



**LOS ALTOS HILLVIEW COMMUNITY CENTER**  
**LOS ALTOS, CA**

**NOLL & TAM ARCHITECTS**

**JANET TAM**

PRINCIPAL IN CHARGE

**JAMES GWISE**

PROJECT MANAGER

**TRINA GOODWIN**

INTERIORS ARCHITECT

**MIG, INC**

**MATTHEW GABER**

LANDSCAPE PRINCIPAL

**OPPENHEIM LEWIS**

**SCOTT LEWIS**

COST ESTIMATING PRINCIPAL

**TASK FORCE COMMITTEE MEETING**

**AUGUST 8, 2017**



# 3

## Goals Purpose Vision

- **Community Center Trends**
  - **What is a Community Center unique to Los Altos?**
  - **Task Force insights**
-

# TRENDS: A Place for Community Gathering & Connection





# TRENDS: A Place for Community Gathering & Connection





# TRENDS: A Place for Community Learning





# TRENDS: Focus on Wellness & Movement





# TRENDS: Technology





# TRENDS: Cultural & History: Diverse Programming





# TRENDS: Flexible Spaces for a Wide Variety of Uses





# TRENDS: Flexible Spaces for the Future





# TRENDS: Adaptable to Changing Needs and Interests





# TRENDS: Adaptable to Changing Needs and Interests





# TRENDS: Multigenerational Planning





# TRENDS: Multigenerational Planning



Performance



# TRENDS: Multigenerational Planning



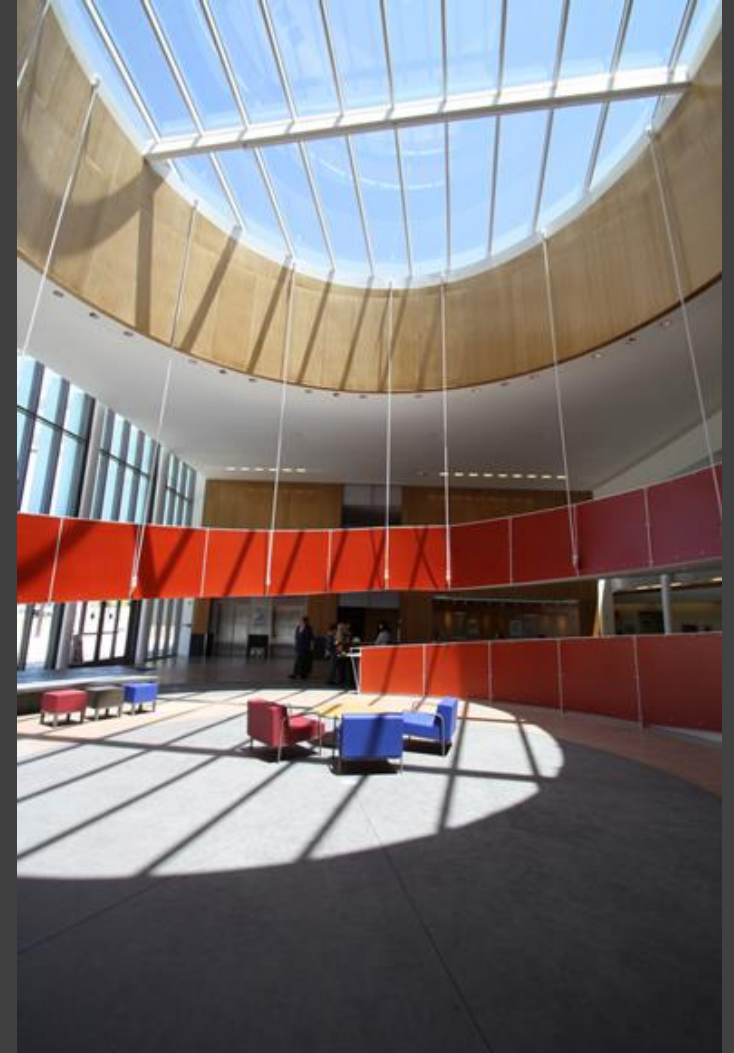
Cooking



# TRENDS: Universal Design

## Universal Design Principles

1. Equitable Use
2. Flexibility in Use
3. Simple and Intuitive Use
4. Perceptible Information
5. Low Physical Effort
6. Appropriate Size and Space for Approach and Use





# TRENDS: What about Dedicated spaces?



Teens



Seniors



# TRENDS: What about Dedicated spaces?



Preschool



Child watch



# TRENDS: What about Dedicated spaces?



Café



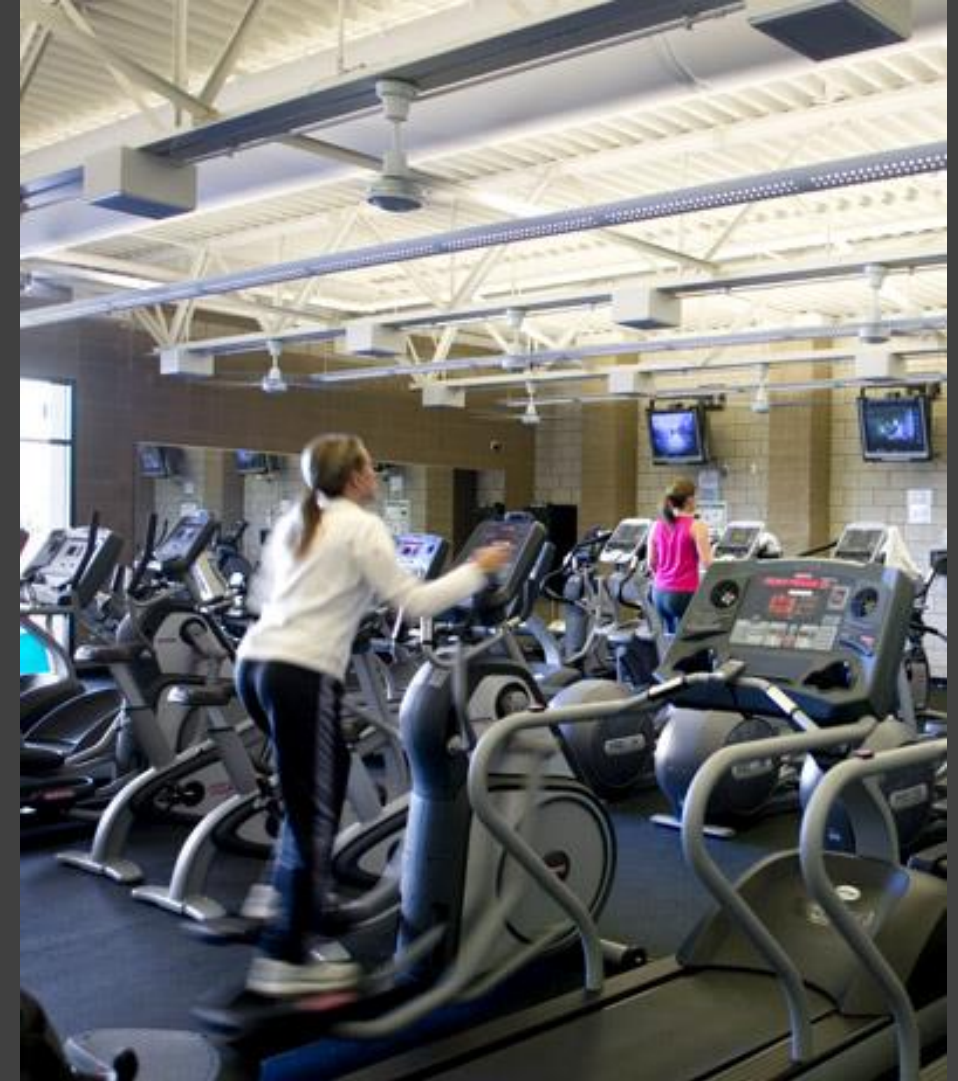
Internet Cafe  
Café de Internet



# TRENDS: What about Dedicated spaces?



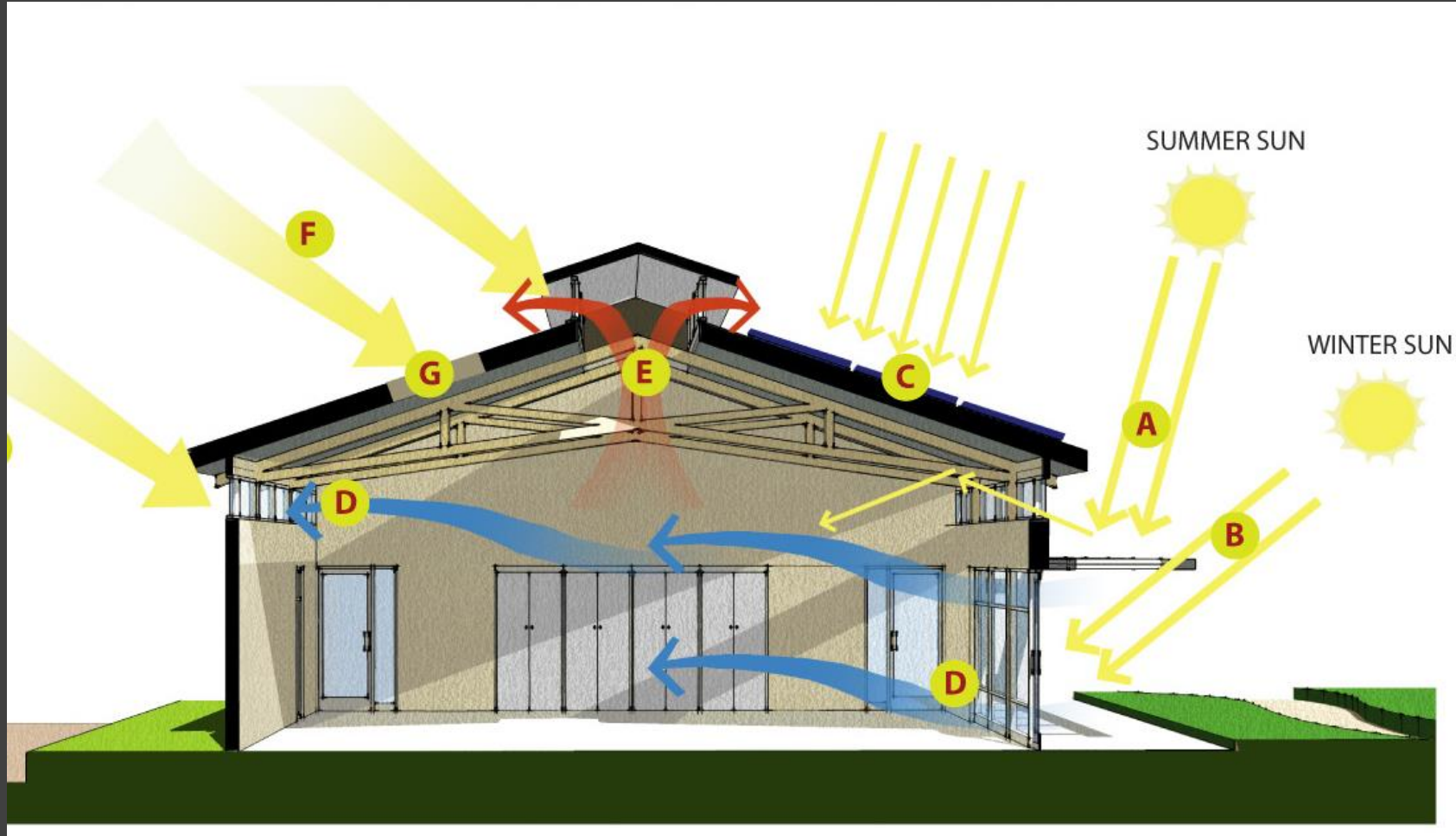
Large Game Rooms



Fitness Equipment



# TRENDS: Environmentally Sustainable





# TRENDS: Financially Sustainable/ Cost Recovery





# TRENDS: Outdoor Rooms





# TRENDS: Outdoor Program spaces





# TRENDS: Outdoor Program spaces



Outdoor Games



# TRENDS: Outdoor Program spaces





# TRENDS: Outdoor Program spaces



Informal Gathering



# TRENDS: Outdoor Program spaces



Edible Gardens & Community Gardens



# TRENDS: Outdoor Program spaces



Farmer's Markets



# TRENDS: Outdoor Program spaces



Festivals & Celebrations



# TRENDS: Outdoor Program spaces





## RECAP: TASK FORCE HIGHLIGHTS FROM JULY 25<sup>TH</sup> :

### What is important to the design of a Community Center at Los Altos?

1. “Seeing around the Corner” - planning for and anticipating the future
  2. Must be Multigenerational
  3. Find the appropriate allocation of dedicated spaces:  
Senior/Youth/Preschoolers
  4. Make the best use of the funds we have
  5. Create programmable outdoor spaces
-



# UNIQUELY LOS ALTOS CONFIRMING THE CENTER'S GREATER PURPOSE & VISION

The Los Altos Community Center will support play, learning and community gatherings and will be configured to maximize connections to existing amenities on the Civic Center campus and downtown.

The building will contain modern amenities, be sustainably designed and provide facilities that are both adequate and useful to the community. The architecture will be inviting and showcase the unique character of Los Altos, with the building located in a beautiful park-like setting.

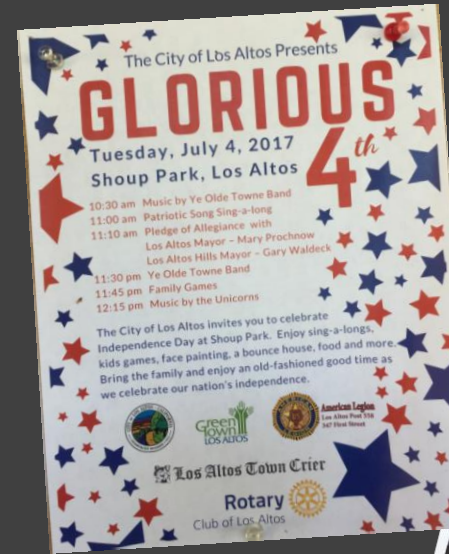


# DEFINING OUR TOUCHSTONE

“THE CITY OF LOS ALTOS IS A GREAT PLACE TO LIVE AND RAISE A FAMILY “ *(Motto on the City’s website)*

## A NEW COMMUNITY CENTER WILL:

- ❑ Enhance Human Connection in a Tech Savvy Community
- ❑ Be Multigenerational - Spanning the Spectrum of Life
- ❑ Be Inclusive And Welcoming – everyone feels they belong
- ❑ Bring The Community To The Heart Of The Civic Center
- ❑ ?? **What will be our Touchstone through the Design Process?**

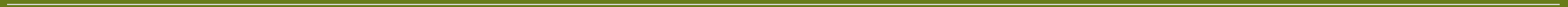




**4**

**COST**

**DISCUSSION**





# PRELIMINARY COST GUIDELINES

Project Budget	\$25,000,000	
Project Soft Costs- 30%	\$7,500,000	
<ul style="list-style-type: none"><li>• Design and Management fees</li><li>• Other fees &amp; services</li><li>• Permit &amp; Agency fees/entitlements</li><li>• Fixtures, Furnishings &amp; Equipment</li><li>• Construction Contingency 10%</li></ul>		
Construction Cost	\$17,500,000	
<ul style="list-style-type: none"><li>• 1 year of Escalation</li><li>• Construction Cost in 2017</li><li>• Demolition of Existing Buildings</li></ul>	\$875,000 \$16,625,000 \$300,000	
25,000 sf sitework @ \$60/sf	\$1,500,000	
25,000 sf sitework @ \$80/sf		\$2,000,000
Available Building Budget in 2017 dollars	\$14,825,000	\$14,325,000
Building Area @ \$625/sf	23,725 gsf	
Building Area @ \$690/sf		20,750 gsf

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**5**

**INTERIOR**

**SPACE**

**PROGRAMMING**

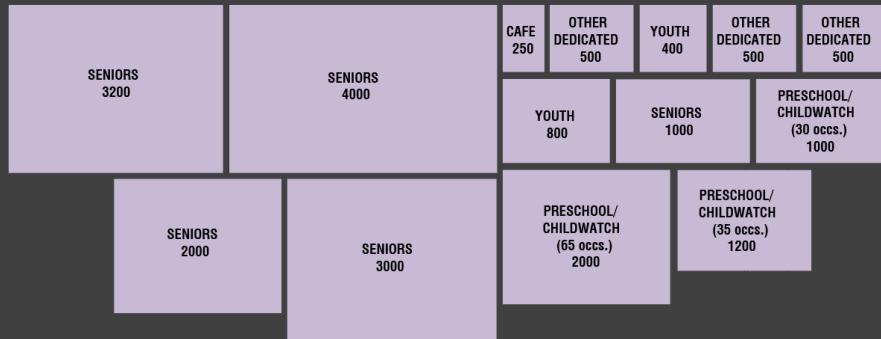
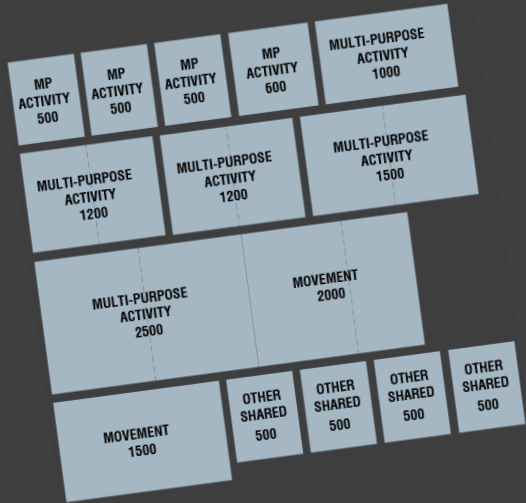
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# SPACE PROGRAMMING EXERCISE

## AREA RANGE

TOTAL GROSS AREA: 20,000 GSF TO 24,000 GSF  
 TOTAL ASSIGNABLE AREA: 15,000 ASF TO 18,000 ASF



PROGRAMMING EXERCISE		AREA RANGE	
TOTAL GROSS AREA:		20,000 GSF TO 24,000 GSF	
TOTAL ASSIGNABLE AREA:		15,000 ASF TO 18,000 ASF	
<b>1. NON-NEGOTIABLE SUPPORT SPACES</b>		<b>CALCULATE</b>	
	A. ADMIN OFFICES B. TOILETS C. RECEPTION D. LOBBY		4500 SF
<b>2. LARGE COMMUNITY ROOM</b>			
	A. COMMUNITY RM B. KITCHEN C. STORAGE	_____ SF _____ SF _____ SF	
	SUBTOTAL =	_____ SF	
<b>3. DEDICATED SPACES</b>			
	A. SENIORS B. YOUTH C. PRESCHOOL/CHILDWARE D. OTHER	_____ SF _____ SF _____ SF _____ SF	
	SUBTOTAL =	_____ SF	
<b>4. FLEXIBLE SHARED SPACES</b>			
	A. _____ B. _____ C. _____ D. _____	_____ SF _____ SF _____ SF _____ SF	
	SUBTOTAL =	_____ SF	
		TOTAL #1 (1-4) =	15,000 ASF
<b>5. WHAT WOULD YOU ADD?</b>			
	A. _____ B. _____ C. _____	_____ SF _____ SF _____ SF	
	SUBTOTAL =	_____ SF	+3,000 SF
		TOTAL #2 (1-5) =	18,000 ASF



## PROGRAM EXAMPLE 1

1	<b>Non Negotiable Spaces</b>	
	Admin Offices	450
	Reception	200
	Lobby-Community Living Room	800
	Restrooms	600
	Family Restroom	70
	Storage	500
2	<b>LARGE COMMUNITY EVENT ROOM</b>	
	Community Room (175)	3000
	Kitchen	700
	Storage	500
3	<b>DEDICATED SPACES</b>	
	Seniors	3200
	Youth	800
	Preschool/Childwatch (25)	1000
4	<b>FLEXIBLE SHARED SPACES</b>	
	(3-4) small consulting rooms	500
	MP Activity Room 1 (divisible)	1200
	Movement Room	1500
<b>Total (Net)</b>		<b>15,020</b>
<b>GSF (75% efficient)</b>		<b>20,027</b>

## PROGRAM EXAMPLE 2

1	<b>Non Negotiable Spaces</b>	
	Admin Offices	450
	Reception	200
	Lobby-Community Living Room	800
	Restrooms	600
	Family Restroom	70
	Storage	500
2	<b>LARGE COMMUNITY EVENT ROOM</b>	
	Community Room (150)	2500
	Kitchen	700
	Storage	450
3	<b>DEDICATED SPACES</b>	
	Seniors	2000
	Youth	800
	Preschool/Childwatch (30)	1200
	Café	250
4	<b>FLEXIBLE SHARED SPACES</b>	
	MP Activity Room 1 (divisible)	1200
	MP Activity Room 2 (divisible)	1200
	MP Activity Room 3	600
	Movement Room	1500
<b>Total (Net)</b>		<b>15,020</b>
<b>GSF (75% efficient)</b>		<b>20,027</b>

Parking space demand to be determined



**6**

**TASK FORCE  
COMMUNICATION  
& OUTREACH**

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# TASK FORCE MANDATE:

## Provide Space Programming and Architectural Character recommendations to City Council

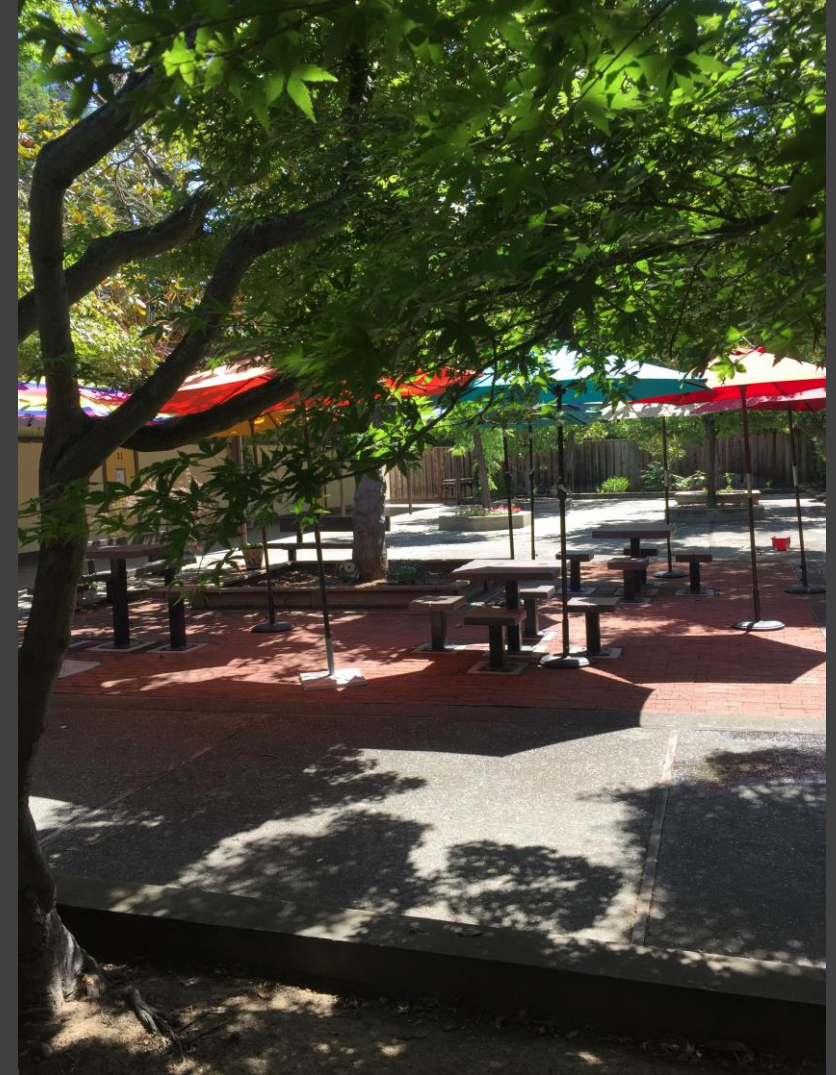
### August 8 to September 26<sup>th</sup> (7+ weeks)

- Confirm Goals, Purpose & Vision of the Community Center
- Recommend a space program that meets the budget
- Recommend a site plan option

### September 26<sup>th</sup> City Council Workshop- Task Force Check-In

### October 2<sup>nd</sup> to mid-December (10+ weeks)

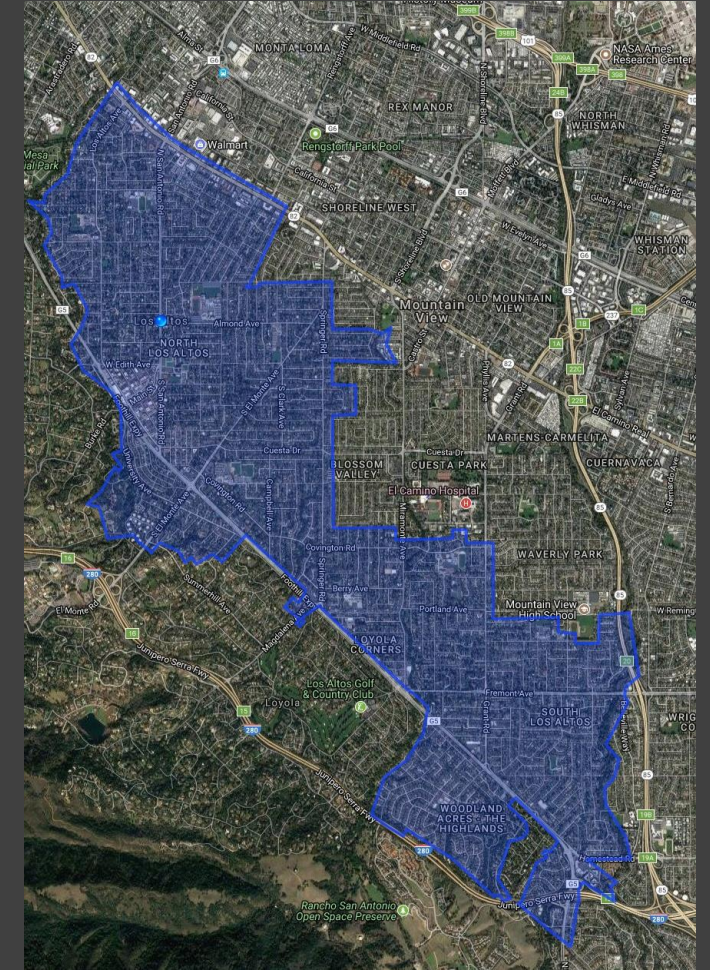
- Recommend final site, floor plan and exterior architectural character





# TASK FORCE OUTREACH FRAMEWORK: AUGUST THRU DECEMBER 2017

1. **TASK FORCE AMBASSADORS: TARGETED OUTREACH INTERIM REPORT OUT AT AUG 26<sup>TH</sup> SAT WORKSHOP**  
(Design team to provide outreach toolkit to support this effort)
2. **CITY COMMISSIONS INVITED TO PROVIDE TASK FORCE CONSIDERATIONS FOR THE NEW COMMUNITY CENTER**
3. **PUBLIC WELCOME TO OBSERVE AND COMMENT AT TASK FORCE MEETINGS & WORKSHOPS + COMMENT ON CITY WEBPAGE**
4. **AFTER SEPT 26<sup>TH</sup> , INPUT WILL FOCUS ON ARCHITECTURAL CHARACTER**







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