

# Schematic Design & Budget Review

City Council Worksession - May 6, 2019



# Agenda

Schedule

Process

Site Development Overview

Floor Plan

3D Renderings

- Exterior
- Interior

Budget Discussion





# Visioning Takeaways

Exterior





- Large soffit/overhang over lower windows
- Natural, clean feeling materials
- Solid/Void (Public/Private) relationship



- Curved roofline creates building hierarchy
- Inviting Green Space - Roof hints at tying into nature
- Materiality helps break up large glass volumes



- Organic roofline pulls you into the space
- Glass and wood brings in natural feel
- Clean design and massing



- Balance of Glass and Solids - Welcoming
- Effective night lighting - creating a "beacon"
- Sloped Roofs and layers of material



- Covered entry plaza
- Soft lighting and rich feeling material
- Exterior wood accents paired with stone and metal



- Clean aesthetic
- "Inside out" appearance - needs to control privacy
- An anchor of





# Visioning Takeaways

Interior





- Open, comfortable lobby with drop-in space
- Hard flooring - durability
- Conversational in nature



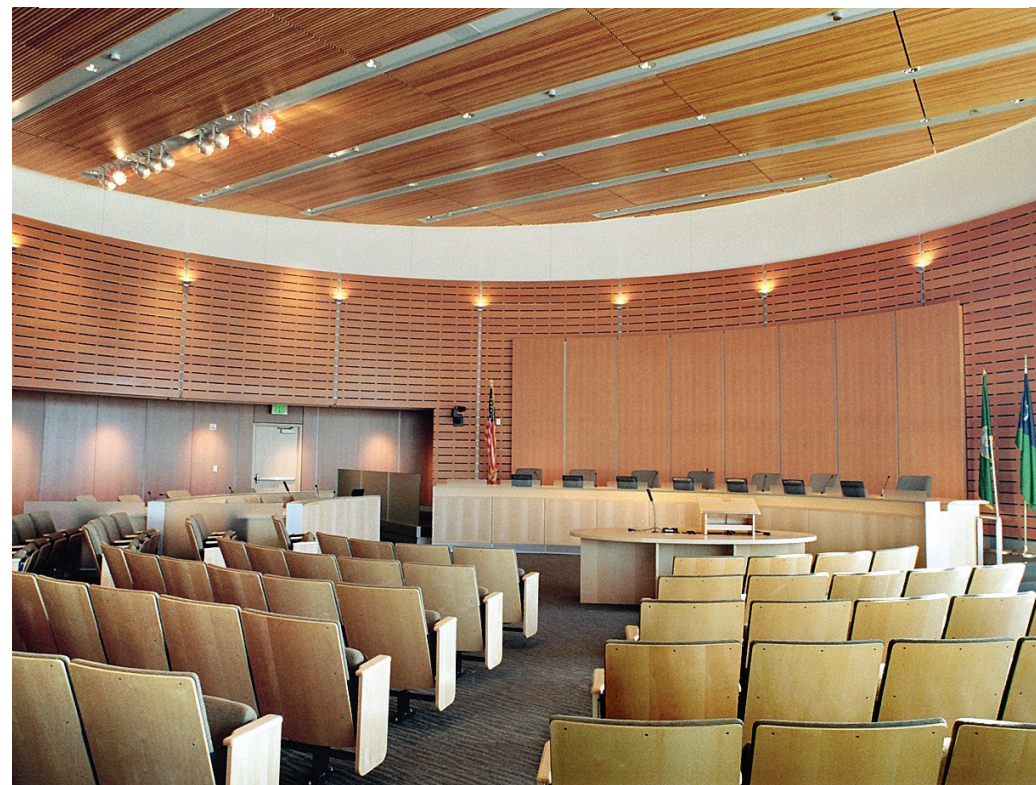
- Warm interior finishes with transparency
- Durable flooring material
- Wood ceiling and accents



- Service centered transaction space
- Staff will not be "caged in" - (Polk Co. examples)
- Clear separation of public/private space



- Modern material palette
- Flexible room seating
- Johnston Chambers would want clerk/dept. stations



- Theater style seating - good for audience but inflexible
- Curved council dais and support stations
- Wood accent panels and headwall



- Feels like traditional mid-size city council space
- Flexible seating and raised dais
- Clean, modern space for city council to meet





**Polk Co. Building Tours**  
PCCC - PCJC - Iowa Judicial Bldg



Eye Candy

Forward Thinking

Community Pride

Small Feel, Big Impact

Social Events

**What we heard.**

“Johnston does it right.”

Flexibility

Welcoming

Anchor to the community

Technology

On Budget

Sustainable

Unique

# Visioning Takeaways

## Community Identity

Make an Impact - Anchor the Town Center - Citizens and Services first

## Sense of Place

Safe - Forward Thinking - Community Pride

## Sense of Purpose

Enhance Services to Community - Embrace Technology - Long-Term Flexibility

## Sense of Style

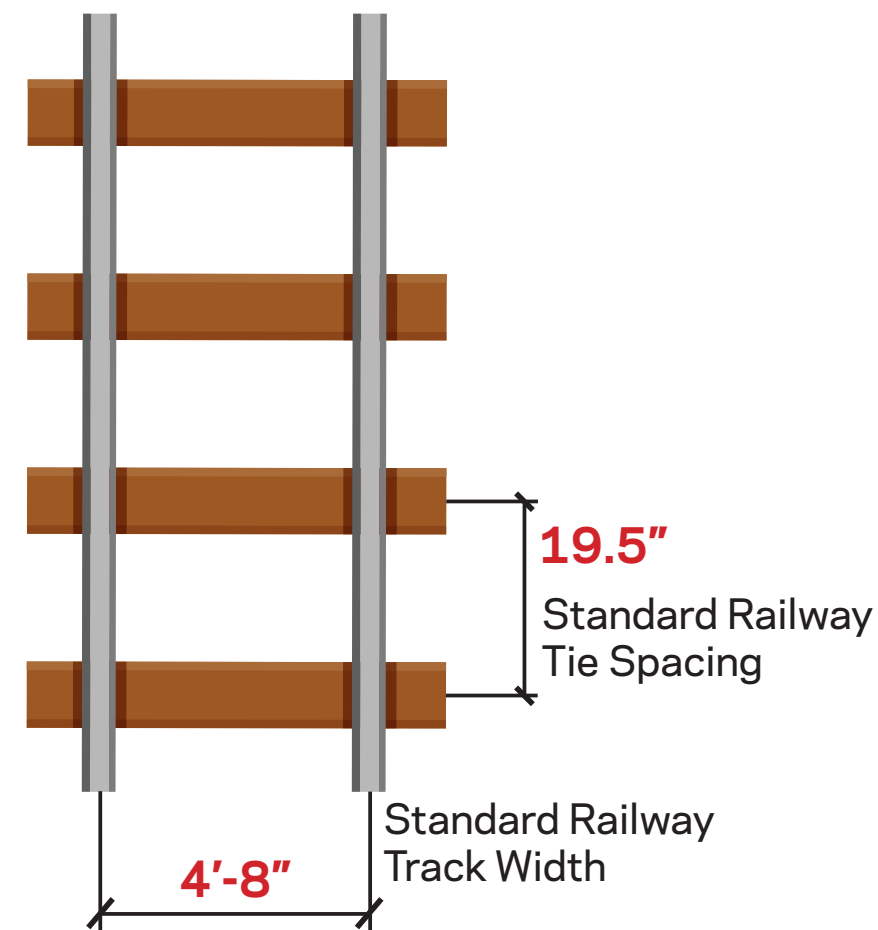
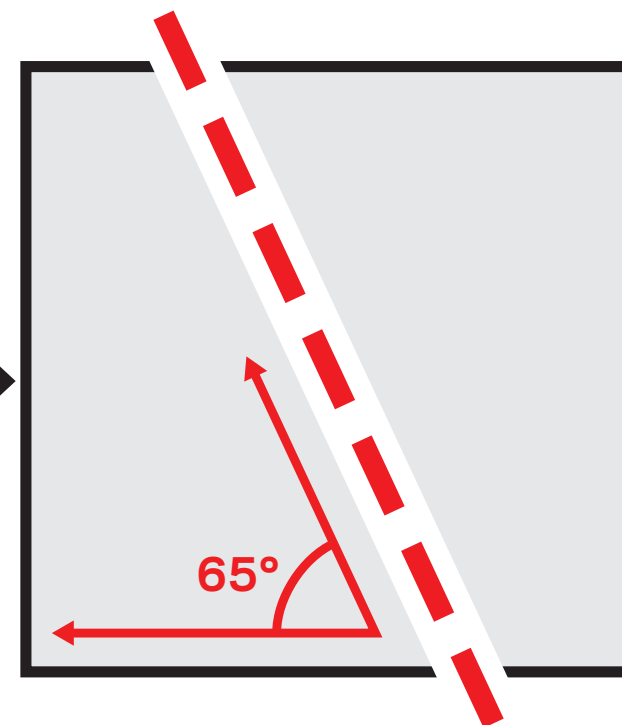
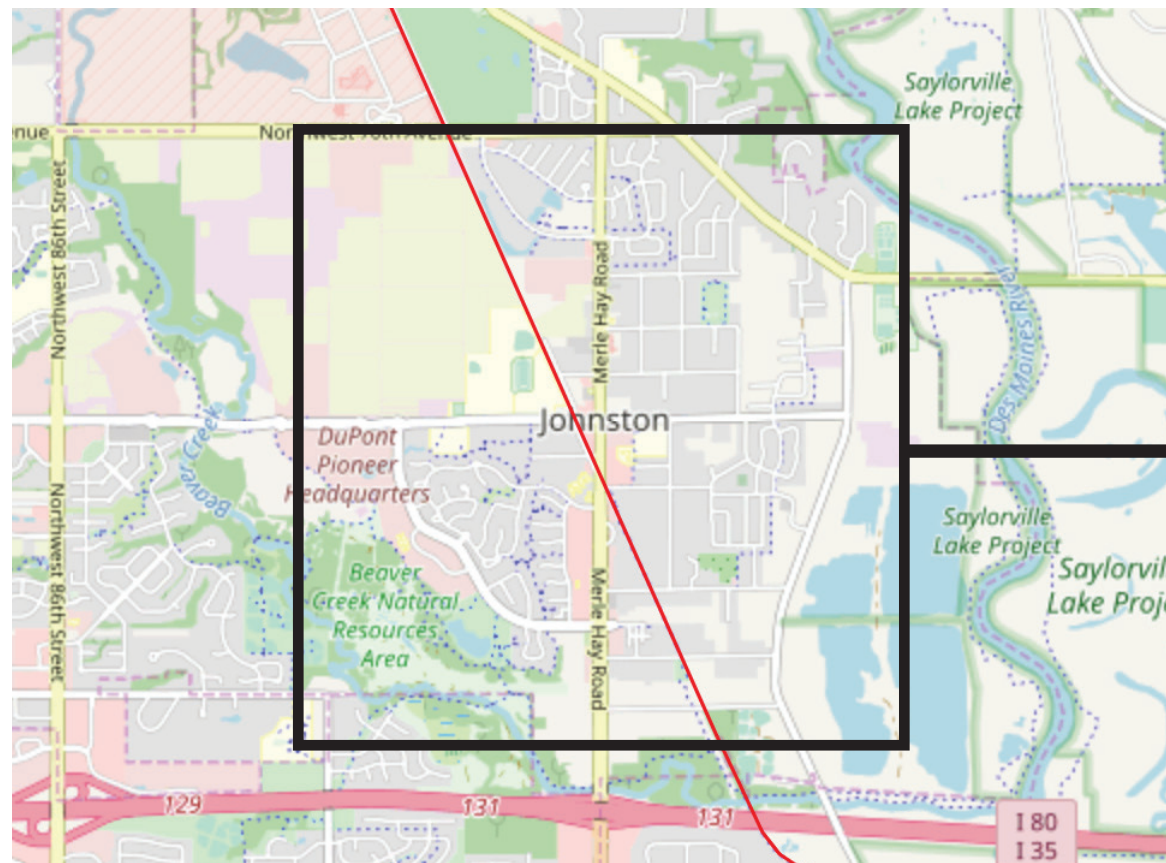
Large Inviting Spaces- Community Driven - Represents Johnston



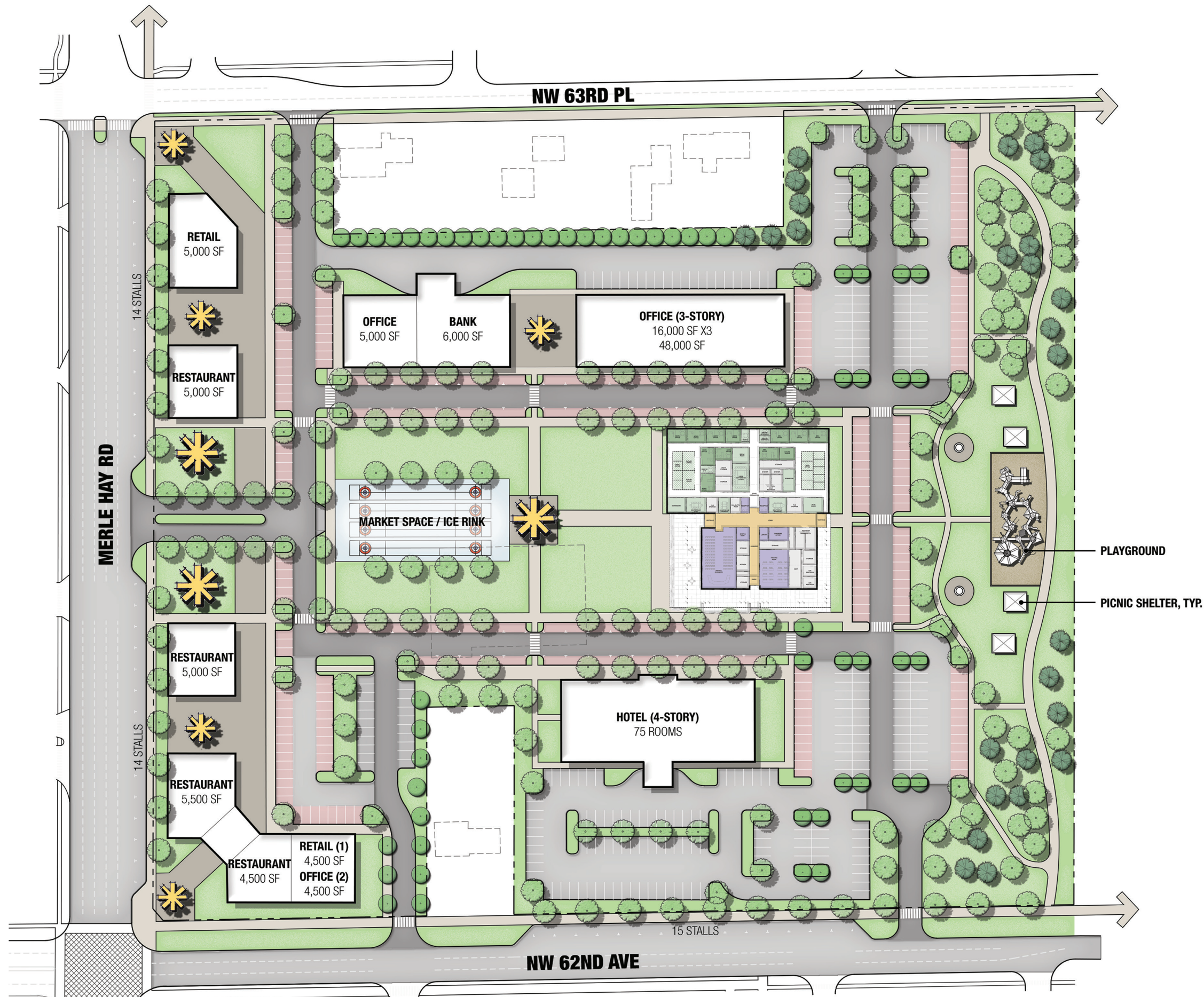


# Historical Precedents











# Schematic Floor Plan

24,450 SF - (30 Employees)

## Administrative Workspaces:

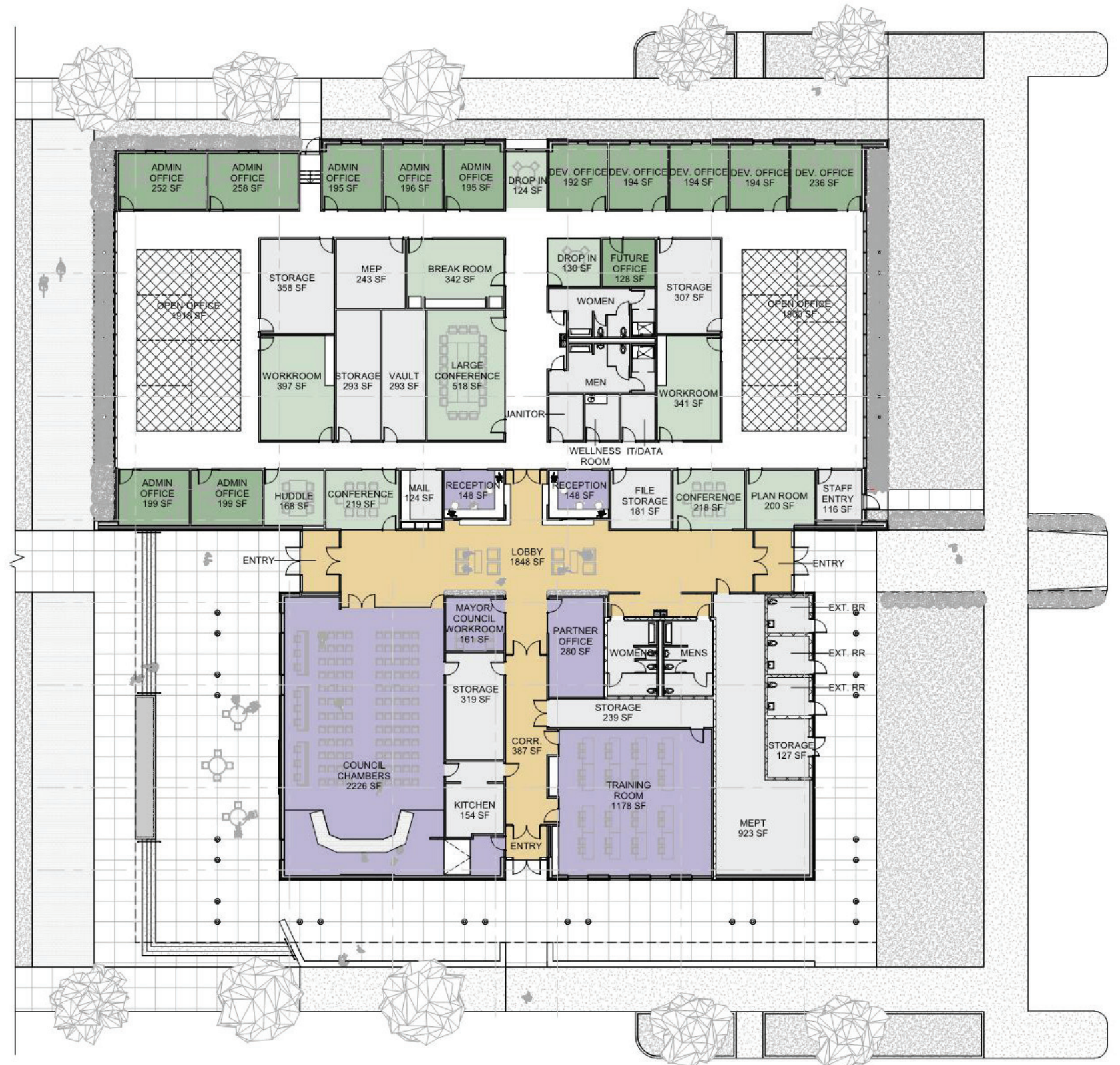
- 7 Offices
- 8 Workstations

## Comm. Development Workspaces:

- 6 Offices
- 9 Workstations

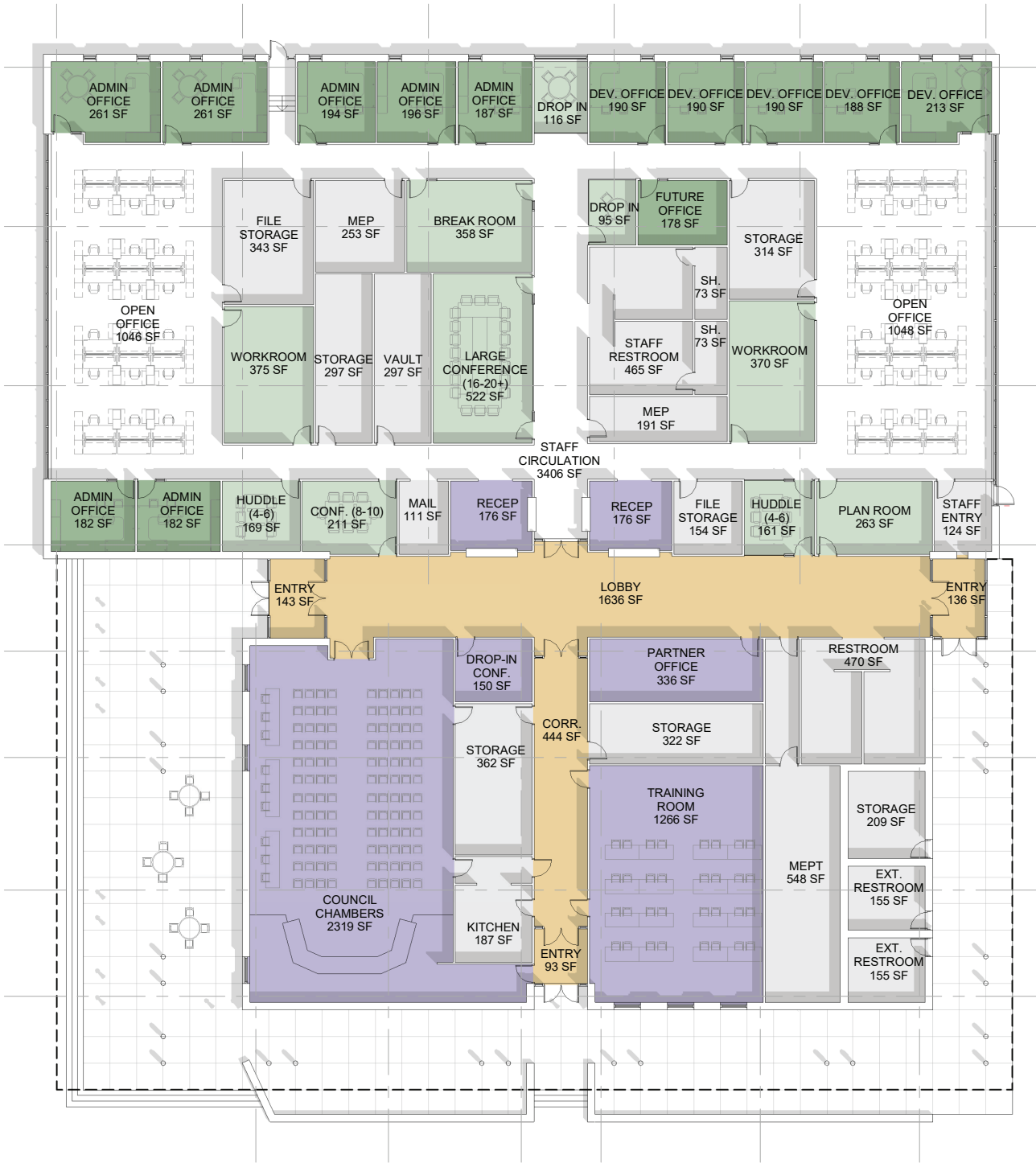
## Shared Workspaces:

- (1) 2-4 Person Huddle Rooms
- (3) 4-6 Person Conference Room
- (2) 8-10 Person Conference Room
- (1) 20 Person Conference Room
- Training Room (60-80 people)
- Council Chambers (100+ people)





# Future Growth



Medium Density  
50% Growth (48 employees)



High Density  
100% Growth (60 employees)





VIEW FROM WEST





VIEW FROM SOUTHWEST





PLINTH VIEW FROM SOUTHWEST





VIEW FROM SOUTH





VIEW FROM SOUTHEAST





VIEW FROM EAST





VIEW FROM NORTH





VIEW FROM NORTHWEST





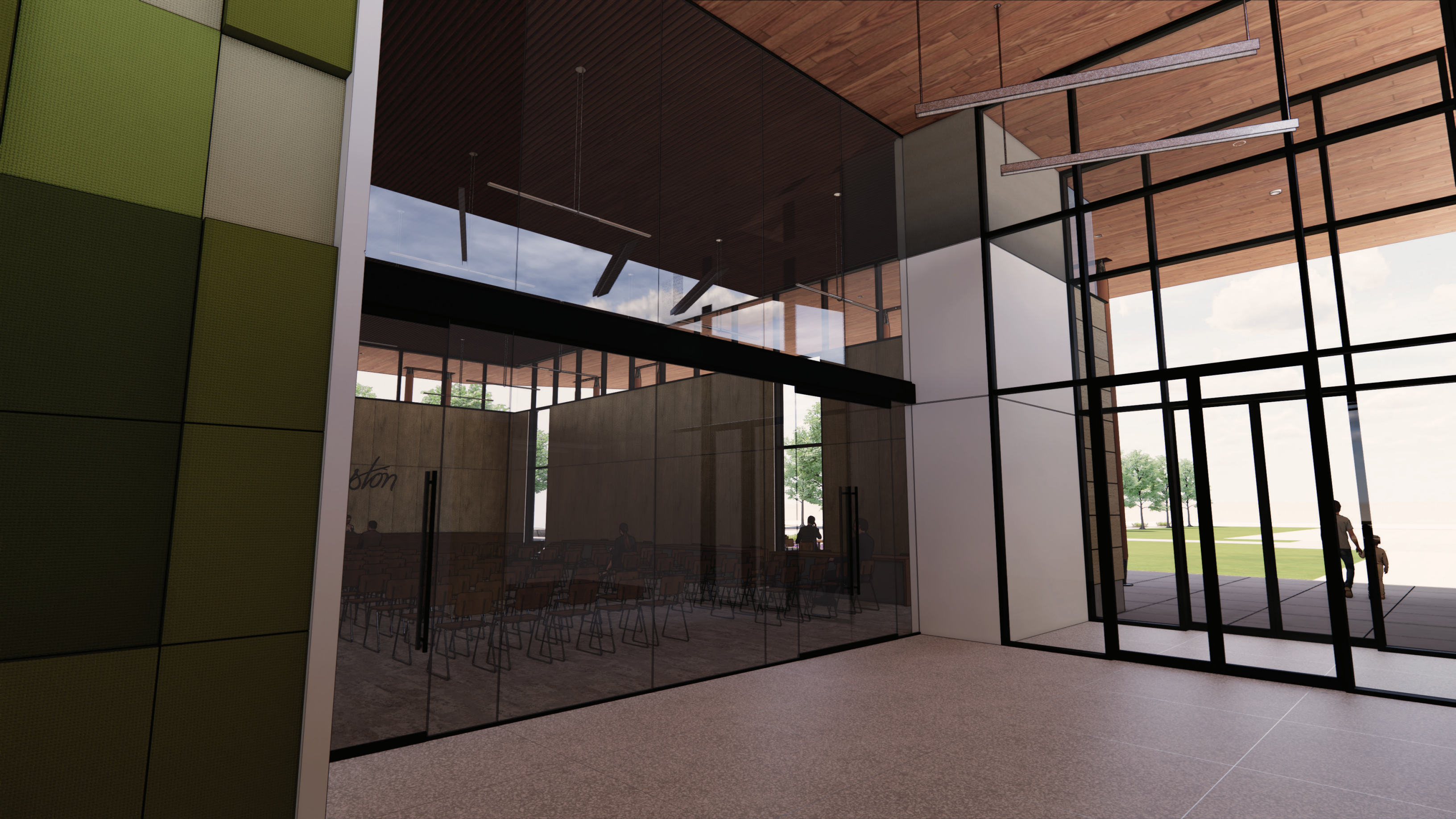
WEST LOBBY ENTRY LOOKING EAST





LOBBY VIEW LOOKING WEST





COUNCIL CHAMBERS ENTRY





COUNCIL CHAMBERS LOOKING SOUTHWEST





# Johnston City Hall Schematic Design Estimate

The Hansen Company, Inc. (05-04-2019)

		ESTIMATE TOTALS	
Description	Amount	Description	Amount
CONCRETE	446,551	LABOR	
MASONRY	470,105	MATERIAL	978,838
METALS	769,114	SUBCONTRACT	6,393,590
WOOD, PLASTIC, AND COMPOSITES	330,114	EQUIPMENT	
THERMAL AND MOISTURE PROTECTION	662,383	OTHER	
OPENINGS	738,260		
FINISHES	1,341,233		<b>\$7,372,428</b>
SPECIALTIES	208,050		
EQUIPMENT	87,000	INSURANCE BURDEN	92,155
FURNISHINGS	42,680	GENERAL CONDITIONS	737,243
FIRE SUPPRESSION	113,131	CONTINGENCY %	737,243
PLUMBING	241,949	FEE	276,466
HEATING, VENTILATION, AND AIR CONDITIONING	650,652		
ELECTRICAL	939,450		<b>\$1,843,067</b>
COMMUNICATIONS	107,738		
ELECTRONIC SAFETY AND SECURITY	83,252		
EARTHWORK	25,000	<b>TOTAL.....</b>	<b>\$9,215,535</b>
EXTERIOR IMPROVEMENT	100,767		
UTILITIES	15,000		