



## STUDY SESSION

### Agenda Item # 2

## AGENDA REPORT SUMMARY

**Meeting Date:** March 12, 2019

**Subject:** Community Center update

**Prepared by:** Chris Jordan, City Manager

**Attachment(s):**

1. Project Recap and Update provided by Noll & Tam Architects

**Initiated by:**

City Council

**Previous Council Consideration:**

April 25, 2017; May 23, 2017; September 26, 2017; December 12, 2017; March 13, 2018; July 10, 2018; and September 11, 2018

**Fiscal Impact:**

\$34.7 million

**Environmental Review:**

N/A – Project has already been approved through the CEQA process

**Policy Question(s) for Council Consideration:**

- Does the Council want to alter the list of Add Alternates for the bid document?
- Does the Council have other changes it would like to see for the project?
- Does the Council want to re-prioritize the project?

**Summary:**

- The City Council has asked for an update on the following items:
  - The status and future schedule for the project as it moves forward
  - A mapping of program space currently offered at the Hillview Community Center to the new Community Center
  - A list of those items that are expected to be included in the bid package as Add Alternates – items that are bid separately and may be added to the base bid package at the discretion of the contracting officer, in this case, the City Council

**Staff Recommendation:**

Receive an update on the status of the Los Altos Community Center and provide direction, if the Council would like to see any changes to the current plans and schedule



**Subject:** Community Center Update

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### **Purpose**

To update the City Council on the Community Center project and discuss the programmable space at the new Community Center compared to the Hillview Community Center, and to review the alternates to be incorporated into the bid package.

### **Background**

The Los Altos Community Center project, scheduled to be bid in the next few months, will be the most expensive facility the City has ever undertaken. With a total estimated price tag of \$34.7 million, the project includes a 24,500 square foot building. The project's design received unanimous approval from the City Council in September 2018.

As outlined in the attached document, the project has now been discussed or presented at 22 public meetings since August 2018. In addition, staff created the Design Development Working Group (DDWG) which consists of the design team, staff and five community members. The DDWG met 14 times in the past 14 months.

Earlier this year, the City Council requested an update on the project. The focus of this discussion will be the following:

- 1) Status of the project and the schedule going forward;
- 2) A comparison of program space at the current Hillview Community Center to program space planned in the new community center; and
- 3) A list of the bid alternates to be included in the bid package.

Project staff and a member of the design team will be present to respond to Council's questions.

### **Recommendation**

Receive an update on the status of the Los Altos Community Center and provide direction, if the Council would like to see any changes to the current plans and schedule.

February 28, 2019

# LOS ALTOS COMMUNITY CENTER

## Project Recap and Update

### 1. PROJECT SCHEDULE

- Construction Documents have been submitted for building permit February 28<sup>th</sup>, 2019.
- Bidding documents are scheduled to go out to bid May 2019.
- Ground breaking June 2019
- Expected completion of construction December 2020

### 2. OVERALL PROJECT COST = \$34,700,000 of which \$25 million is for Construction Cost

- Construction cost = Building @ **\$18,051,513** + Site @ **\$6,906,782**  
**\$736/sf** for 24,500 sf building and **\$35/sf** average for 200,000 sf site
- Other Soft Costs = \$9.7M includes fees, permits, construction management, testing and inspections, Furniture and Equipment, project contingencies, and anticipated escalation.

### 3. COMMUNITY INPUT PROCESS TO DATE:

#### (22) Public Presentations / (7) stakeholder focused meetings/ (14) DDWG meetings

(8) Task Force Meetings - **July 2017- March 2018**

(1) Saturday Task Force Community Workshop

(1) Programming Meeting with History Museum (stakeholder)

(1) LEED Charrette attended by Environmental Commission representatives (stakeholder)

(1) Environmental Commission Meeting

(1) Youth Commission Meeting

(2) Arts Commission Meetings

(1) Complete Streets Commission (**Jun3 2018**)

(1) Planning Commission (**July 2018**)

Public Open House (July 10, 2018)

\* Open Community online survey regarding Architectural character (over 400 responses)

(6) City Council Study Session/ Council Meetings

(5) Individual council member meetings (stakeholder)

(14) Design Development Working Group Meetings (DDWG) -**January 2018 to present**

### 4. Project design direction based on Task Force Guiding Principles (document attached)

- Aspirational, inclusive, flexible, multi-generational and honors the rich diversity of Los Altos
- Part of the civic center campus in scale and compatible in character
- A community building in a park like setting
- Respectful of Los Altos' unique character and heritage yet a flagship building for the future
- Energy efficient and sustainable
- Anticipate future expansion
- Maximize outdoor space to increase useable program activity space

### 5. Recommendations from Task Force, supported then approved by Council -Sept 26 and Dec 12, 2017

- Select site option #4: existing Hillview community center site + existing west parking area (site area increased from 110,000 sf site to 198,000 sf site)
- Increase building quality and functionality from basic level quality assumed in Strata report
- Upgrade to LEED Gold equivalency from Silver

- Add improved pedestrian connection from library to new community center to bring users to the community center and connect civic campus core.
- Maximize the useable building area that is affordable within the \$34.7 million project budget. This has resulted in a 24,500sf building
- Refinish parking lot with reconfigured, more efficient parking layout

**6. Additional feedback from Task Force and/or City Council incorporated into current design:**

- 10,000 sf area located @ East side of site identified for future building expansion
- Open programmable spaces for informal gathering.
- Pedestrian walking path for health and wellness
- Fire Dept has accepted design without additional road access onsite
- Sustainable design features that include:
  - ✓ All electric building (no gas, even at kitchen)
  - ✓ Photo-Voltaic panels on roof will provide 10% of building load. Total roof is PV ready.
  - ✓ Highly efficient mechanical systems + controls.
  - ✓ Energy efficient LED lighting throughout + Natural daylighting throughout building
  - ✓ 4 EV charging stations and ample bicycle racks

**7. Design ideas presented to Task force but not selected include**

- 2 story building (higher cost and more difficult to supervise all areas)
- (4) other concept site plans/location options
- (5) other floor plan configuration options with variations

**8. Comparison of new vs existing program space** (see attached spreadsheet)

The new community center provides a net of 20,188 sq. ft. of program space; the existing community center provides 18,075 sf of comparable program space.

**9. Current Bid Additive Alternates**

Bid additive alternates provide the City with the opportunity and flexibility to add defined elements to the project should the bids come in below the City's anticipated construction budget. Depending on the bidding climate it is possible that the project may be able to include one or more of these bid alternates. The bid alternates are listed in the documents as follows:

1. Pickleball / half Basketball court
2. Market lighting at courtyard
3. Kinderprep Play Area Shade Sail
4. Café Equipment
5. Additional Acoustic Fabric Panels
6. Smart Glass at selected locations
7. Standing Seam Metal Roof
8. Skylights at North Lobby and Community Room
9. Skylights at Seniors and MP1
10. Additional PV roof panels (to provide up to 90% of building load)
11. Infrastructure for (26) additional EV spaces
12. Fence and Gates at Community Room Terrace
13. Kinderprep Play Equipment
14. Stormwater Biotreatment along Hillview Avenue
15. Library portion of Pedestrian Connection

## HILLVIEW COMMUNITY CENTER - SPACE COMPARISON

EXISTING			PROGRAM AREA (02/20/2019 Permit Submittal)			
Hillview Community Center Existing	NET SF of (E) rooms	Room Description	NET SF of current design	"Equivalent" New Spaces - Room Name -	Delta from Existing	Comments
None			4,203	Lobby Space/public gathering	4203	<i>including NW Lobby and South Lobby</i>
None			257	Café	257	
None			123	Meeting Room	123	
None			123	Meeting Room	123	
None			230	Staff / public conference room	230	
None			393		393	<i>Community Room Storage</i>
Room 2	740	Meeting Room		731 Multi-Purpose 3	(9)	
Room 4	945	Dance room with Mirrors and dance bar	1,354	Movement/Exercise Room (also a Multi-Purpose Rm)	409	<i>Including 96sf storage</i>
Room 8	938	Computer stations for training		more efficient MP room programming	(938)	
Room 10	936	Senior Center Lounge		927 Senior Lounge (incl 37 sq. ft. storage)	(9)	<i>including 37sf storage</i>
Room 11	937	Primary Senior Program or classes or meetings	1,040	Senior Program (incl 10 sq. ft. stor)	103	<i>including 120 sf storage</i>
Room 12	936	Activity room for City Programs, MVLA Adult Ed or rentals		more efficient MP room programming	(936)	
Room 13	939	Art Room	957.0	Arts and Crafts (also a Multi-Purpose Rm)	18	<i>including 176sf storage</i>
Room 14	939	Preschool room	1,123	Kinder Prep	184	<i>counting restrooms and 52sf storage</i>
Room 15	939	Activity Room for City Programs.(youth specific)	862.0	Teen Room (incl storage)	(77)	<i>including 55 sf storage</i>
Room 16	904	Activity Room for City Programs MVLA Adult Ed	735	Multi-Purpose 2	(169)	
Room 17	904	Activity Room for City Programs MVLA Adult Ed	1,392	Multi Purpose 1	488	<i>including 201sf</i>
Room 18	904	Activity Room for City Programs MVLA Adult Ed		more efficient MP room programming	(904)	
Multi Purpose Room	2,368	Youth Theatre, special events private parties	3,050	Community room (also a Multi-Purpose Rm)	682	<i>including 111sf vestibule</i>
Kitchen	322	Kitchen	708	Kitchen	386	<i>including 87sf storage room</i>
Social Hall	2,123	Exercise classes, yoga classes, martial arts, MVLA adult		<i>use community or movement room</i>	(2123)	
Admin	1,103	Registration desk and offices	211	reception	(892)	
Room A	1,198	Staff work areas	1,581	Admin work areas, offices	383	<i>not including storage, see below</i>
			188		188	<i>Admin Storage Room</i>
<b>TOTAL NET SF</b>	<b>18,075.00</b>		<b>20,188</b>		<b>2113</b>	

### OTHER SPACES NOT CARRIED FORWARD

EXISTING						
Room	NET SF	Room Description	NET SF	Delta	Comments	
Room 5	928	Children's Corner program	0	(928)	N/A	
Room 6	929	Children's Corner program	0	(929)	N/A	
Room 7	937	Friends of the library storage	0	(937)	N/A	
Room 9	938	Los Altos Youth Theatre Storage	0	(938)	N/A	
Room C	1,116	Childrens Corner program	0	(1116)	N/A	
CC Office	0	Children's Corner office	0	0	N/A	
Chinese School	232	Rental	0	(232)	N/A	
Chinese Office	202	Rental	0	(202)	N/A	
LWV	232	League of Women Voters	0	(232)	N/A	
<b>TOTAL NET SF OTHER</b>	<b>5,514</b>		<b>0</b>	<b>(5514)</b>	<b>N/A</b>	

### SUMMARY COMPARISON OF EXISTING TO NEW

Total To New Building	18,075				
Total Others	5,514				
<b>Total NET SF</b>	<b>23,589</b>		<b>20,188</b>		
Circulation/Services	6,773		4,337		<i>Circulation/Services</i>
<b>TOTAL GROSS SF</b>	<b>30,362</b>		<b>24,525</b>		