



LOS ALTOS HILLVIEW COMMUNITY CENTER
LOS ALTOS, CA

NOLL & TAM ARCHITECTS
JANET TAM
PRINCIPAL IN CHARGE

OPPENHEIM -LEWIS
SCOTT LEWIS
COST ESTIMATOR

JAMES GWISE
PROJECT MANAGER

TRINA GOODWIN
INTERIORS ARCHITECT

TASK FORCE MEETING
SEPT 11, 2017

DESIGN TEAM AGENDA

CONTINUE REVIEW OF (3) SITE OPTIONS	10 MIN
PROJECT COST ANALYSIS	10 MIN
DISCUSSION/QUESTIONS: SITE RECOMMENDATIONS	30 MIN
INTERIOR SPACE ALLOCATION RECOMMENDATION	10 MIN

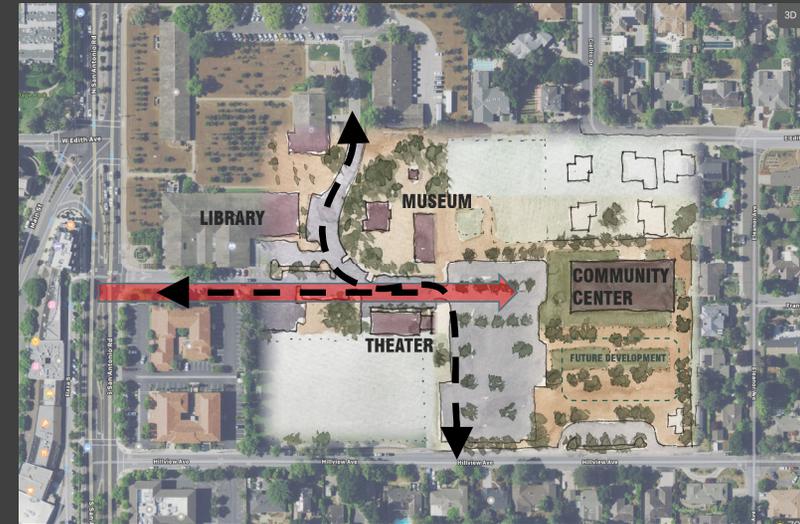
MEETING GOALS

- FINAL RECOMMENDATION OF COMMUNITY CENTER SITE LOCATION
 - INTERIOR SPACE ALLOCATION RECOMMENDATION
 - PREPARE FOR SEPT 26TH COUNCIL STUDY SESSION
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REVIEW SITE OPTIONS

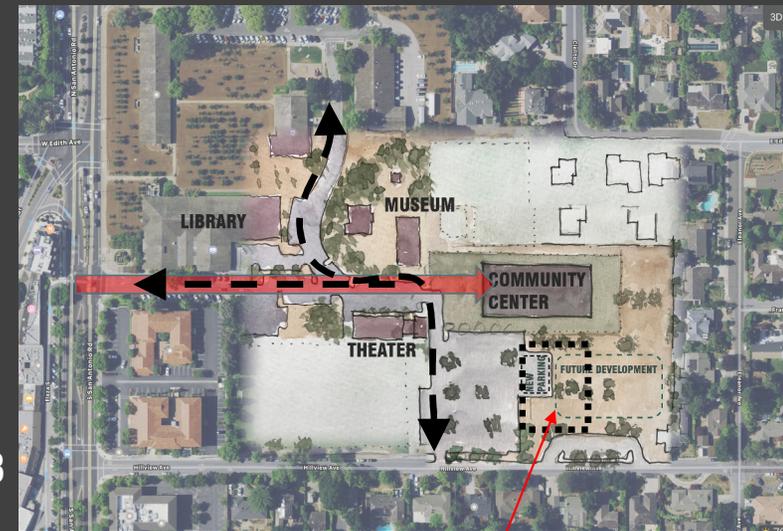
SITE OPTION ANALYSIS:

- 1. Relationship to civic center core**
Farthest away from core
- 2. Impact to neighbors:**
Moderate (to north and east)
Need landscape buffers
Low impact to Hillview Ave
- 3. Downtown Connection**
Moderate (visual only)
- 4. Option to reuse Hillview cc bldgs.:**
Potential to retain (1) row @ south
- 5. Parking and traffic circulation**
Reuse entire existing lot; no change
- 6. Pedestrian Circulation**
Good pedestrian connection to core
- 7. Cost**
Least cost, closest to budget
- 8. Future expansion potential**
Good : South portion of site
- 9. Political sensitivity**
Likely none
 - Adjacent neighbors?
- 10. Impact to existing trees**
Potential to preserve 2/3rds
- 11. New Utility Connections**
Good proximity to utilities
- 12. Useable outdoor space potential**
Potential to the south
North and East consider neighbors
- 13. Phasing / Scheduling Impacts**
Interim location for Park & Rec needed
No other apparent scheduling impacts



SITE OPTION ANALYSIS:

- 1. Relationship to civic center core**
Strong connection to core
Strengthens campus feel
- 2. Impact to neighbors:**
Lowest impact to neighbors
- 3. Downtown Connection**
Strongest visual connection
- 4. Option to reuse Hillview cc bldgs.:**
Potential to retain (1) row @ south
- 5. Parking and traffic circulation**
Must replace 30 spaces lost
- 6. Pedestrian Circulation**
Direct pedestrian connection to core
- 7. Cost**
2nd most costly, slightly higher than #3
- 8. Future expansion potential**
Good : Southeast portion of site
- 9. Political sensitivity**
Likely none
- 10. Impact to existing trees**
Best possibility to preserve all mature trees
- 11. New Utility Connections**
Connections Slightly further than #3
- 12. Useable outdoor space potential**
Potential to east and south depending on new parking location
- 13. Phasing / Scheduling Impacts**
Interim location for Park & Rec needed
No other apparent scheduling impacts

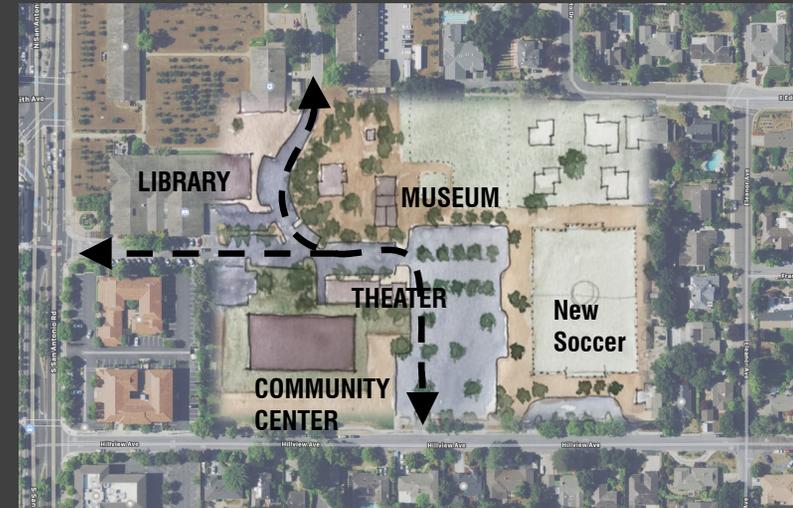


Relocated parking

4

SITE OPTION ANALYSIS:

- 1. Relationship to civic center core**
Strong connection to core
- 2. Impact to neighbors:**
Potential high impact to Hillview Ave
- 3. Downtown Connection**
No connection
- 4. Option to reuse Hillview cc bldgs.:**
No option if soccer relocated there
- 5. Parking and traffic circulation**
Reuse entire existing lot; no change
Impact to library parking
- 6. Pedestrian Circulation**
May incur more car/pedestrian conflict at access road
- 7. Cost**
Highest cost, Exceeds budget more substantially; Site Haz Mat unknown
- 8. Future expansion potential**
Limited- Overall site smaller
- 9. Political sensitivity**
Potentially high
 - Hillview neighbors?
 - Soccer users?
- 10. Impact to existing trees**
Must protect Heritage Oak
Remove all trees for new soccer
- 11. New Utility Connections**
New connections may be required
- 12. Useable outdoor space potential**
More limited: landscape buffer for Hillview neighbors likely required.
- 13. Phasing / Scheduling Impacts**
Interim soccer field required
Phase I Environmental Assessment



PROJECT COST

PRELIMINARY BUDGET ESTIMATE

\$25 Million Budget Target

COMPARISON OF OPTIONS

OPTION 3

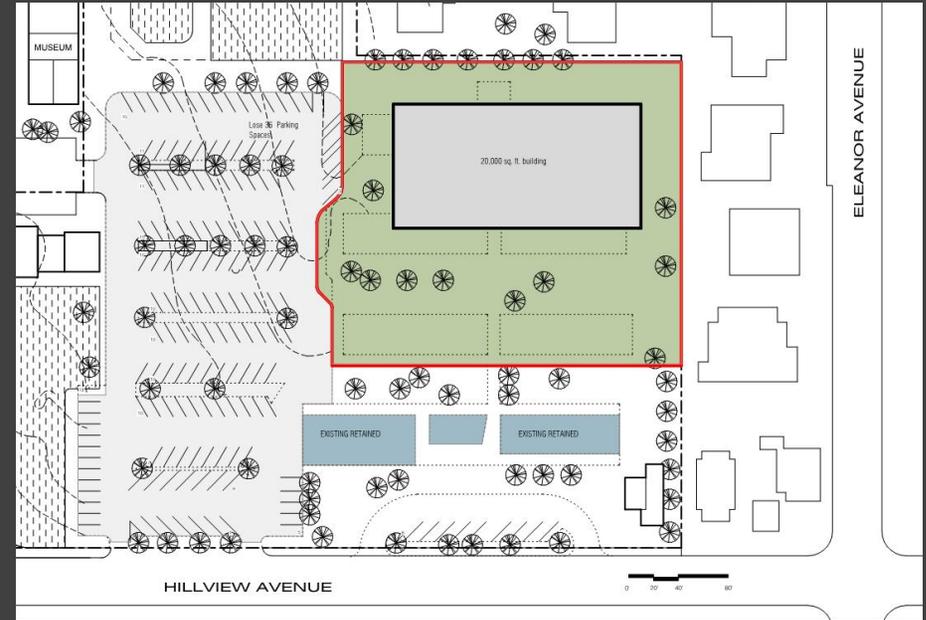
OPTION 4

OPTION 5

• BUILDING COST (Based on 20,000 sf)	\$14,646,672	\$14,646,672	\$14,646,672
• SITEWORK COST	\$3,901,918	\$4,120,954	\$3,534,754
• SOCCER FIELD			\$1,955,625
• <u>SOFT COSTS</u>	<u>\$7,500,000</u>	<u>\$7,500,000</u>	<u>\$8,000,000</u>
TOTAL PROJECT COSTS	\$26,048,590	\$26,267,625	\$28,137,051

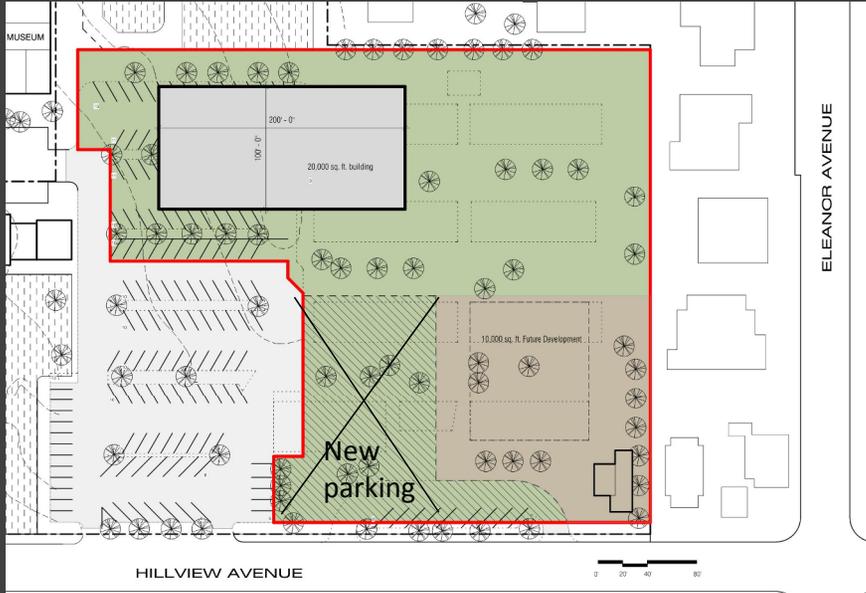


TOTAL SITE AREA 112,600 SQ. FT.

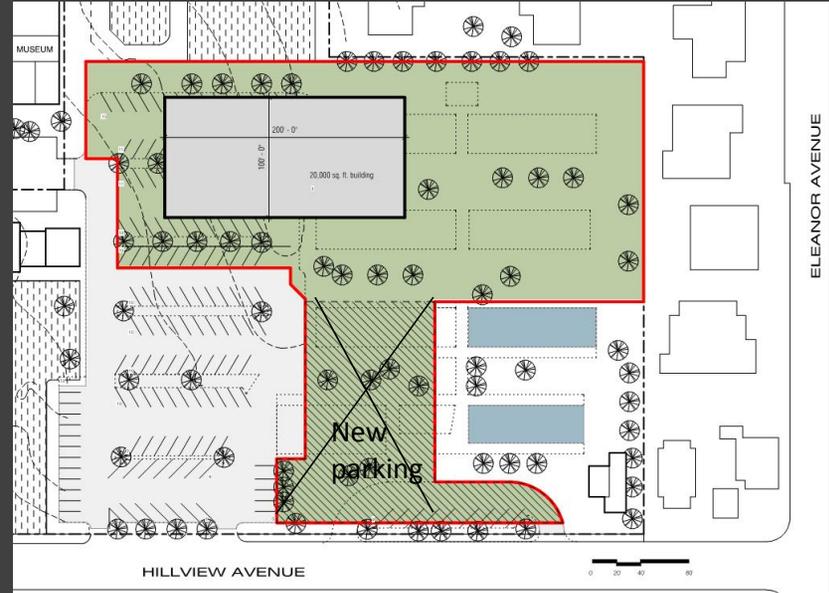


REDUCED SITE AREA 69,000 SQ. FT.

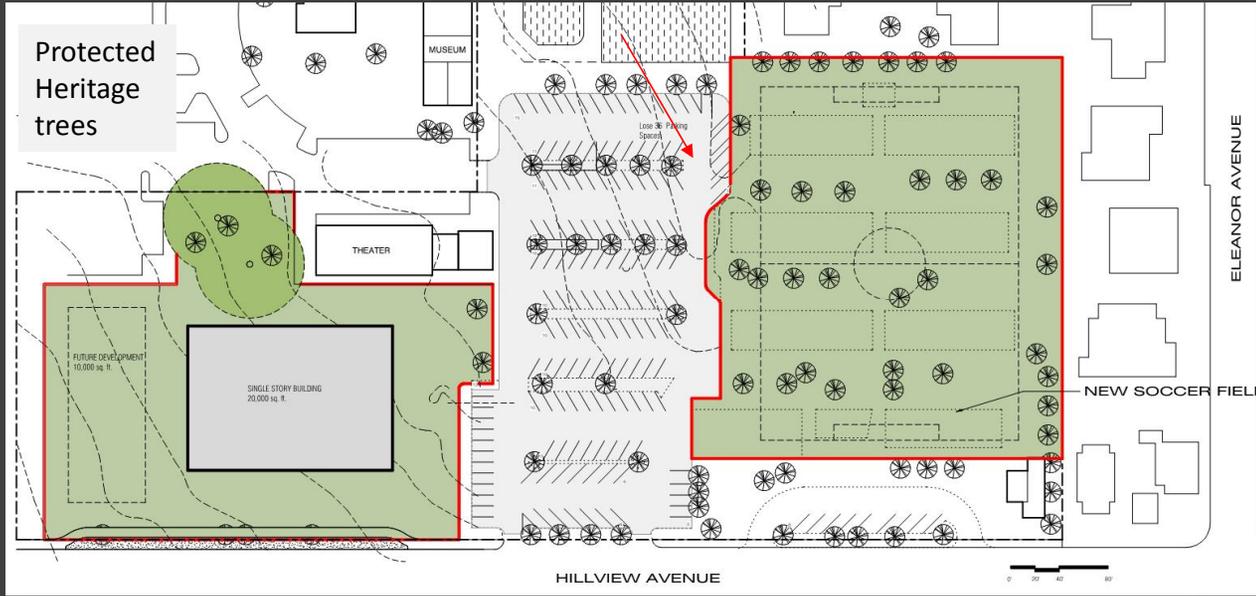
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TOTAL SITE AREA 138,673 SQ. FT.



REDUCED SITE AREA 109,916 SQ. FT.



61,700 SQ. FT.

94,325 SQ. FT.

TOTAL SITE AREA 156,025 SQ. FT.



40,000 SQ. FT.

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PRELIMINARY BUDGET ESTIMATE

\$25 Million Budget Target

COMPARISON OF OPTIONS

	OPTION 3	OPTION 4	OPTION 5
• BUILDING COST (Based on 20,000 sf)	\$14,646,672	\$14,646,672	\$14,646,672
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POTENTIAL COST REDUCTIONS

• Reduce Site Areas to Minimum	(\$750,000)	(\$350,000)	(\$350,000)
• Decrease Building Quality	(\$500,000)	(\$500,000)	(\$500,000)

POTENTIAL COST ADDS

• Refinish Existing Parking Lot	\$1,000,000	\$750,000	\$1,000,000
• Increase Building Quality	\$2,000,000	\$2,000,000	\$2,000,000
• Increase Building Area by 3,200 sf	\$2,000,000	\$2,000,000	\$2,000,000
• Provide 2-Story Building in lieu of 1-Story	\$750,000	\$750,000	\$750,000

RANKING

Number	Issue	3	4	5
1	Relationship to civic center core	2	3	3
2	Impact to neighborhood	2	3	1
3	Connection to Downtown	2	3	1
4	Reuse of Hillview buildings	3	3	2
5	Parking and circulation	3	2	3
6	Pedestrian Circulation	2	3	2
7	Cost	3	2	1
8	Future Expansion Potential	3	3	1
9	Anticipated political sensitivity	3	3	1
10	Impact to Existing Trees	2	3	1
11	New Utility Connection	3	2	1
12	Outdoor Space Potential	2	3	2
13	Phasing /Scheduling Impacts	3	3	2
Total		33	36	21



Key

Least Desirable	1
More Desirable	2
Most Desirable	3

SITE

RECOMMENDATION

DISCUSSION

SPACE ALLOCATION RECOMMENDATION

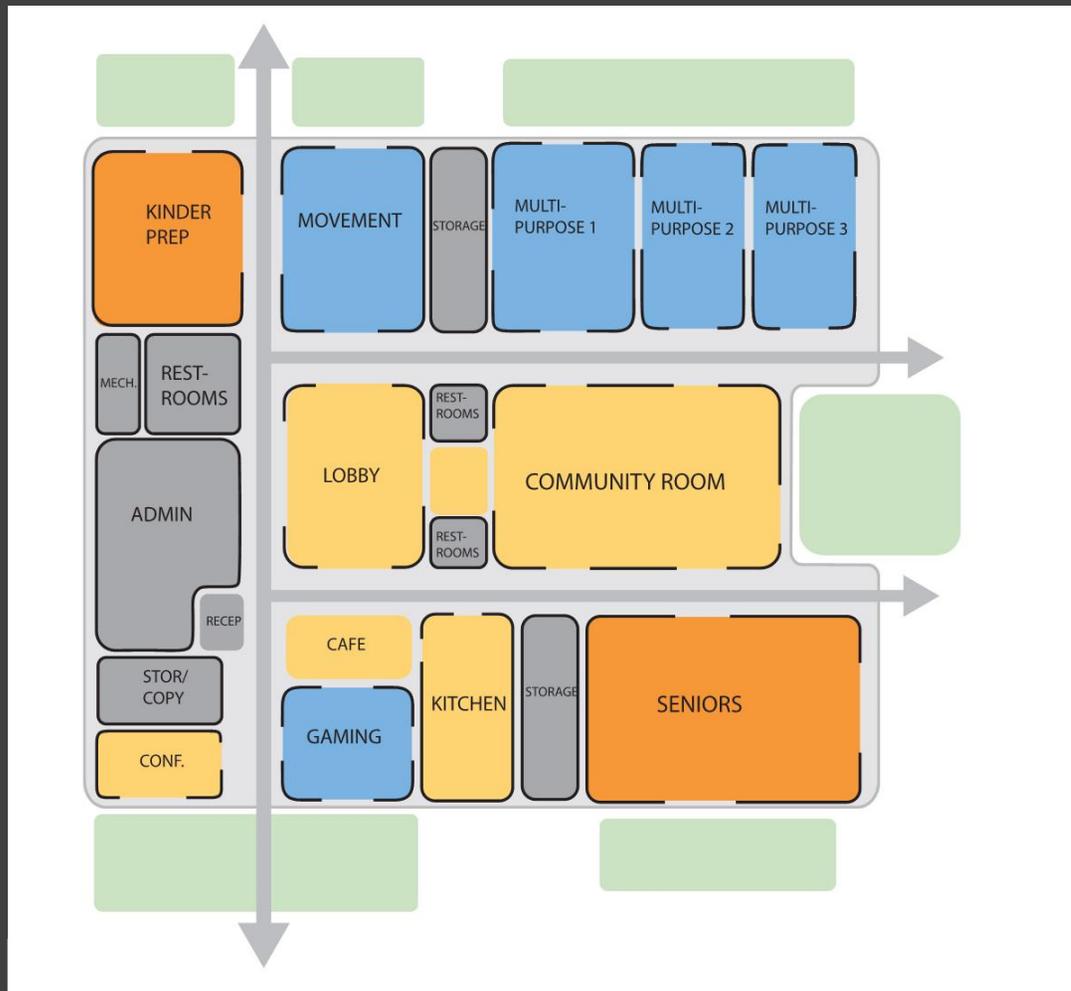
Maximize Flexible Program Rooms

Activity Space	ASF
Non Negotiable Spaces	
Admin Offices (3 offices & workspace)	1200
Reception	200
Restrooms	600
Family Restroom	75
Storage/Copy Room	200
LARGE COMMUNITY EVENT ROOM	
Community Room (150)	2500
Kitchen	700
Storage	400
Lobby-Community Living Room	1000
Café	250
	ADDED CAFE
DEDICATED SPACES	
Seniors (divisible)	2000
Multigenerational Gaming	600
	SMALLER
Kinderprep for 25 (includws toilet and storage)	1000
Storage	200
FLEXIBLE SHARED SPACES	
MP Activity Room 1 (divisible)	1200
Activity Room 3-Arts and Crafts	750
MP Activity Room 2	750
Movement Room	1200
Conference Room	300
Total (Net)	15,125
GSF (75% efficient)	20,167

INTERIOR SPACE ALLOCATION RECOMMENDATION-

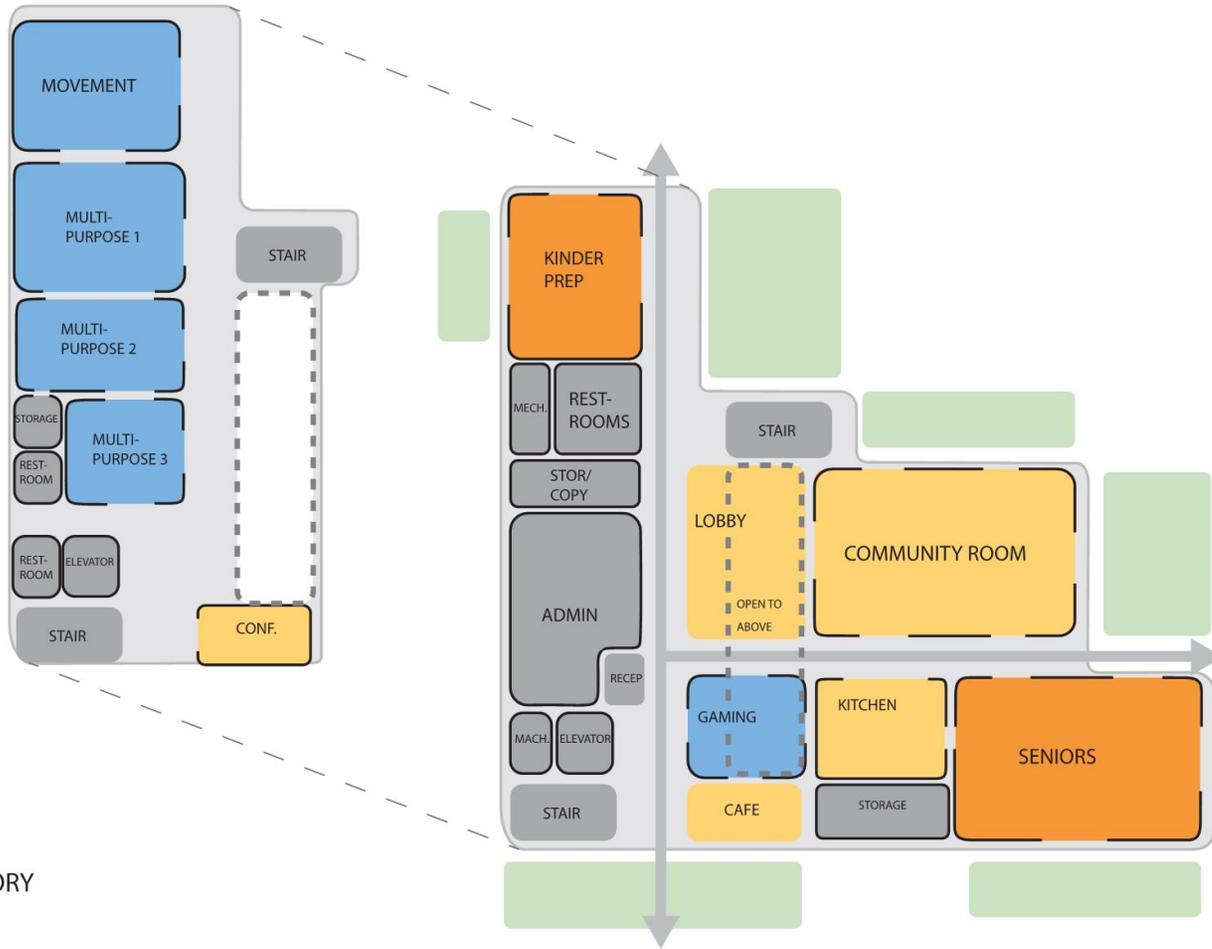
1. 15,000 SF NET FOR USABLE SPACES/ 20,000 SF TOTAL
2. COMMUNITY COMMITMENT TO MULTI-GENERATIONAL
3. SPECIALIZED SPACES: MINIMIZE (KITCHEN, CAFE)
DEDICATED SPACES: PROVIDE FOR SENIOR AND KINDER
FLEXIBLE SPACES: MAXIMIZE TO EXPAND USE OF
DEDICATED USER SPACES
4. THE LOBBY CAN BE A FLEXIBLE PROGRAMMABLE SPACE
5. INCLUDE A LARGE COMMUNITY ROOM FOR 150 PEOPLE
6. WELCOME TEENS @ MULTI-GENERATIONAL GAMING RM
7. INCLUDE A CAFE
8. MAXIMIZE OUTDOOR ACTIVITY SPACE

MAXIMIZE FLEXIBLE PROGRAM SPACES



15,000 sf Net /
20,000 sf Total

ONE STORY PLAN DIAGRAM



15,000 sf Net /
22,300 sf Total

TWO STORY

TWO STORY PLAN DIAGRAM

**REVIEW STAFF
REPORT for
STUDY SESSION**



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