



DATE: June 29, 2017

AGENDA ITEM # 3

**TO:** Hillview Community Center Project Task Force

**FROM:** J. Logan, Process Liaison

**SUBJECT:** Discussion and Review of the Community Center Feasibility Assessment:  
STRATAap Report

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### **BACKGROUND**

In February 2017, STRATAap performed a community center feasibility study for three options; renovate the existing Hillview Community Center, construct a new facility with a defined project budget of \$20 million, or planning a phased construction. Renovation per square foot costs exceed those of new construction due to the extensive work needed as identified in the 2016 Facility Condition Assessment. To meet base programming needs (excluding gym and theater), a total project budget of approximately \$30 million was identified (including site work/utilities, soft costs, and escalation to construction). A reduced program to meet a \$20 million project required a reduction of overall square footage by 39%. Council approved staff's recommendation and directed staff to create a Capital Improvement Project for the design and construction of a new community center with a project budget of \$25 million and directed staff to begin selection of a qualified architect to begin design.

### **DISCUSSION**

Engineering Services Manager Christopher Lamm will present a summary report to the Task Force and will review the STRATAap findings. In addition, he will provide an overview and analysis as to the scope of the study, outcomes of the report and the application of the STRATAap Report to the goals of the Task Force set by Council.

#### Attachment:

- A. *Community Center Feasibility Assessment: STRATAap Report* – previously distributed under separate cover and available in the June 15, 2017 Agenda materials
- B. Summary Presentation – to be distributed under separate co