



City of LOS ALTOS

Los Altos Community Center

CITY COUNCIL STUDY SESSION
MARCH 12, 2019



Objective of Tonight's Session

- ❖ Project History and schedule going forward
- ❖ Programming of existing community center vs. the new community center
- ❖ Discussion of the planned bid alternates
- ❖ Community Center Entrance Sign

History of Community Center Project

2014/15 Civic Center Master Plan Update – Community Center Focus

- Approach – Community driven design with no set budget
- Goal – Scale down Civic Center Master Plan Project & focus on building in most need (Hillview Community Center)
- Re-validate findings from Civic Center Master Plan related to Community Center needs
- Resulted in \$87.4M project (*55,600 sqft building, pool and underground parking*)
- Measure A Bond proposed to gather \$65M in bond funding; City would fund up to \$25M
- Measure A Failed by 72%

History of Community Center Project

Current Community Center Project

- Approach – Task Force driven design with set budget of \$20-25M
- February 2017 – STRATAap performs feasibility study of 3 options:
 - renovating the existing Hillview Community Center
 - constructing a new facility with a defined project budget of \$20 million
 - planning a phased construction
- Council favors constructing a new facility with a defined project budget
- Directs staff to create a CIP for the design & construction of a new Community Center
- Begin Selection of a qualified architect to begin design

2017 City Council Strategic Priority

Hillview Community Center: By December 2020, the City will have a new/refurbished community center at Hillview

- **April 25, 2017** – Approved Community Center project, \$25M budget and Adopted Resolution No. 2017-15 establishing 11-member Hillview Community Center Project Task Force
- **May 23, 2017** – Task Force members appointed
 - Task Force holds 13 public meetings between June – November 2017 & members conduct additional targeted outreach
- **July 25, 2017** – Noll & Tam Design Team begins working with Task Force
- **September 26, 2017** – City Council / Hillview Community Center Project Task Force Joint Study Session
 - Council approves:
 - New budget based on additions recommended by Task Force
 - Specific site layout and location on the site
- **December 12, 2017** – Council receives recommended interior space allocation, site layout and building design

2018 City Council Strategic Priority

Community Center: Continue to move the Community Center project forward with a goal to have the new center built by December 2020

February 13, 2018 – Council Adopts 2018 Strategic Priorities

March 13, 2018 – Council receives the Hillview Community Center Schematic Design documents and directs Noll & Tam Architects to proceed with design

July 10, 2018 – Council reviews final design and directs staff to explore alternative roof materials and bike racks; alternative scenarios for drop-off location; and options to include solar panels

June 27 & July 26, 2018 – Complete Streets & Public Arts Commissions review plans & provide comments

August 2, 2018 – Planning Commission reviews project & recommends approval (unanimous vote)

September 11, 2018 – Council approves final design through the design review process (5-0)

Day/Time	MP-1	MP-2	MP-3	Art	Conference	Senior	Senior / MP-4	Teen	Movement	Kinder Prep	Community Room	Kitchen	Pickleball / Basketball	Bocce
Monday														
9am - 11am	Spanish								Qigong		Bootcamp			
11am - 1pm			Summer Camp: Lego	First Art		Senior	Bridge	Summer Camp: Speaking	Chair Yoga	Summer Camp: Medical				Senior
1pm - 3pm	French	Genealogy		Painting										
3pm - 5pm														
5pm - 7pm		Fashion Design							Yoga					
7pm - 9pm														
Tuesday														
9am - 11am					Spanish				Stretch		Buff Bones			
11am - 1pm	Summer Camp: Challenge		Summer Camp: Lego	Chinese Paint		Senior	Bridge	Summer Camp: Speaking	Tai Chi	Summer Camp: Medical	Tiny Tutu			Senior
1pm - 3pm		Genealogy		Ikebana	Knitting				Nora		Line Dance			
3pm - 5pm									Jazzercise					
5pm - 7pm							Retirement	Speaking	Karate		Fit Baby			
7pm - 9pm									Karate					
Wednesday														
9am - 11am		Writing Senior Speaker		Art Venture Painting	Needlepoint French		Moh Jongg		Qigong		Bootcamp		Pickleball	
11am - 1pm	Summer Camp: Challenge		Summer Camp: Lego			Senior	Moh Jongg	Summer Camp: Speaking	Ballet/Tap	Summer Camp: Medical				Senior
1pm - 3pm		Senior Movie		Ikebana	German									
3pm - 5pm									Ballet					
5pm - 7pm									Dance					
7pm - 9pm														
Thursday														
9am - 11am				Painting Ikebana	Spanish		Bridge		Stretch		Buff Bones			
11am - 1pm	Summer Camp: Challenge		Summer Camp: Lego			Senior	Bridge	Summer Camp: Speaking	Ballet	Summer Camp: Medical	Tai Chi			Senior
1pm - 3pm				Chinese Art			Men's Group		Ballet		Nora			
3pm - 5pm									Jazzercise					
5pm - 7pm									Karate					
7pm - 9pm		Emergency					Retirement		Yoga					
Friday														
9am - 11am		Foreign Affairs		Watercolor	Memoir Italian						Lunch			
11am - 1pm	Summer Camp: Challenge	Bridge	Summer Camp: Lego	Ink Paint		Senior		Summer Camp: Speaking		Summer Camp: Medical				Senior
1pm - 3pm														
3pm - 5pm														
5pm - 7pm														
7pm - 9pm														
Saturday														
9am - 11am			Chinese	Chickens							Chinese			
11am - 1pm														
1pm - 3pm														
3pm - 5pm														
5pm - 7pm														
7pm - 9pm														
Sunday														
9am - 11am														
11am - 1pm	Summer Reading				Summer Reading									
1pm - 3pm														
3pm - 5pm														
5pm - 7pm			Summer Reading											
7pm - 9pm														

Schedule Mapping

Summer 2018 Hillview Community Center programming mapped to New Community Center

LEGEND

- Ongoing Rec Programs
- Park and Rec Classes
- Mt View/Los Altos Adult Edu
- Example of Summer Camp Spaces

Construction Cost Estimate

As currently designed, construction cost estimates:	
Building Cost	\$15.2 M
Site Work	\$5.5 M
General Conditions/Requirements/Fees/Inflation	\$4.1 M
TOTAL CONSTRUCTION ESTIMATE	\$24.8 M

Building Cost		
1.0 Foundations		\$223,260
2.0 Substructure		337,229
3.0 Superstructure		2,724,444
4.0 Exterior Closure		2,681,774
5.0 Roofing & Waterproofing		1,293,476
6.0 Interior Construction		2,719,189
7.0 Conveying Systems		0
8.0 Mechanical Systems		2,218,904
9.0 Electrical Systems		2,406,833
10.0 Built In Equipment		600,120
Subtotal Building Cost		\$15,205,229
Sitework Cost		
11.0 Demolition		\$635,088
12.0 Earthwork		376,025
13.0 Site Utilities		1,241,425
14.0 Sitework Finish		3,253,461
Subtotal Sitework		\$5,505,998
Subtotal Building & Sitework		\$20,711,227
General Conditions & General Requirements		1,950,000
Bonds & Insurance		400,000
Contractor's Fee	4.0%	906,449
Bidding Contingency		410,000
Total Construction Cost		\$24,377,676
Escalation to Construction July 2019		475,000
Total Construction Cost		\$24,852,676

Add Alternates

- Alternates total \$2.69M
- Solar panel options mutually exclusive; \$1.08 M vs \$143K
- Bidding strategy – lowest bid on base & all alternatives
- After acceptance of bid, City determines which alternates to include

	Alternate	Dollar Estimate
1.0	Provide Basketball / Pickleball Court	156,248
2.0	Provide Catenary Light System @ Courtyard	53,000
3.0	Add Shade Sail at Kinderprep	63,070
4.0	Add Café Equipment & Security Grille to Scope of Work	106,000
5.0	Increase Quantity of AFP (Base estimate 50% of BOD)	73,267
6.0	Add Smart Glass @ East & West Side of Lobby	155,820
7.0	Provide Standing Seam Metal Roof in Lieu of Comp Shingle	514,418
8.0	Add Skylights	
	8a. North Lobby & Community Room	83,422
	8b. MP1 & Seniors	38,690
9.0	Provide PV Panels	
	12a. Maximize Roof Area 10% of Building Load	1,081,200 <i>(included in base bid)</i>
10.0	Provide Rough in for 11 EV Charging Stations	20,988
11.0	Provide Community Room Terrace Enclosure	71,009
12.0	Provide Kinder Play Equipment & Surfacing	97,308
13.0	Provide BioRetention Street Treatment	32,283
14.0	Pedestrian Connector (portion)	300,000

Going Forward

- No programs scheduled at Hillview Community Center after March 31
- All tenants must vacate the facility by May 31
- City staff is expected to move from Hillview to the Underground at the Garden House by June 1



Project Schedule

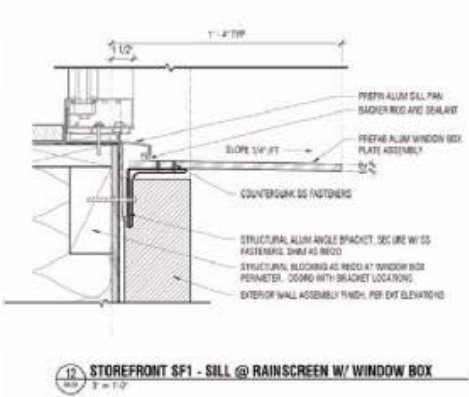
- ❖ 1/2018 – Schematic Design - *Complete*
- ❖ 6/2018 – Design Development - *Complete*
- ❖ 2/2019 – Construction Documents Submitted for Building Permit - *Complete*
- ❖ 5/2019 – Bidding Documents Scheduled to go out to bid
- ❖ 6/2019 – Groundbreaking
- ❖ 12/2020 – Construction Complete/Move-In

Monument Sign

Design Study - A & B



A: Board-formed concrete base with equitone panel



Inspiration



B: Smooth concrete base with red cedar panel



Red Cedar Equitone Ribbed Equitone

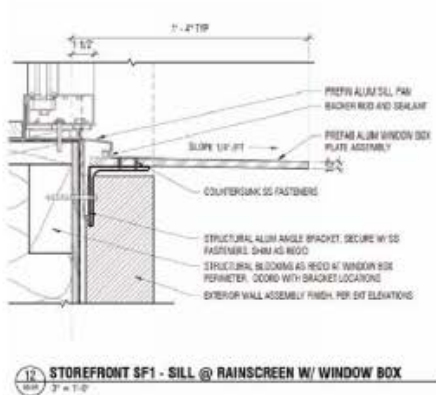
Materials

Monument Sign

Design Study - C & D



C: Board-formed concrete base with inset equitone panel



12 STOREFRONT SF1 - SILL @ RAINSCREEN W/ WINDOW BOX
3" x 1'-0"

Inspiration



Red Cedar Equitone Ribbed Equitone



Council Discussion