic Center - MSB & City Hall

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MYRTLE AVENUE VIEW

OPTION 3: Stand Alone Civic Center - MSB & City Hall

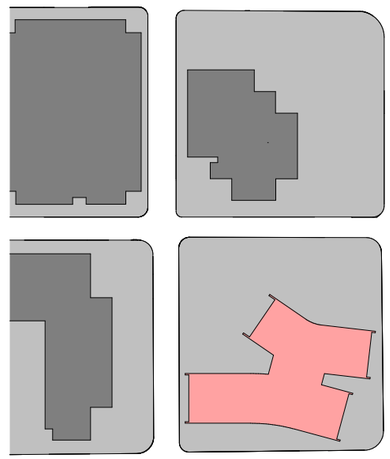
CONCEPTUAL FLOOR PLAN

OPTION 3: Stand Alone Civic Center - MSB & City Hall

Level 1

- CUSTOMER SERVICE
- ECONOMIC DEVELOPMENT
- CRA
- PUBLIC COMMUNICATION
- BACK OF HOUSE
- TRAINING





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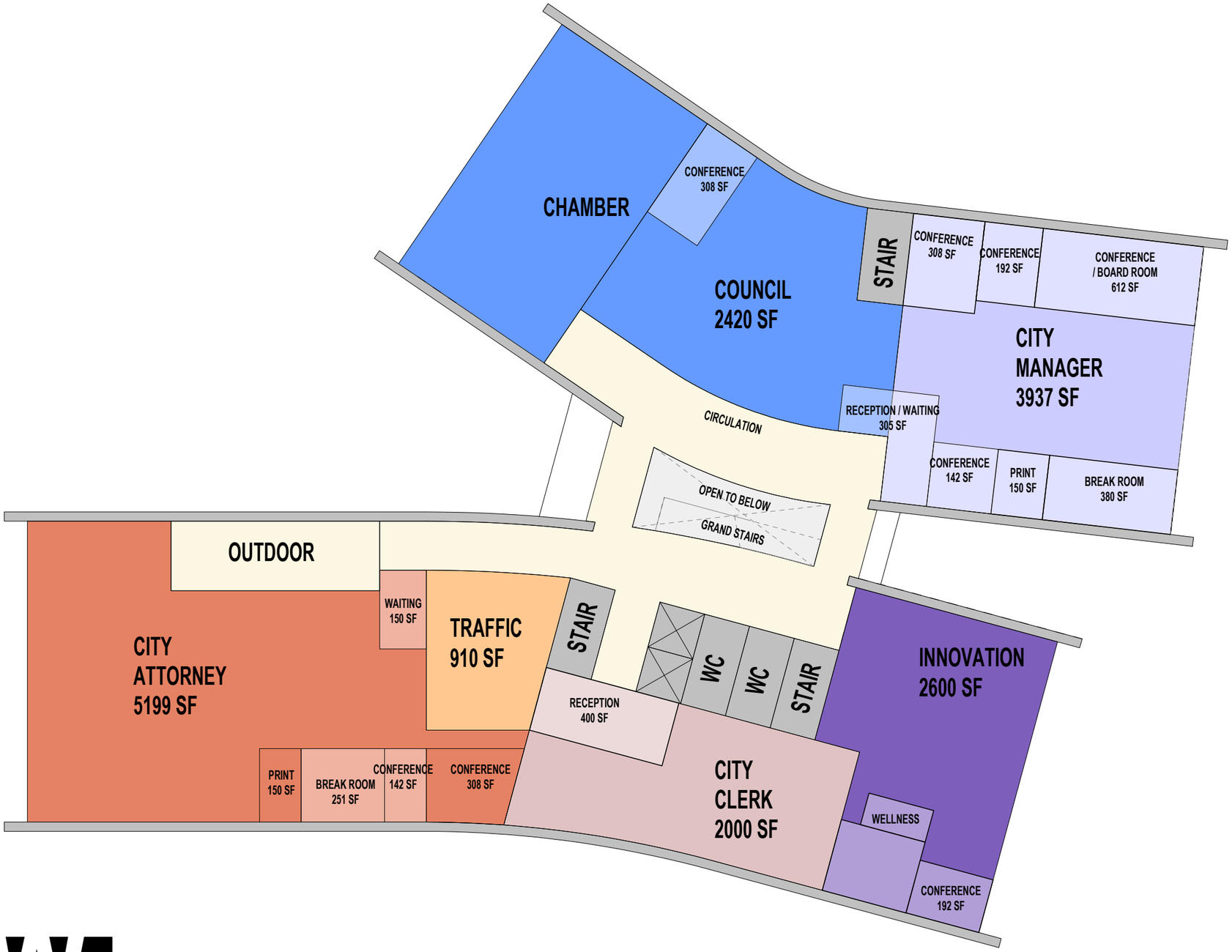
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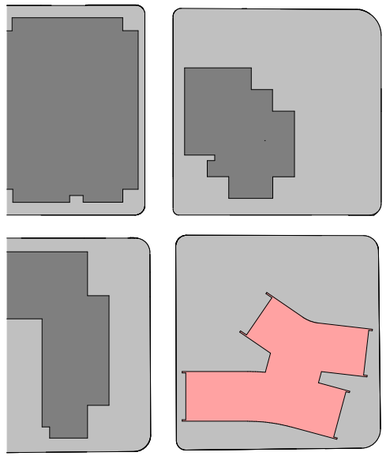
CONCEPTUAL FLOOR PLAN

OPTION 3: Stand Alone Civic Center - MSB & City Hall

Level 2

- TRAFFIC
- CITY MANAGER
- COUNCIL
- CITY CLERK
- ATTORNEY
- INNOVATION





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LEVEL 2 - LOBBY

OPTION 3: Stand Alone Civic Center - MSB & City Hall

CONCEPTUAL FLOOR PLAN

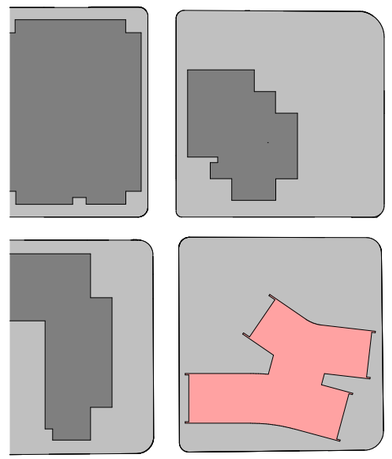
OPTION 3: Stand Alone Civic Center - MSB & City Hall

Level 3

ENGINEERING

PLANNING AND DEVELOPMENT





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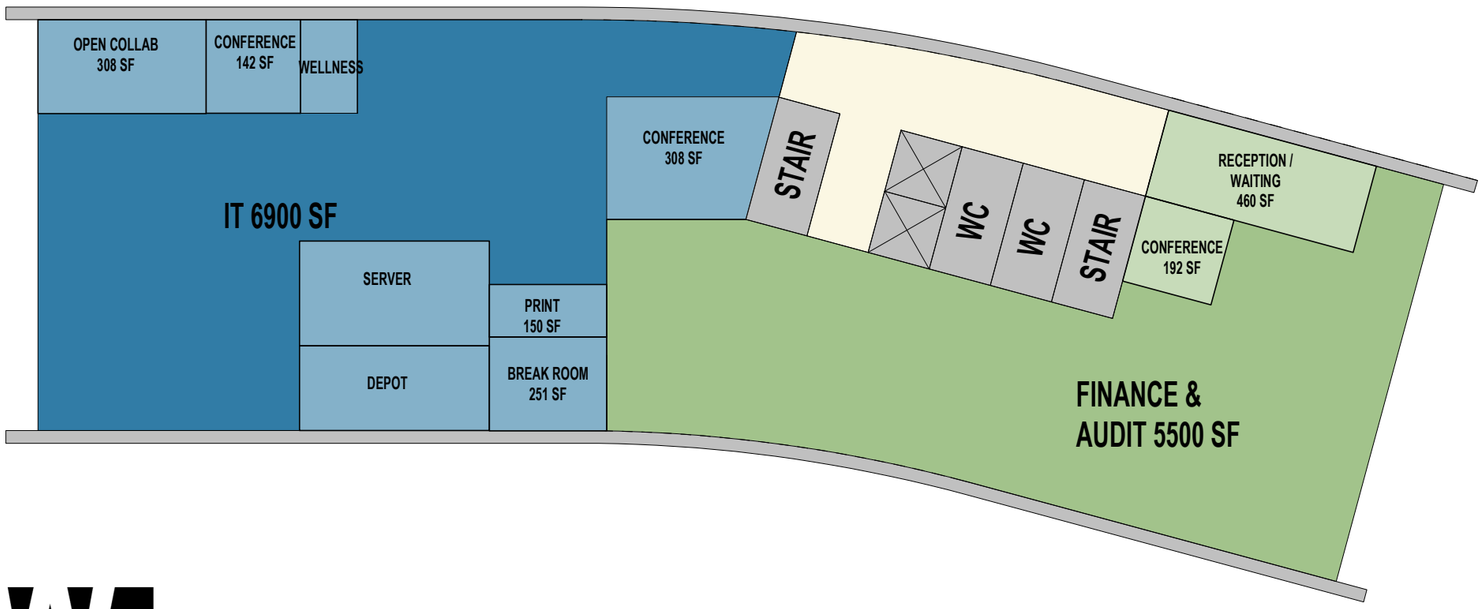
CONCEPTUAL FLOOR PLAN

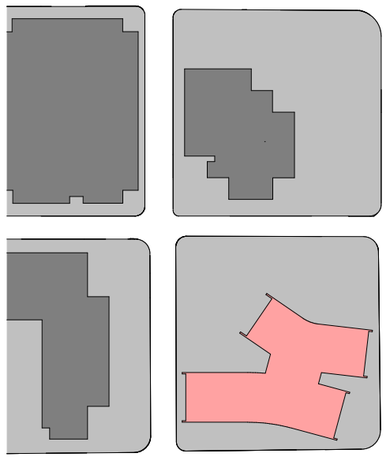
OPTION 3: Stand Alone Civic Center - MSB & City Hall

Level 4

FINANCE & AUDIT

INFORMATION TECHNOLOGY





CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

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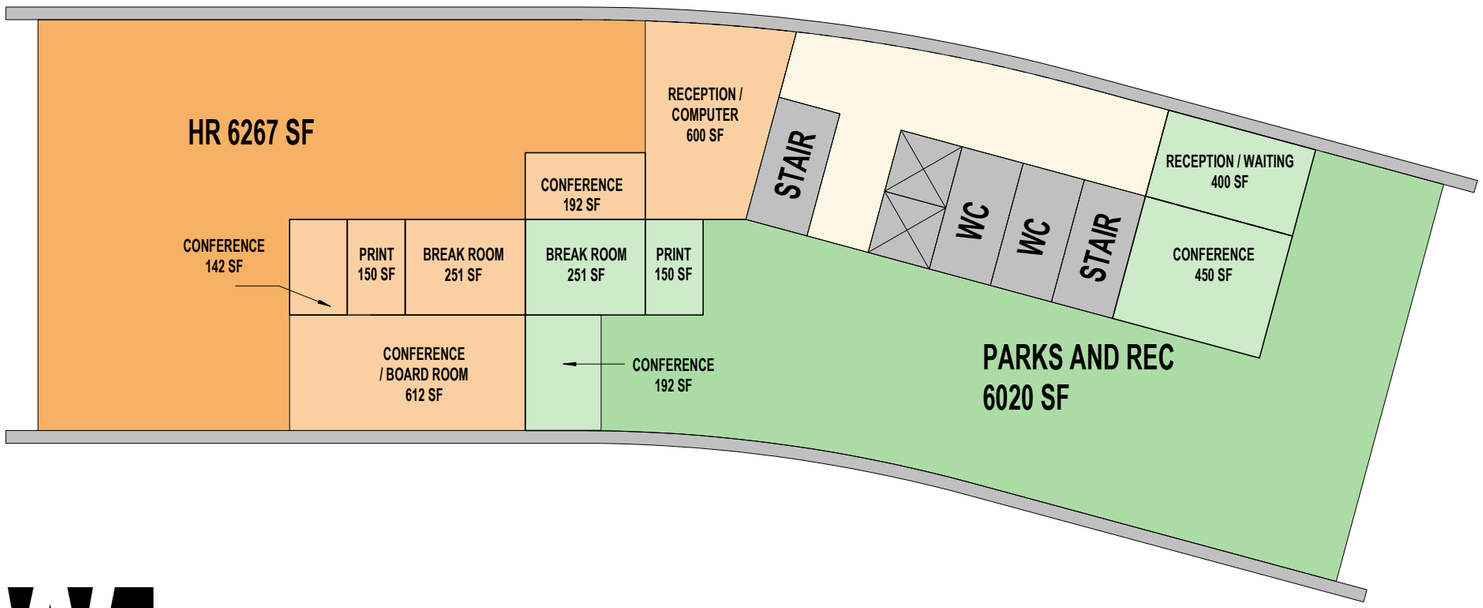
CONCEPTUAL FLOOR PLAN

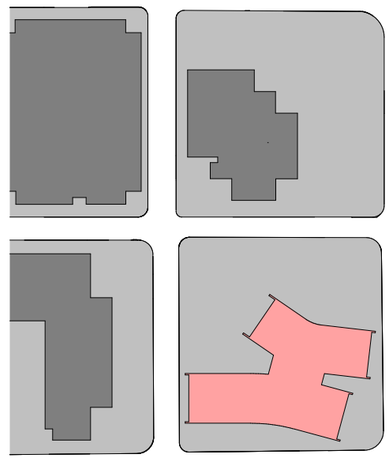
OPTION 3: Stand Alone Civic Center - MSB & City Hall

Level 5

HUMAN RESOURCES

PARKS AND REC





CLEARWATER
BRIGHT AND BEAUTIFUL · BAY TO BEACH

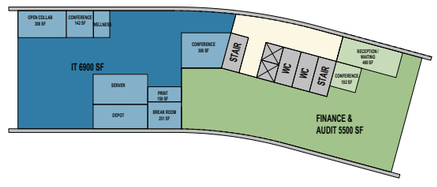
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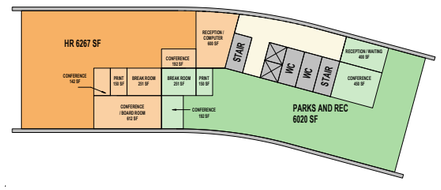
OPTION 3: Stand Alone Civic Center - MSB & City Hall











Level 1

- CUSTOMER SERVICE
- ECONOMIC DEVELOPMENT
- CRA
- PUBLIC COMMUNICATION
- BACK OF HOUSE
- TRAINING

Level 2

- TRAFFIC
- CITY MANAGER
- COUNCIL
- CITY CLERK
- ATTORNEY
- INNOVATION

Level 3

- ENGINEERING
- PLANNING AND DEVELOPMENT

Level 4

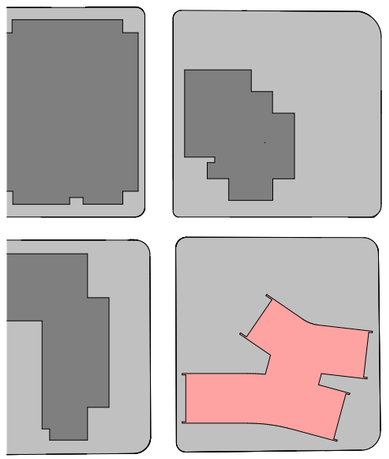
- FINANCE & AUDIT
- INFORMATION TECHNOLOGY

Level5

- HUMAN RESOURCES
- PARKS AND REC

OVERALL BUILDING SIZE:

Total GSF: 103,633 SF



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PUBLIC PLAZA ENTRY

OPTION 3: Stand Alone Civic Center - MSB & City Hall

OPTION 3: Stand Alone Civic Center - MSB & City Hall

		Square Footage	$/unit	Cost	COMMENTS
New building					
	Building construction	103,633	$ 625	$ 64,770,625	Includes sitework and FF&E
	Owner's contingency		2.0%	$ 1,295,413	
	GC contingency		2.0%	$ 1,295,413	
	Buyout			$ 1,000,000	
	Escalation		3.0%	$ 1,943,119	
Subtotal				**$ 70,304,569**	
	Soft Costs		8%	$ 5,624,366	Architect fees, CM Pre-Construction fees, Etc
Total				**$ 75,928,934**	

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CONCEPTUAL DESIGN OPTIONS COMPARISON

OPTION 1:
MSB Addition



Total GSF: 101,450 SF

Addition: 35,387 SF
Existing: 66,063 SF

New Construction: $26,638,261
Renovation: $16,345,568

Total Cost: $42,983,829
**Includes Renovation of Existing Building.*

OPTION 2:
Stand Alone - City Hall



Total GSF: 109,742 SF

New Building: 41,679 SF
Existing MSB: 66,063 SF

New Construction: $31,182,658
Renovation: $13,294,442

Total Cost: $44,477,442
**Includes Renovation of Existing Building.*

OPTION 3:
Stand Alone Civic Center - MSB & City Hall



Total GSF: 103,633 SF

Total Cost: $75,928,934

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