



## DISCUSSION ITEMS

### Agenda Item # 9

## AGENDA REPORT SUMMARY

**Meeting Date:** April 25, 2017

**Subject:** Community Center Feasibility Assessment

**Prepared by:** Christopher Lamm, Engineering Services Manager

**Reviewed by:** Susanna Chan, Public Works Director

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

**Attachments:**

1. City of Los Altos Community Center Feasibility Assessment

**Initiated by:**

City Council

**Fiscal Impact:**

See Financial Analysis

**Environmental Review:**

Not applicable at this time. An Environmental Study will be performed following conceptual design.

**Policy Questions for Council Consideration:**

Does the Council want to proceed with construction of a new community center or renovate the existing facility?

**Summary:**

- The City contracted with STRATAap in February, 2017 to perform a feasibility study of 3 options; renovating the existing Hillview Community Center, constructing a new facility with a defined project budget of \$20 million, or planning a phased construction.
- Renovation per SF 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 requires a reduction of overall square footage by 39%

**Staff Recommendation:**

Direct 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 direct staff to begin selection of a qualified architect to begin design.



**Subject:** Community Center Feasibility Assessment

---

### **Purpose**

The City has contracted with STRATAap to perform a feasibility assessment of renovating or constructing a new community center at the Hillview Community Center. The purpose of the study is to understand costs associated with a renovation option and what level of programming (space) can be provided in a new construction option with a \$20 million project budget

### **Background**

At the September 27, 2016 Council meeting, during discussion of the Facility Condition Assessment identifying approximately \$9 million dollars in deferred and scheduled maintenance over the next 10 years at the Hillview Community Center, it was suggested that \$20 million dollars be budgeted for the redevelopment of the facility as either a renovation or replacement project. Staff was also asked to prepare a 10-year capital improvement plan /financial forecast to understand greater capital needs of the City.

At the November 15, 2016 Council meeting discussing the 10-year capital improvement program planning Council confirmed assignment of \$20 million for redevelopment of the Hillview Community Center. To better understand what a \$20 million project would provide the City as either a renovation project or new construction, staff sought out an architect to provide programmatic level space planning and cost estimating services.

### **Discussion/Analysis**

The City contracted with STRATAap in February, 2017 to perform a feasibility study of renovating the existing Hillview Community Center or constructing a new facility with a defined project budget of \$20 million. STRATAap reviewed the 2009 Community Center Master Plan, 2016 Facility Condition Assessment, ADA transition plan, and was provided with updated programming prioritization lists as modified by the Senior Commission – March 6, 2017 and as presented to the Parks and Recreation Commission – July 30, 2016 and March 8, 2017 (no action taken).

The consultant was tasked with review three alternatives; Renovation of the existing community center, construction of a new community center facility on the same site – including reutilization of existing buildings as applicable, and construction of a new facility on the same site that would allow for a phased approach to achieving the full program while adhering to an initial budget of \$20 million.

### **Alternatives/Options**

#### **Option 1. Renovation**

The existing Hillview Community Center was built between 1948 and 1950 as a school and partially renovated between 1979 and 1984. The buildings do not meet existing building codes and would require complete renovation to deliver a product like that of new construction. The following building elements would need to be removed and replaced:



**Subject:** Community Center Feasibility Assessment

---

- Interior ceilings
- Interior wall finish
- Interior finished floors
- Lighting and electrical systems
- Mechanical systems
- Finished roof and fascia
- Roof sheathing
- Windows and Doors
- Exterior wall finishes
- Exterior walkways and landscaped courtyards
- Perimeter walkway and main entrance
- Parts of the existing foundation would need to be removed and replaced to meet seismic requirements

The existing classroom configuration works for many of the desired program elements, however some spaces would require reconfiguration to provide the larger flexible spaces as desired. A renovation cost of \$720 per square foot results in a total project cost of \$28 million. Renovation costs per square foot exceed that of new construction due to the extensive work needed as identified in the 2016 Facility Condition Assessment. Most building components have reach the end of their useful life and need replacement in addition to work associated with programming or aesthetics.

### **Option 2. New Construction – Partial Re-use**

To begin a space planning analysis, the consultant reviewed the 2009 Community Center Master Plan, and updated Prioritized interior service lists presented to the Parks and Recreation Commission and Senior Commission. Along with input from City staff, the consultant verified spaces needs, reviewed what programming could share common rooms, and created flexible spaces that could be adjusted to changing needs. Additionally, the consultant was tasked with identifying which existing building (if any) could continue to be re-used.

While most of the programming could be incorporated, major program components such as a gymnasium and theater would need to be considered in a future phase. Existing buildings were identified to be used for storage space only and receive minimal work in anticipation of future demolition. To meet the remaining needs, the following space program was identified:

1. Large Group Activities	5,000 SF
2. Dedicated Senior Social Gathering Space, Senior Center	1,000 SF
3. Table Games	1,500 SF
4. Fitness with equipment	2,000 SF
5. Special Interest Classes	4,550 SF
6. Staff Offices & Support Space	2,200 SF
7. Gathering / Kitchen	2,500 SF
8. Music	1,000 SF
9. Children Services - Preschool	5,000 SF



**Subject:** Community Center Feasibility Assessment

---

10. Pop-Up Clinic	650 SF
11. Meeting Space	1,000 SF
12. Specialty Storage	936 SF
<hr/>	
TOTAL (NET)	27,336 SF
Building Grossing Factor (30%) (restrooms, walls, misc. storage, elec./mech., circulation)	8,201 SF
<b>TOTAL</b>	<b>35,537 SF</b>

STRATAap consulted with JR Conkey and Associates for cost consulting services. A SF cost of \$605 was assumed for the project. Including site work/utilities, soft costs, and escalation to construction, a total project budget of approximately \$30 million was identified.

### **Option 2a**

A reduced program to meet a \$20 million project requires a reduction of overall square footage by 39% to 21,808 SF. This could be achieved by reducing space allocations, reducing overall program scope, or a combination thereof. It is anticipated that this reduced space planning option would occur in concert with the design firm selected, City Staff, Commissions, and any stakeholder groups during the schematic design phase. Additional space could be identified to be included in a future phase.

### **Option 3. New Construction – Phased Build Out**

A phased build out option constructs Option 2 or 2a while space planning the site for an ultimate build out which includes programming unable to construct with the original budget. The full program includes an 11,000 SF gymnasium with locker rooms, and folding bleacher seating to allow additional useable space when seating is not necessary. Full program build out also includes A 14,000 SF performance theater with seating for 500 and rehearsal space.

If ultimate build of the additional 25,000 SF of space is desired, it is important to note that a portion of the Phase I project should be constructed as a two-story building to allow for outdoor open space programming on the site. The additional programming requires an additional budget of \$28 million, totally \$58 million for the project.

### **Financial Analysis**

As presented at the November 15, 2016 Council meeting, staff has identified approximately \$27 million in unrestricted funds as well as potential transfer of \$30-35 million over the next ten years from the General Fund to the Capital Improvement Program.

### **Schedule**

A schedule will be presented at the April 25, 2017 Council meeting as part of staff discussion on the item.



**Subject:** Community Center Feasibility Assessment

---

## **Community Engagement**

To be presented in a separate agenda report for the April 25, 2017 Council meeting.

## **Options**

- 1) Direct Staff to develop a Capital Improvement project for the construction of a new community center with a budget of \$25M

**Advantages:** Staff can proceed with advertising for the selection of an architect. No external funds would be necessary to complete the project. New construction is expected to be less expensive than full renovation.

**Disadvantages:** None.

- 2) Direct Staff to develop a Capital Improvement project for a renovation of the community center with a budget of \$25M

**Advantages:** Staff can proceed with advertising for the selection of an architect. No external funds would be necessary to complete the project.

**Disadvantages:** Renovation to the same level of improvement as new construction is anticipated to be costlier. Flexibility of space is limited due to existing building footprint/layout.

- 3) No action. Perform deferred maintenance per the 2016 Facility Condition Assessment

**Advantages:** The community center will continue to be used as-is.

**Disadvantages:** Deferred maintenance of the Hillview Community Center is needed and will necessitate over \$9M over the next 10 years to complete

## **Recommendation**

The staff recommends Option 1.



CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

APRIL 17, 2017



**PROJECT TEAM**

CITY OF LOS ALTOS

Chris Jordan  
City Manager

Susanna Chan, P.E.  
Director of Public Works

Christopher Lamm P.E.  
Engineering Services Manager / City Engineer

Manny A. Hernandez  
Recreation & Community Services Director

ARCHITECT

**STRATAap**  
David Rapp, AIA  
Principal In Charge

Bennett Martin, AAIA  
Project Manager

Brad Johnson, AIA  
Project Architect

STRUCTURAL ENGINEERING

**Brokaw Design**  
Tim Lengyel, P.E., S.E.

ELECTRICAL ENGINEERING

**Brokaw Design**  
Michael Burke  
Courtney Chuenyane, P.E., LEED AP

MECHANICAL ENGINEERING

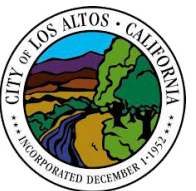
**15000 INC.**  
Jay Takacs, LEED AP  
Matthew Torre, P.E.

COST CONSULTING

**JR CONKEY & ASSOCIATES**  
Scott Randsell

**Table of Contents**

Introduction	3
Overview	4
Existing Conditions Assessment	5
Priority Lists	6
Project Area Summary	7
Outline of Program Options	8
Project Costs	10
Review of Options with Site Diagrams	11



DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

## Hillview Community Center Feasibility Study Introduction

The purpose of this Feasibility Study is to assess the existing Hillview Community Center Facility and compare options for the reuse of the existing facility with a new facility.

The study focuses on how to best house a new program for the Community Center. The assessment will consider the following:

1. Major renovation of the existing Community Center facility to house as much of the desired program as allowed in the existing building footprints.
2. Build a new Community Center Facility on the same site, including the re-utilization of an existing building, or buildings for storage.
3. Build a new facility on the same site including options for future expansion to house the entire desired program.

As part of this effort, STRATAap met with City Management staff to review program elements, discuss objectives and options and review site conditions of the existing facility.

It includes the following elements:

- Review space requirements for the entire facility based on the Community Center Master Plan dated June 2009, and as outlined in the "Parks & Recreation Commission Prioritized Interior Services dated July 13, 2016, March 8, 2017", and the Senior Commission list of preferences March 6, 2017.
- Prepare modified area summary utilizing information gathered.
- Review of facilities condition assessment.
- Review all existing plans.
- Review existing buildings with emphasis on compliance with current code, especially accessibility, seismic, electrical, and mechanical requirements.
- Review possible construction costs for the programmed facility on existing site for the three scenarios.
- Renovation of the existing facility.
- The new construction costs for total program,
- Assessment of scope for a possible construction budget of \$20 million dollars total project cost.

Due to the project budget, the study only considered site work necessary to provide for construction in the immediate area of the buildings. For example, only drive areas and pedestrian walkways directly impacted by the renovation, or new construction were considered. Renovation of the existing parking lot was not included.

### Feasibility Study Format

- Overview and summary of project.
- Functional program summary.
- Summary and review of existing Architecture, Structural, Mechanical, Electrical, Plumbing and Civil Engineering systems, and landscape areas.
- Outline of the program elements.
- Conceptual site diagrams for three options with summaries of budget assessment.
- Cost analysis for new facility (including demo and alternate service costs) in comparison to renovation costs.
- Information provided in the Community Center Master Plan dated June 2009, is utilized in the documentation of this report.
- Information provided in the Facility Condition Assessment dated June 7, 2016, is utilized in the documentation of this report.



### INTRODUCTION

DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT





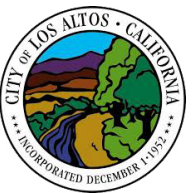
## Overview

The current Hillview Community Center was initially built as an elementary school in multiple phases between 1948 through 1950. It appears to have been converted into the Community Center in the late 1970's, with renovation work being performed in 1979 through 1984.

The complex is a series of four parallel one story wings with open landscaped areas between them. There are covered exterior concrete walkways on the south side of each wing. The main entrance is on the south end of the complex, on Hillview Avenue, with an automobile court entry. There is also a parking lot to the west with 119 parking spaces

The structures are typical of 1950's school buildings. They are wood framed slab on grade buildings, with some steel members, such as long span beams. There are construction drawings for some of the buildings though not all of them. It is assumed that the buildings without construction drawings were constructed in a manner similar to the buildings with drawings.

Detailed information on the existing condition of the facility is provided in the 2009 Community Center Master Plan and in the 2016 Facility Condition Assessment. This information is mentioned but not fully detailed in this report.



EXISTING FACILITY

DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

STRATA  ARCHITECTURE PLANNING MANAGEMENT

**Key Issues:**

- The buildings are at least 50 years old, which is much older than the typical lifespan for this type of construction.
- The radiant floor heating system has failed and routinely leaks.
- Plumbing and sewer systems have failed throughout the facility.
- The structures of the buildings do not conform to current code. Major structural upgrades would be required for rehabilitation and reuse of these buildings.
- The facility does not meet current accessibility standards of Chapter 11B of the California Building Code or Americans with Disabilities Act (ADA).
- The buildings do not meet California Title 24 Energy Code requirements.
- If the buildings are to be renovated, they should be fully tested for lead and asbestos as it is common to find them in buildings of this age.
- There should also be investigation for dry rot and pests.

**Structural**

A structural survey was performed at the community center in February of 2017 to determine the suitability of the buildings for renovation and/or repair. Most of the structural elements were not observed because they are hidden by architectural finishes. We did not remove any existing finishes as part of our observation.

As part of our work, we reviewed existing drawings for the original construction of Hillview School prepared by Lawrence Gentry, Architect & O.B. Christensen Structural Engineer and dated September 5, 1948. These drawings were not marked as "Record Drawings" or "As-built Drawings." The drawings may not reflect all changes during construction. These drawings also appear to only reflect two of the currently existing structures. We assume the other buildings are similar.

After reviewing the Community Center Master Plan and the Facility Condition Assessment, it should be noted that we are in general agreement with the structural findings in those reports. It must be noted that the opinions stated in this report are based on limited visual observations only, and there is no claim, either stated or implied, that all conditions were observed. No physical testing was performed.

**Mechanical, Electrical, Plumbing, Utilities and Landscape**

Please refer to the Community Center Master Plan and the Facility Condition Assessment for detailed description of the existing systems and conditions.

**Accessibility**

There have been accessibility modifications made to the project's path of travel and the existing parking lot; however it does not appear that they conform to current accessibility requirements. This report does not provide a detailed assessment of accessibility, but it can be assumed that significant improvements would be required regardless if the existing buildings were repurposed or if new buildings were constructed.



EXISTING CONDITIONS ASSESSMENT

DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

STRATA  ARCHITECTURE PLANNING MANAGEMENT

## Parks & Recreation Commission

Prioritized Interior Services – 7/13/2016 & 3/8/2017

### Hillview Community Center Proposed New Facility

- 1 Large Group Activities
- 2 Dedicated Senior Social Gathering Space, Senior Center
- 3 Social Gathering, General
- 4 Fitness (w/o Equipment, sprung wood floor)
- 5 Special Interest Classes
- 6 Camps (Summer, Winter, Spring Break)
- 7 Art Room
- 8 Staff Offices & Support Space
- 9 Table Games
- 10 Gathering w/ Kitchen
- 11 Music (with Acoustic Design)
- 12 Fitness (w/ Equipment)
- 13 Social Gathering, Teens Only
- 14 Youth Theater Rehearsal
- 15 Theater Rehearsal (Los Altos Stage Company)
- 16 Children's Services - Non-City Program
- 17 Dedicated Outside Organization Spaces
- 18 Gaming
- 19 Social Gathering, Adults Only
- 20 Adult Education from High School District
- 21 Pop-up Clinic
- 22 Meeting Space
- 23 Billiards/Pool Table/Ping Pong
- 24 Theater (in MP)
- 25 Study Center, Teen Only
- 26 Performance Center
- 27 Coffee Service
- 28 Maker Space (in Art Space)
- 29 Technology
- 30 Basketball
- 31 Temporary Storage

## Senior Commission

Preferences for Senior Activities – 3/6/2017

**MANDATORY spaces to replace current Hillview facilities** – Based on current usage by seniors at Hillview Community center and 150 initial responses to our survey of seniors on Open City Hall, the following spaces would be necessary to support current popular activities, though all but the Senior/adult center would be shared with other age groups and their programs.

### **Conference and meeting space**

Flexible space that can be configured for variety of uses, simultaneous or shared, from small meeting and class space to full-sized auditorium with presentation stage. The space needs to have a moderate-sized commercial kitchen, audio/visual and wifi/internet capabilities, restrooms, storage space for tables and chairs and a small lobby area. This space is basically the same as being built into every new medium-sized hotel with a conference center.

### **Senior (or adult) center**

Comfortable lounge with outside entrance with space for several conversation groups, 2-3 card tables, a 6-8 person conference table, computer stations, administrative desk and a coffee bar with sink, plus storage space and a contiguous administrative office.

Contiguous room that can be set for table games or small meetings, also with coffee bar. Contiguous outdoor space for barbecues and gatherings.

### **Physical activities space**

Flexible space for physical activities and exercise classes suitable for small group (20-30) exercise, dance, stretching, martial arts and yoga classes that can be reconfigured for larger group activities such as social dances. Active exercise game room, with space for ping-pong, billiards, and other tabletop games.

When the center is rebuilt, the physical activities space should also have men's and women's changing rooms with restrooms, but shower space is not required.

### **Outdoor activities space**

Bocce ball courts, barbecues and reception space, possibly pickleball court and shuffleboard court, in a courtyard setting. Access to maintained walking trails and parcours within the Civic Center property.

### **Children's Daycare Center**

Observed need of other community center users: properly equipped room and ancillary facilities for drop-off day

care for participants in community center activities who have small children (Children's Corner now meets that need).

### **Administrative Office Space**

Minimum amount of space for city staff directly tasked with managing recreation and community services programs.

**DESIRABLE facilities, subject to community preferences and funding.** Recognizing that funds and physical space are limited, provision for as many of the following spaces as possible is desirable, though we recognize that the final design decisions by the community might have to trade-off one space for another, for example deciding between a performance space and a gymnasium.

### **Specialized Spaces**

**Art/makery Space:** Room set aside for arts and crafts with sinks, storage space, display space and washable work surfaces and floors for use.

**Music Rehearsal Space:** Sound-proofed rooms for music group and theatrical practice (e.g. Ye Olde Town Band and The Awful Chamber Orchestra)

**Computer room:** Wired computer space for technical training classes ranging from basic computers, to internet use, to iPad art and Photoshop

**Private counseling/examination office:** Comfortable private space for one-on-one counseling, interviews, vaccinations, basic physical examinations

### **Flexible Gymnasium**

A reconfigurable gymnasium with minimum floor playing space 60x100 feet with 30 feet ceiling that can handle a basketball game with some bleacher space, or two half-court basketball practice sessions, or two pickleball games, or two badminton games, and be physically and audibly dividable for smaller active programs of other users (e.g. cheerleading and active Boy Scout or Girl Scout programs).

Gymnasium could share changing rooms in the physical activities wing if accessible.

(There is currently a large and growing unmet demand in Los Altos for children and teen basketball programs as well as indoor pickle ball space for older adults.)

### **Pre-school Space**

Space for independent pre-school programs now being housed in city space, including at least the three Children's Corner programs, Tiny Tots pre-kinder program, and Chinese immersion program now housed at Hillview, plus other specific language immersion or special needs programs.

(Taking away the space for these long-established programs could generate significant pushback from young parents in the community.)

### **Small high-quality performance space**

Intimate (100-seat) performance space with dressing rooms, lighting and sound systems, and standard or thrust stage to replace Bus Barn theatre for community, teen and children's theater performances.

(Replacing Bus Barn would not only remove an eyesore from the civic center and make parking or playing field reconfiguration possible, but also improve the facilities available in Los Altos, which are now the worst in the area.)

**Currently not requested; available in adjacent communities.** Because of their investment and operating expense and limited flexibility for shared use, the following spaces are not considered by the senior commission to be appropriate for this small community.

### **Aquatic center**

Exercise, children's, diving and senior/physical therapy pools, with showers, locker rooms and equipment and maintenance space.

### **Exercise facilities**

Weight room, exercise machines space, etc. with showers, locker rooms, and maintenance space



PRIORITY LISTS

DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

STRATA A|P ARCHITECTURE PLANNING MANAGEMENT

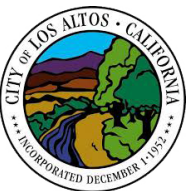
## Preliminary Space Allocation - Complete Program

Description	Area SF
1. Large Group Activities - Sliding Partitions	5,000
2. Dedicated Senior Social Gathering Space, Senior Center	1,000
a. Social Gathering , General	Inc.
3. Table Games	1,500
b. Social Gathering, Teens Only	Inc.
a. Gaming	Inc.
c. Social Gathering, Adults Only	Inc.
b. Billiards/Pool Table/Ping Pong	Inc.
4. Fitness with equipment	2,000
5. Special Interest Classes	
a. Art Room	1,000
b. Maker Space	1,000
c. Technology	Inc.
d. Study center teen only	630
e. Adult education from high school	2 @ 960
f. Camps (Summer, Winter, Spring Break)	1,920
6. Staff Offices & Support Space	2,200
7. Gathering w/Kitchen	2,500
a. Coffee Service	Inc.
8. Music (with Acoustic Design)	1,000
9. Children's Services - Preschool	5,000
a. Preschool dedicated restroom	Inc.
b. Preschool dedicated fenced area	Inc.
10. Pop-Up Clinic	650
11. Meeting Space	1,000
12. Storage	936
13. Dedicated Outside Organization Spaces (in site)	Inc.
Net program space	27,336
Building grossing factor	0.3
Total gross building square feet	<b>35,537</b>

### Future Program Elements:

1a. Performing Arts	14,000
a. Youth Theater Rehearsal	Inc.
b. Theater Rehearsal (Los Altos Stage Company)	Inc.
c. Performance Center	Inc.
2a. Gymnasium	11,000
a. Locker Rooms	Inc.
Net future program space	25,000
Building grossing factor	0.3
Total gross future building square feet	<b>32,500</b>
Total New Building Buildout	<b>68,037</b>

The preliminary space allocation is an assessment of the prioritized list (based on the 2014 Community Center update) provided to the Parks and Recreation Commission (07/13/2016 & 3/8/2017), the updated Senior Commission's Preferences for Senior Activities (03/06/2017) and the Community Center Master Plan (06/23/2009). Further space program analysis will be completed by the design architect to confirm or update all assumptions indicated in this feasibility assessment.



### PROJECT AREA SUMMARY

DATE: 04.17.2017  
 CITY OF LOS ALTOS  
 COMMUNITY CENTER  
 FEASIBILITY ASSESSMENT

## OPTION ONE

### Major renovation of the existing Community Center facility to house as much of the desired program as allowed in the existing building footprints.

As noted in the review of existing conditions, the buildings were originally constructed between 1948 and 1950 and partially renovated between 1979 and 1984.

They do not conform to current codes or accessibility requirements and would require complete renovation. This would essentially entail stripping the buildings down to the framing structure and rebuilding them. This is likely to involve asbestos and lead abatement, though tests would need to be performed to determine the presence of any hazardous materials.

The existing slabs would remain along with the existing hydronic piping in the slabs, which was previously abandoned.

The existing drawings that are available indicate that although the buildings are insulated, they do not conform to the current energy code requirements. Roof and wall insulation would need to be upgraded and the single glazed windows would need to be replaced with a minimum of dual glazed windows.

The buildings will need new roofs and new siding, as well as new interior finishes. The cost of selective demolition and working around the existing elements to remain would increase the cost of construction compared to complete demolition and replacement.

Although the existing slab on grade floors could remain, major portions of the foundations would need to be removed and replaced to meet new code, and the buildings structural systems would need to be upgraded to current code.

#### Structural

The modernization and renovation of Community Center will require that the buildings meet current codes for seismic safety. The existing building will require significant investigation, analysis and strengthening to meet current code.

Seismic improvements to this building would include removal of the original 1" diagonal sheathing and replacement with new plywood. Strengthening of existing diagonal braces & collector elements will be required. It will likely require additional new diagonal braces along

the center wall. The existing guy wire bracing is not a system commonly used in public buildings. It is sometimes used in pre-engineered industrial buildings. We would recommend replacing the existing guy wire system with a new properly detailed, threaded rod x-brace system, new diagonal braces, or new shear wall system. The new work would likely require new foundation elements at location of each new element.

It is our opinion based on the available information and our limited site investigation, that a seismic retrofit of this building is technically feasible. It will require additional analysis and design beyond the scope of this report. However, given the condition of these buildings, we would recommend the city consider full replacement with new structures. It is our opinion that new structures will offer a significant value with regards to the structural system for the money versus renovating and retrofitting these buildings.

#### HVAC

Each building within the Hillview Community Center is served by an independent hydronic radiant floor heating system with localized boilers and controls. As a result of corrosion and overall age of the system, the hydronic piping experiences frequent leaks that require timely and costly measures to repair. Gas furnaces are also located in numerous rooms and operate at excessive noise levels as a result of improper installation and balancing techniques. Providing temporary solutions is not advisable due to exorbitant repair costs associated with equipment in substandard conditions. Considering that there are four wings of the complex, each wing would likely receive separate new mechanical systems. These would be either new roof mounted units, which would impact the structure of the roof systems, or ground mounted units that would take up building or exterior space.

#### Plumbing

Plumbing piping systems and infrastructure serving the Hillview Community Center were observed to be in dilapidated condition and generally beyond repair. They are in critical need of replacement. Fixtures within the space were reported by Maintenance and Operations Staff to be in inoperable condition as a result of

deficient supply water pressure and excessive sediment buildup within the piping system itself. Roof drains routinely overflow, which causes ponding, and water build up on the roof structure facilitating the propensity for leaks. The sanitary sewer system routinely clogs and backups causing continual complications for the M&O Staff. New underground piping and building plumbing would be required to repurpose the existing buildings. Renovation of the buildings would require either new restrooms and other plumbing facilities or extensive renovation of existing.

#### Electrical

The electrical utility service is located at the south end of the building complex. The service is underground and provided by PG&E with a 400A, 120/208VAC, 3-phase, 4-wire to a meter, and an electrical gutter with five 200A disconnect switches. The existing building electrical systems and the electrical equipment are obsolete and at the end of their useful life. Any alteration to the facility will trigger California Title 24 130.5 requiring disaggregation of electrical circuits. Complete new electrical service and building infrastructure would be required if the buildings are reused.

#### Lighting

The existing lighting systems throughout the complex are at the end of their useful service and do not meet energy compliance fixture, load, or control requirements. Renovation would require new compliant light fixtures and controls meeting current energy codes would be required.

New exit signs and egress lighting to clearly indicate exit paths shall be required.

The existing exterior lighting levels are likely inadequate. We recommend the site lighting levels be measured, and any areas not meeting IESNA recommended levels be mitigated. New exterior lighting and controls shall be required with any building alteration.

#### Fire Alarm

The existing fire alarm system is obsolete and needs full replacement to be NFPA compliant with notification requirements. New fire protection system will also need monitoring.

#### Site Landscape

Extensive re-landscaping would be required to accommodate the proposed program, though selective trees could possibly be saved.



## OUTLINE OF PROGRAM OPTIONS

DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

## OPTION TWO

### **Build a new Community Center Facility on the same site, including the re-utilization of an existing building for storage.**

Option Two includes two possibilities, the complete build out of the identified space plan and a reduced plan that falls within the \$20 million total project budget. The projected budget for the option is based on the outline of spaces developed with the City, but it does not include the Gymnasium or the Theater. These elements are addressed in Option 3.

The model for this option is based on a moderately priced building. The architectural features and finishes will be of reasonable quality and durability. Mechanical, plumbing and electrical fixtures and equipment will be of good, durable quality. All work will conform to the latest edition of the California Building Code (CBC), the California Energy Code, as well as mechanical, electrical and plumbing codes.

The new facility would likely be a steel framed building. The exact architecture of the building will be determined in a later phase. A portion of the north-most wing would remain to be used for storage. Minimal work would be done to the existing wing to remain.

Pedestrian circulation will be a mix of interior hall ways and exterior access to specific spaces. There will be a new entry court and vehicle drop off area, and miscellaneous outdoor courtyards for community activities. All work will conform to the Americans with Disabilities Act and Chapter 11B of the CBC, including accessible parking and drop off. Option Two does not include work to the existing parking lot.

The site would be cleared up to the remaining north-most wing. The building will be designed to accommodate the programmed spaces. Outside spaces would be provided to meet program elements.

Elements of the new building:

- Single Story
- Structural steel frame is likely, but wood framing could be considered during design phase.
- Slab on grade,
- Exterior of cement plaster or similar priced finish,
- Dual glazed aluminum framed windows
- Exterior steel frames and doors,
- Interior wood doors with steel frames,
- Vinyl or carpet flooring,
- Primarily gypsum board interior
- Acoustical tile ceilings.
- Ceramic or quarry tile in restrooms and high use areas, such as the kitchen.
- Irrigated exterior landscaped areas and programmed spaces

The exact nature of materials and finishes will be determined in the programming and design phases.

## OPTION THREE

### **Build a new Community Center Facility on the same site, which will conform to the City's total project budget and will include space on the site to allow for later expansion with a theater and gymnasium.**

In order to accommodate the full program in Phase One, with the theater and gymnasium expansion in Phase Two, portions of Phase One will need to be two stories. The exact portion of the first phase that will need to be two stories will be determined in a later phase. The exact architecture of the building will also be determined in a later phase. The northern section of the site will be reserved for future expansion for a theater and a gymnasium. In the first phases it will be utilized as open space.

Separate controlled access will be provided to the gymnasium and theater areas.

All other elements of this option will be similar in quality and durability to Option Two, including architectural quality and mechanical, electrical and plumbing systems, as well as parking and access to the facility. Please refer to that section for further description.



DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT

BASE BUILDING BUDGET - OPTION 2 NEW CONSTRUCTION		SF	COST/SF	TOTAL COST
<b>Hillview Community Center</b>				
1	Large Group Activities	5,000	\$650.00	\$3,250,000
2	Dedicated Senior Social Gathering Space, Senior Center	1,000	\$600.00	\$600,000
3	Table Games	1,500	\$650.00	\$975,000
4	Fitness with equipment	2,000	\$500.00	\$1,000,000
5	Special Intrest Classes	4,550	\$600.00	\$2,730,000
6	Staff Offices & Support Space	2,200	\$550.00	\$1,210,000
7	Gathering / Kitchen	2,500	\$700.00	\$1,750,000
8	Misic	1,000	\$700.00	\$700,000
9	Children Services - Preschool	5,000	\$600.00	\$3,000,000
10	Pop-Up Clinic	650	\$700.00	\$455,000
11	Meeting Space	1,000	\$600.00	\$600,000
12	Speciality Storage	936	\$600.00	\$561,600
<b>SUBTOTAL BUILDING</b>		<b>27,336</b>		<b>\$16,717,015</b>
<b>BUILDING GROSSING</b>				
1.000 Building Grossing 30% walls, storage, bathrooms, elec/mech rooms, circulation				
<b>SUBTOTAL GROSSING FACTOR</b>		<b>8,201</b>	\$500.00	<b>\$4,100,400</b>
		35,537	\$611.54	<b>\$21,732,120</b>
<b>SITWORK - Required for building, not including parking</b>				
Total Site		53,000	\$15.00	\$795,000
SITE UTILITIES - Connections		1	\$350,000.00	\$350,000
				<b>\$1,145,000</b>
				<b>\$22,877,120</b>
Soft Costs. A&E, CM & Inspection, FF&E and Internal City costs - 30%				\$6,863,136
Escalation per year to bid 2 years 5.00%				\$2,344,905
				<b>\$32,085,161</b>

REDUCED PROGRAM		
The reduced program is based on a total projet budget of \$20 million dollars. It reduces the space allocation of Option 2 by 39% to achive budget compliance. Space planning for this reduction would be developed by the design architect working with City Staff, City Commissions, and other stakeholder groups on the development of the final space planning.		
<b>16,775</b>		
5,033		
21,500	\$611.54	<b>\$13,148,077</b>
		<b>\$1,145,000</b>
		<b>\$14,293,077</b>
		\$4,287,923
		\$1,465,040
		<b>\$20,046,040</b>

PERFORMING ARTS CENTER		
This program element is included Option 3. The total costs for the performing arts and the gymnasium, and the base building in Option 2 are listed to the right.		
14,000		
4,200		
18,200	\$750.00	<b>\$13,650,000</b>
10,000	15	\$150,000
		<b>\$150,000</b>
		<b>\$13,800,000</b>
		\$4,140,000
		\$1,380,000
		<b>\$19,320,000</b>

GYMNASIUM		
The total project cost for Option 3, when the performing arts and the gymnasium are added to the base building in Option 2, equals <b>\$65,128,661</b> .		
11,000		
3,300		
14,300	\$675.00	<b>\$9,652,500</b>
10,000	15	\$150,000
		<b>\$150,000</b>
		<b>\$9,802,500</b>
		\$2,940,750
		\$980,250
		<b>\$13,723,500</b>



PROJECT COSTS

DATE: 04.17.2017  
 CITY OF LOS ALTOS  
 COMMUNITY CENTER  
 FEASIBILITY ASSESSMENT



PROJECT DESCRIPTION

OPTION ONE

The existing buildings are approximately 30,500SF without the exterior walkway circulation. Though this appears to be large enough for the base program it does not account for the grossing factors necessary to accommodate the full program.

Circulation is one aspect of the grossing factor, however there are additional elements, such as support spaces, code compliant mechanical rooms and rest rooms, included in the grossing number.

POTENTIAL COSTS

Renovation of Existing Buildings

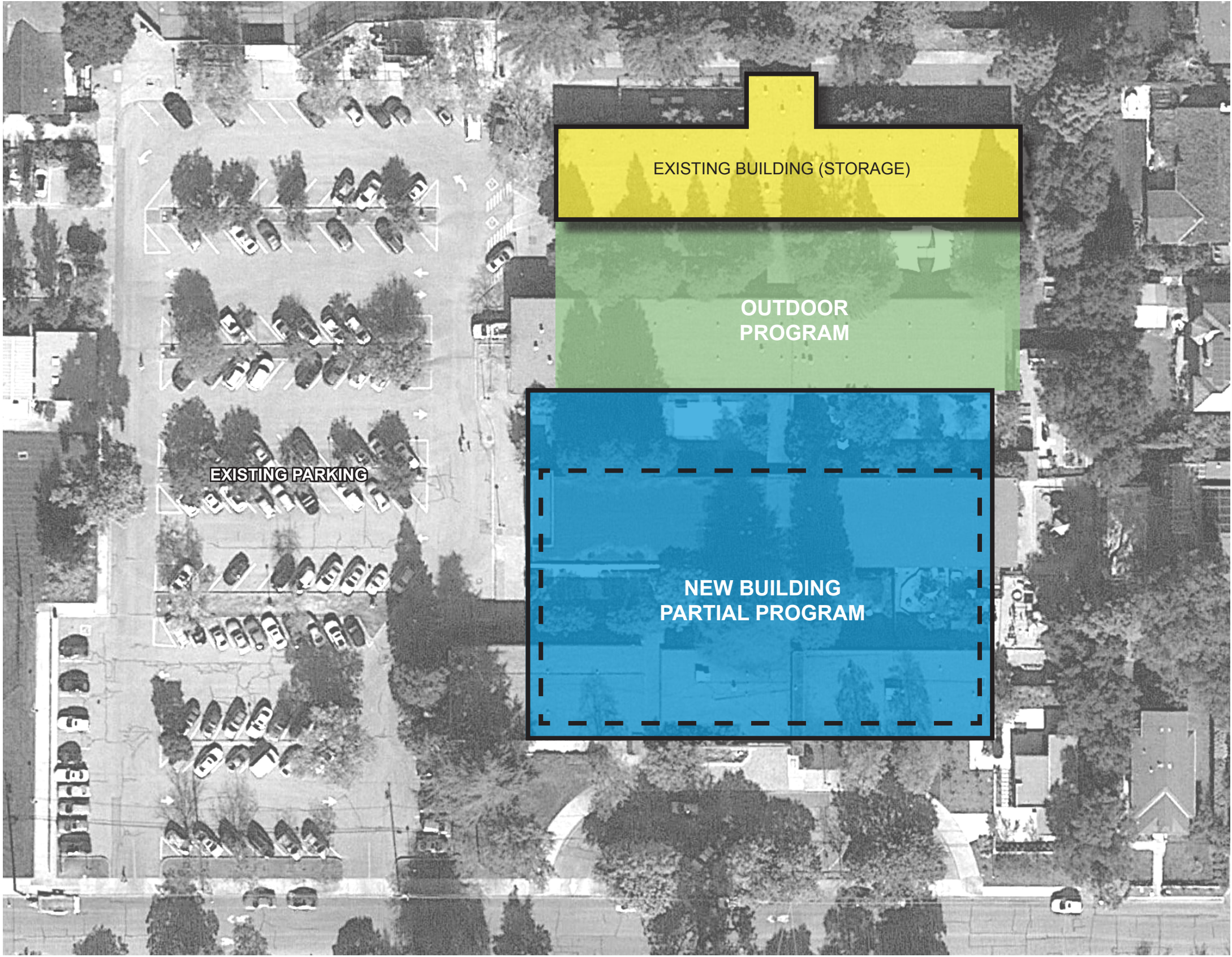
Existing Area:	30,500 SF
Cost Per Square Foot:	\$720,000
Sub Total:	\$21,960,000
Utilities:	\$1,145,000
Sub Total Const. Cost:	\$23,105,000
Owner Soft Costs 30%:	\$6,931,500
Escalation 5% per Year:	\$2,310,500
Total Construction Cost:	\$32,347,000



EXISTING BUILDING RENOVATION

DATE: 04.17.2017  
 CITY OF LOS ALTOS  
 COMMUNITY CENTER  
 FEASIBILITY ASSESSMENT





OPTION TWO

**Build a new Community Center Facility on the same site, including the re-utilization of an existing building for storage.**

Option Two includes two possibilities, the complete build out of the identified space plan and a reduced plan that falls within the \$20 million total project budget. The projected budget for the option is based on the outline of spaces developed with the City, but it does not include the Gymnasium or the Theater. These elements are addressed in Option 3.

Dashed lines represent reduced program. A portion of the north-most wing would remain to be used for storage. Minimal work would be done to the existing wing to remain.

Option Two does not include work to the existing parking lot.

POTENTIAL COSTS

New with Existing Building Storage  
*See page 9 for cost breakdown*

Total Construction Cost:      \$32,085,161



NEW BASE BUILDING WITH PARTIAL RE-USE

DATE: 04.17.2017  
CITY OF LOS ALTOS  
COMMUNITY CENTER  
FEASIBILITY ASSESSMENT



PROJECT DESCRIPTION

OPTION THREE

Build a new Community Center Facility on the same site that conforms to the City's total project budget and includes space on the site to allow for expansion with a theater and gymnasium.

In order to accommodate the full program, including the theater and gymnasium, some of the building would need to be two stories. The exact portion of the first phase that will need to be two stories will be determined in a later phase. The exact architecture of the building will also be determined in a later phase. The northern section of the site will be reserved for future expansion for a theater and a gymnasium. In the first phases it will be utilized as open space.

Option Three does not include work to the existing parking lot.

POTENTIAL COSTS

New with Future Additions - Gym/Theater  
*See page 9 for cost breakdown*

Total Construction Cost:      \$65,330,161



NEW BUILDING

DATE: 04.17.2017  
 CITY OF LOS ALTOS  
 COMMUNITY CENTER  
 FEASIBILITY ASSESSMENT