

An aerial photograph of a residential neighborhood in Los Altos, California. A specific rectangular area in the middle-right portion of the image is highlighted with a yellow box, indicating the location of the Los Altos Hillview Community Center. The surrounding area consists of houses, streets, and green spaces.

LOS ALTOS HILLVIEW COMMUNITY CENTER LOS ALTOS, CA

NOLL & TAM ARCHITECTS
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PRINCIPAL IN CHARGE

OPPENHEIM - LEWIS
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COST ESTIMATOR

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**COUNCIL + TASK FORCE
STUDY SESSION
SEPT 26, 2017**

COMMUNITY CENTER PROJECT TASK FORCE MISSION:

Make recommendations to Council for:

- Interior space allocation
- Layout/Site location
- Exterior design



STUDY SESSION GOALS-

COUNCIL DIRECTION REQUESTED FOR:

- PROPOSED COMMUNITY CENTER INTERIOR SPACE ALLOCATION
 - LAYOUT / SITE LOCATION
 - CONSIDERATION OF ADDITIONAL PROJECT FUNDING FOR
 - ✓ ALTERNATE SITE LOCATIONS
 - ✓ REFURBISHMENT OF SELECTED HILLVIEW BUILDINGS
 - ✓ ADDITIONAL DESIGN ELEMENTS ENHANCING THE COMMUNITY CENTER BUILDING AND SITE
 - ✓ ADDITIONAL DESIGN ELEMENTS RELATED TO THE ENHANCEMENT OF THE CIVIC CENTER CAMPUS
-

VISION & PRIORITIES

TASK FORCE VISION FOR THE NEW COMMUNITY CENTER

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.

TASK FORCE PRIORITIES:

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

- Community commitment to a Multigenerational Center- services for all
 - “Seeing around the Corner” - planning for and anticipating the future
 - Outdoor spaces and spaces between buildings
 - Connectivity and adjacencies to the civic center core & downtown
 - Environmentally Sustainable
 - Flexibility & Functionality
 - Maintain Quality
-

INTERIOR SPACE ALLOCATION

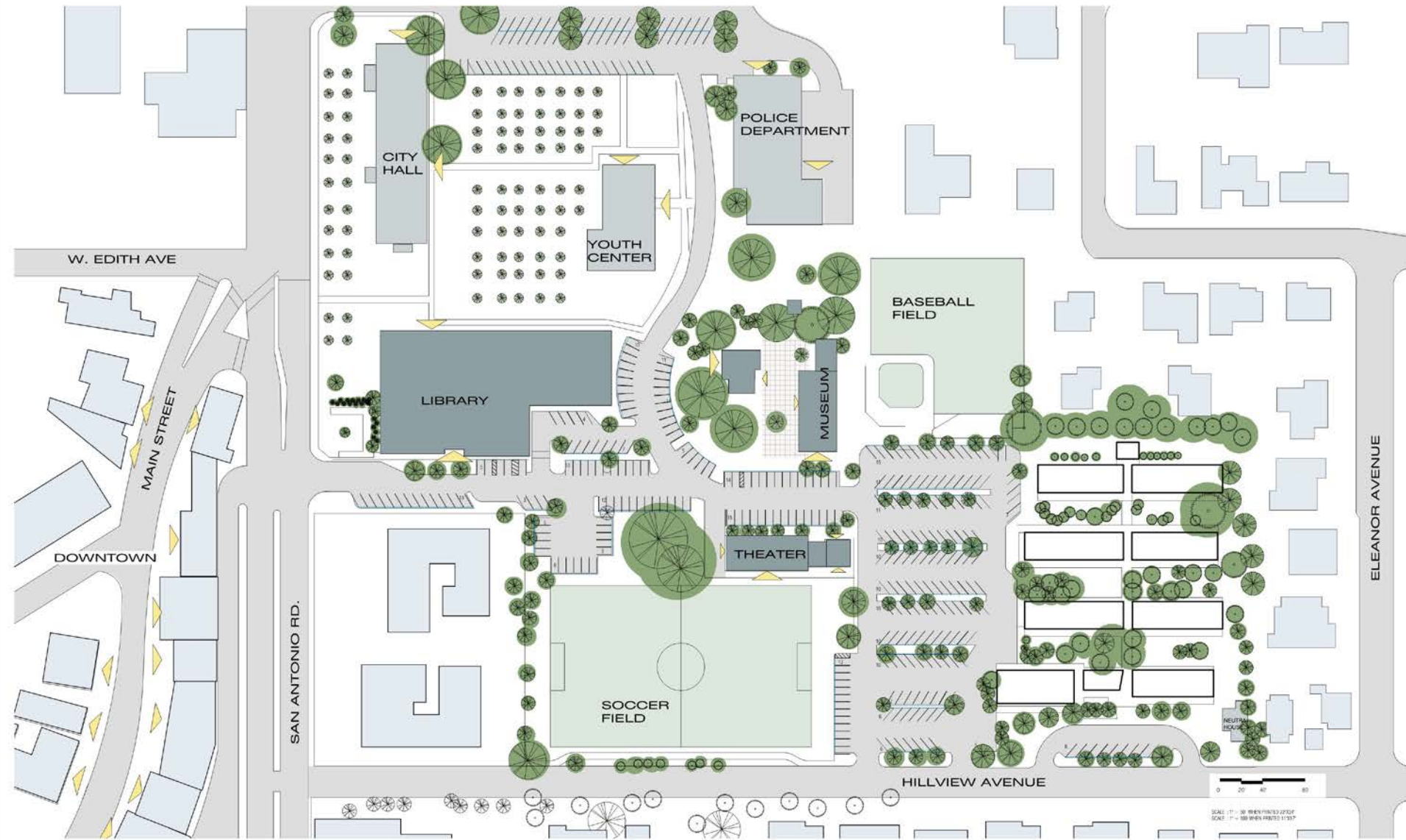
Activity Space	Net sq ft	Outdoor Spaces
SUPPORT SPACES		
Admin Offices (3 offices & workspace)	1200	
Copy Room	200	
Reception	200	
Restrooms	600	
Family Restroom	75	
Storage		
@ Community Room	400	
General	200	
Subtotal	2875	
SPECIALIZED SPACES		
Catering Kitchen	700	
Café	250	1000
Subtotal	950	
DEDICATED SPACES		
Seniors (divisible)	2000	1000
Multigenerational Gaming	600	
Kinderprep for 25 (includes toilet and storage)	1000	1800
Subtotal	3600	
FLEXIBLE SHARED SPACES		
Lobby-Community Living Room	1000	
Community Room (150)	2500	2500
MP Activity Room 1 (divisible)	1200	1000
Activity Room 3-Arts and Crafts	750	
MP Activity Room 2	750	
Movement Room	1200	
Conference Room	300	
Subtotal	7700	7300
Total (Net)	15,125	
GSF (75% efficient)	20,167	

INTERIOR SPACE ALLOCATION RECOMMENDATIONS

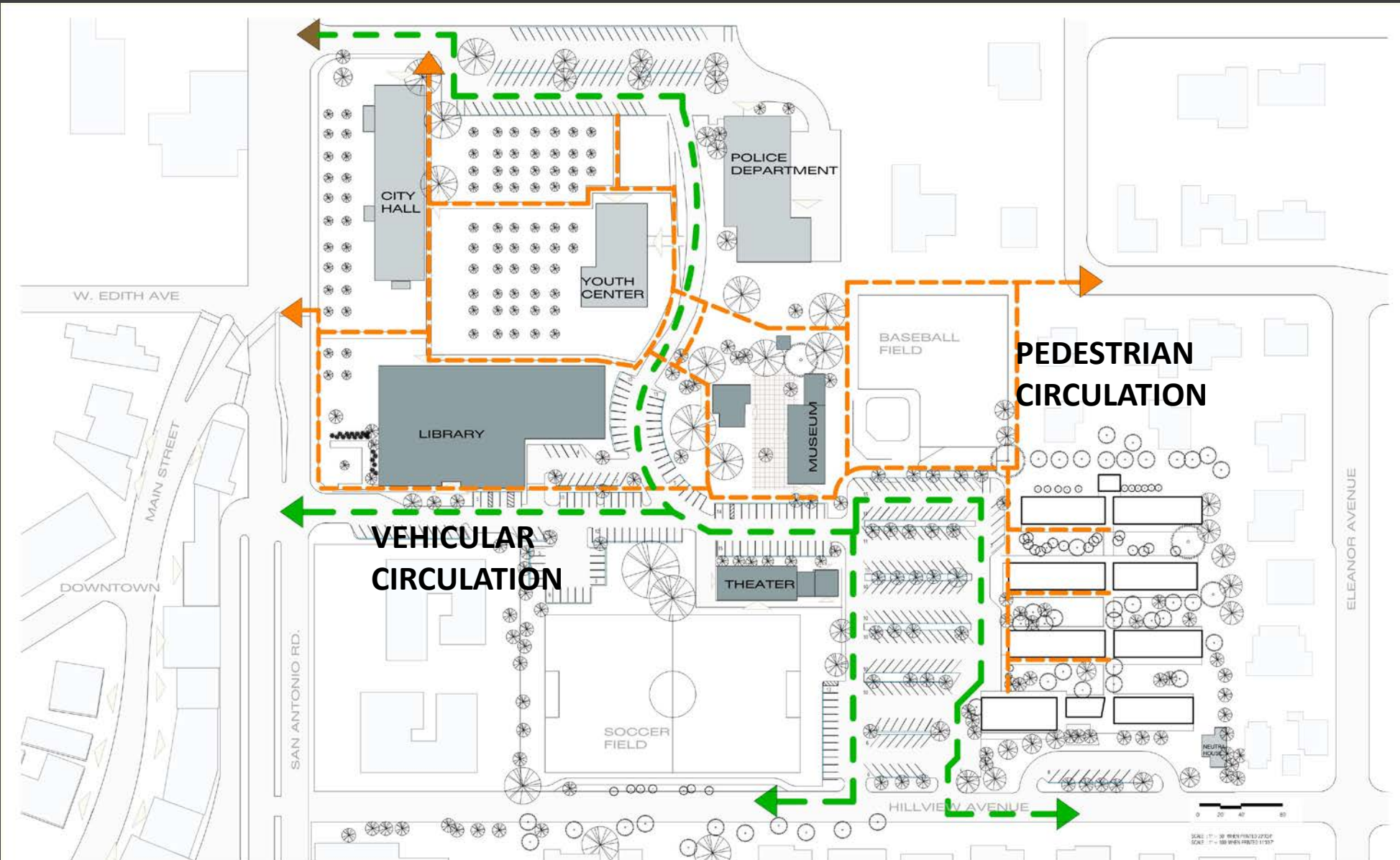
- 15,000 SF NET FOR USABLE SPACES/ 20,000 SF TOTAL
- COMMUNITY COMMITMENT TO MULTI-GENERATIONAL
- SPECIALIZED SPACES:** MINIMIZE (KITCHEN, CAFE)
DEDICATED SPACES: PROVIDE FOR SENIOR & KINDER
FLEXIBLE SPACES: MAXIMIZE TO EXPAND USE OF
DEDICATED USER SPACES
- THE LOBBY CAN BE A FLEXIBLE PROGRAMMABLE SPACE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

MAXIMIZE FLEXIBLE PROGRAM SPACES

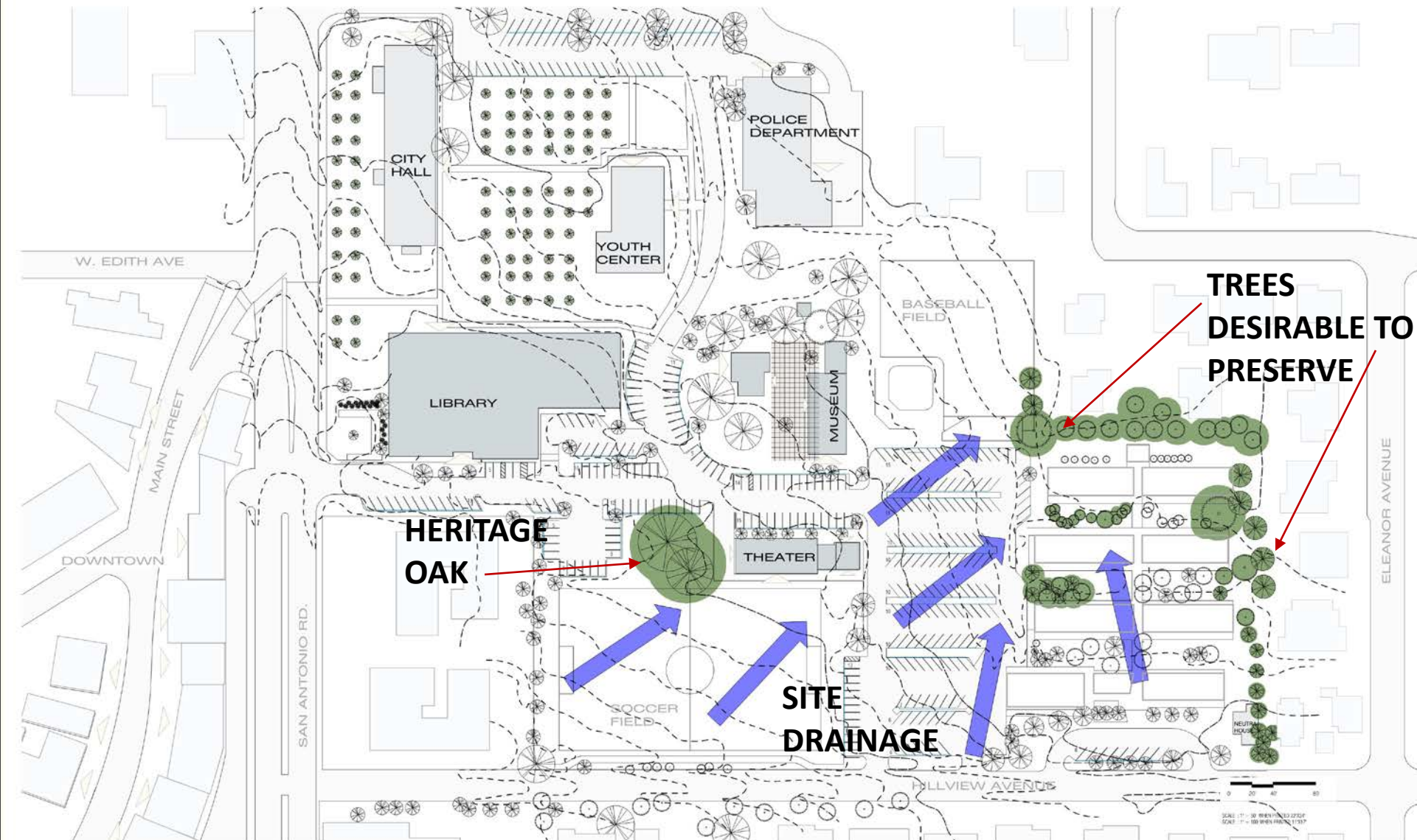
REVIEW SITE OPTIONS



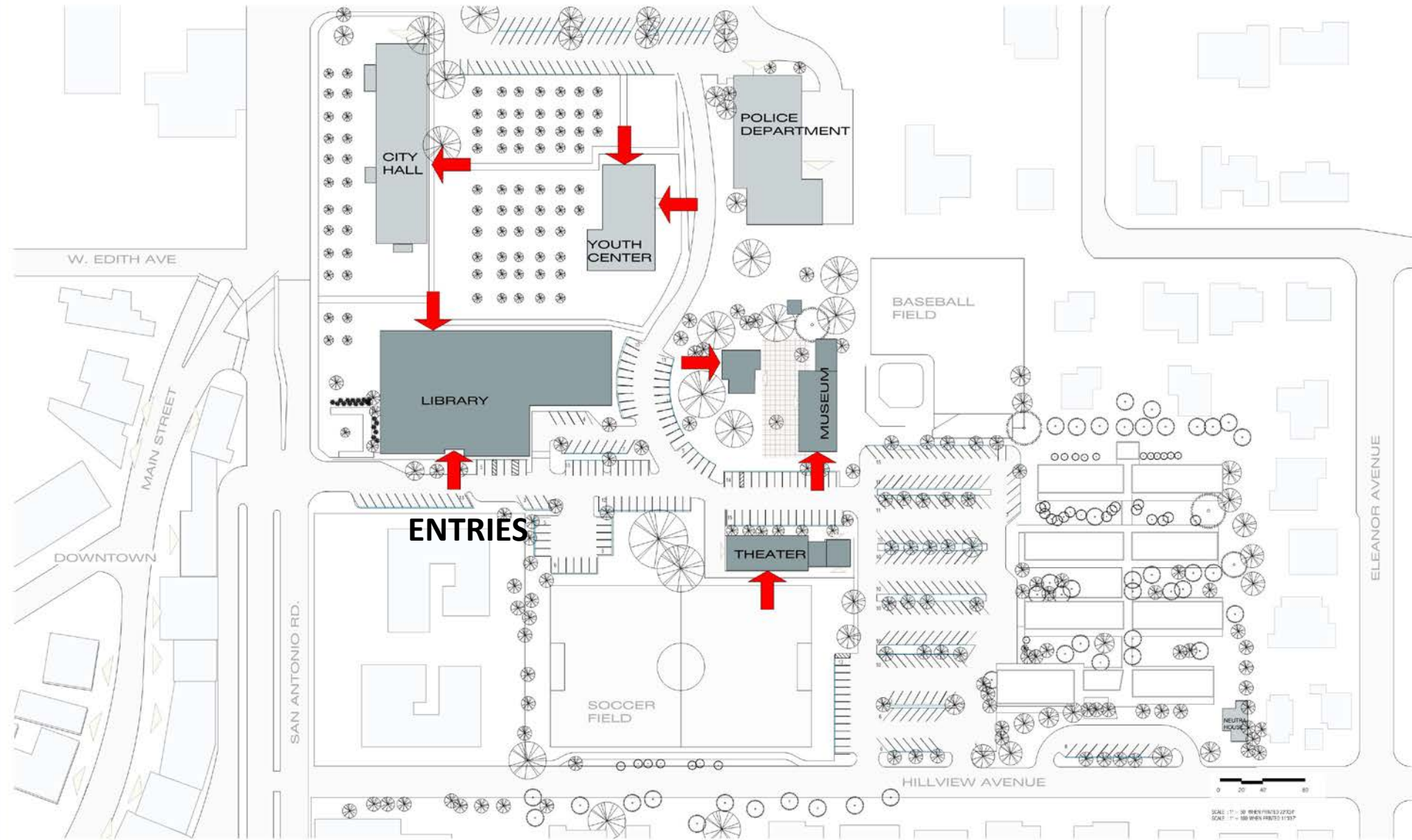
SITE ANALYSIS: EXISTING CIVIC CENTER CORE



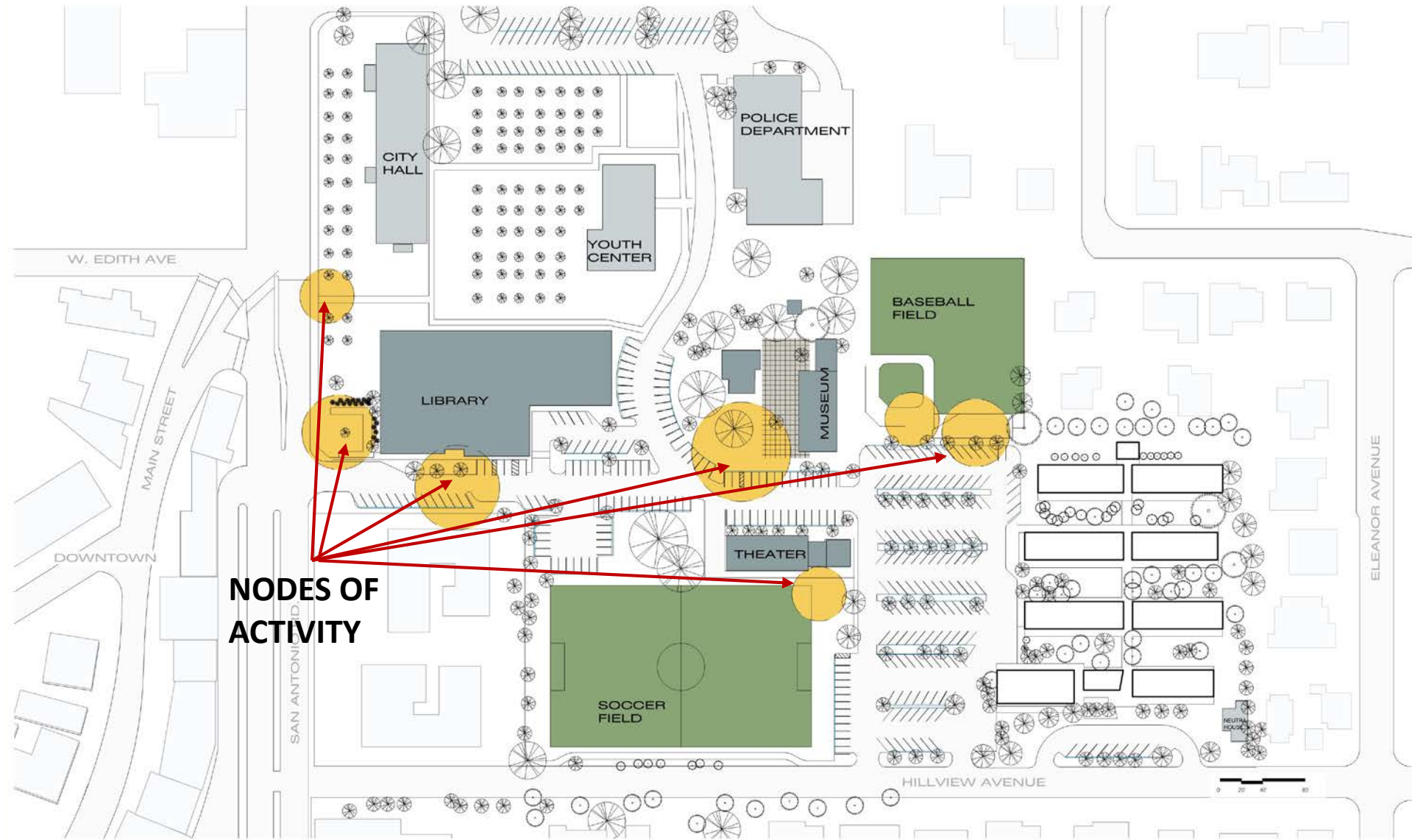
SITE ANALYSIS: EXISTING CIVIC CENTER CORE



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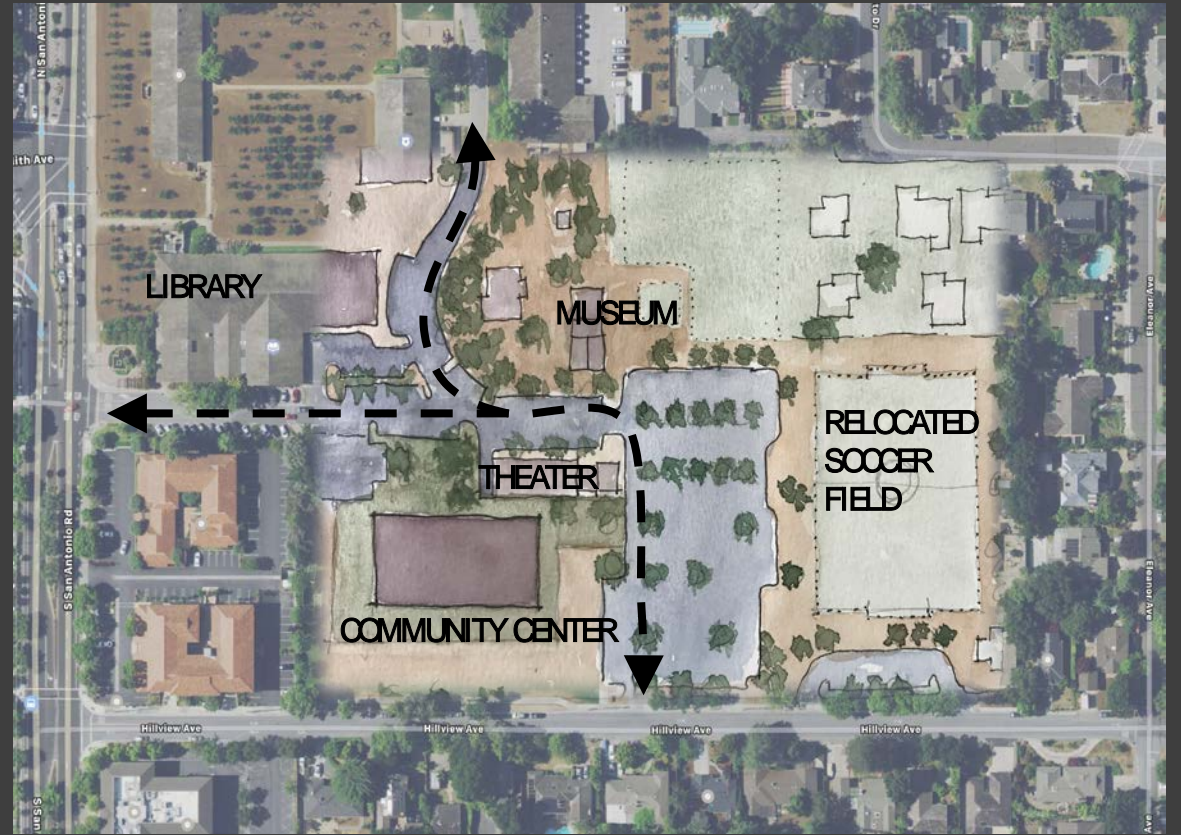


SITE ANALYSIS: EXISTING CIVIC CENTER CORE



Relocated parking

4



5

COMMUNITY CENTER SITE LOCATION OPTIONS

SITE OPTIONS – STREET VIEW



VIEW FROM SAN ANTONIO ENTRY



VIEW FROM LIBRARY PARKING



VIEW FROM HISTORY MUSEUM



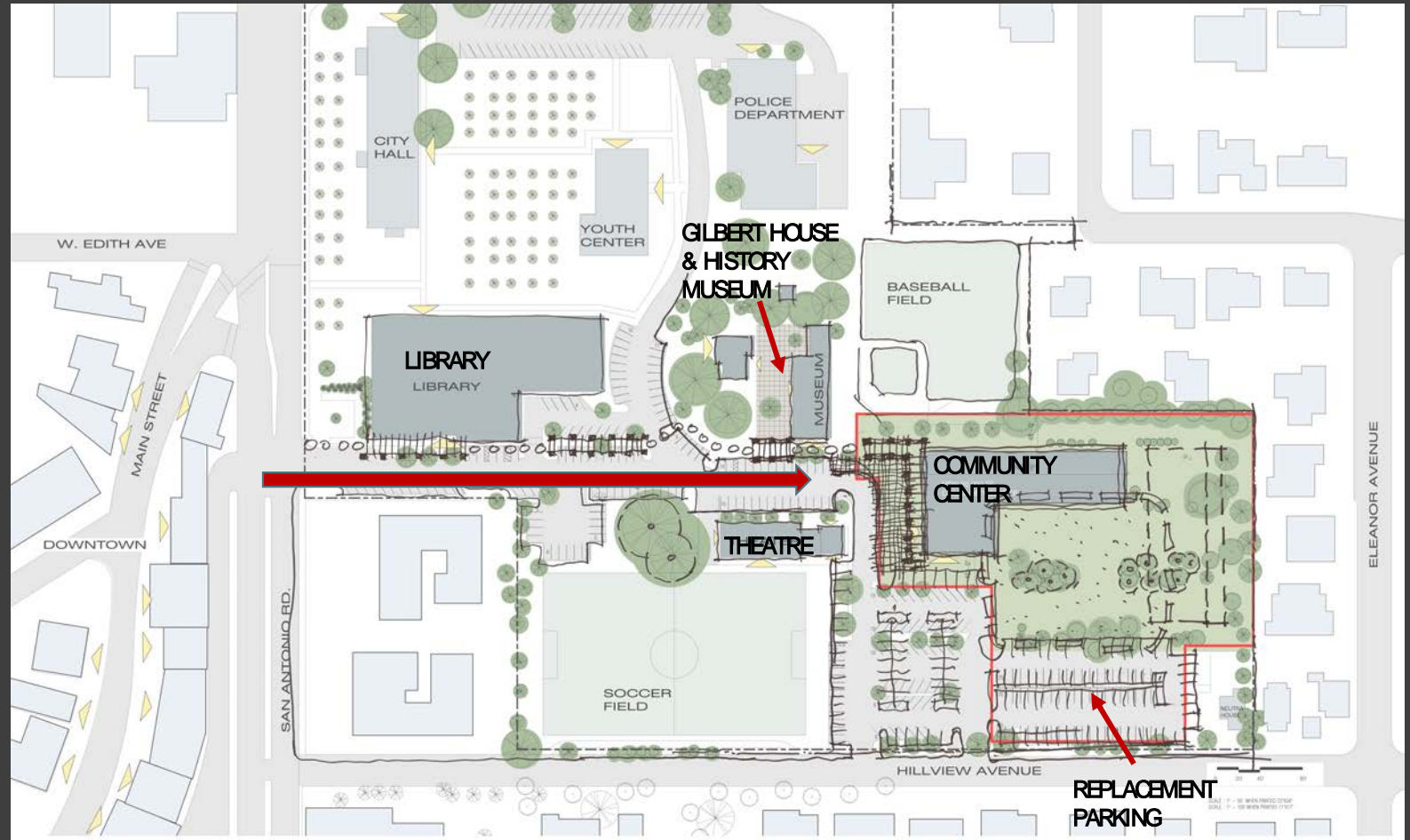
VIEW FROM HILLVIEW



VIEW FACING HERITAGE TREES

SITE ANALYSIS: (TF PRIORITY FACTORS)

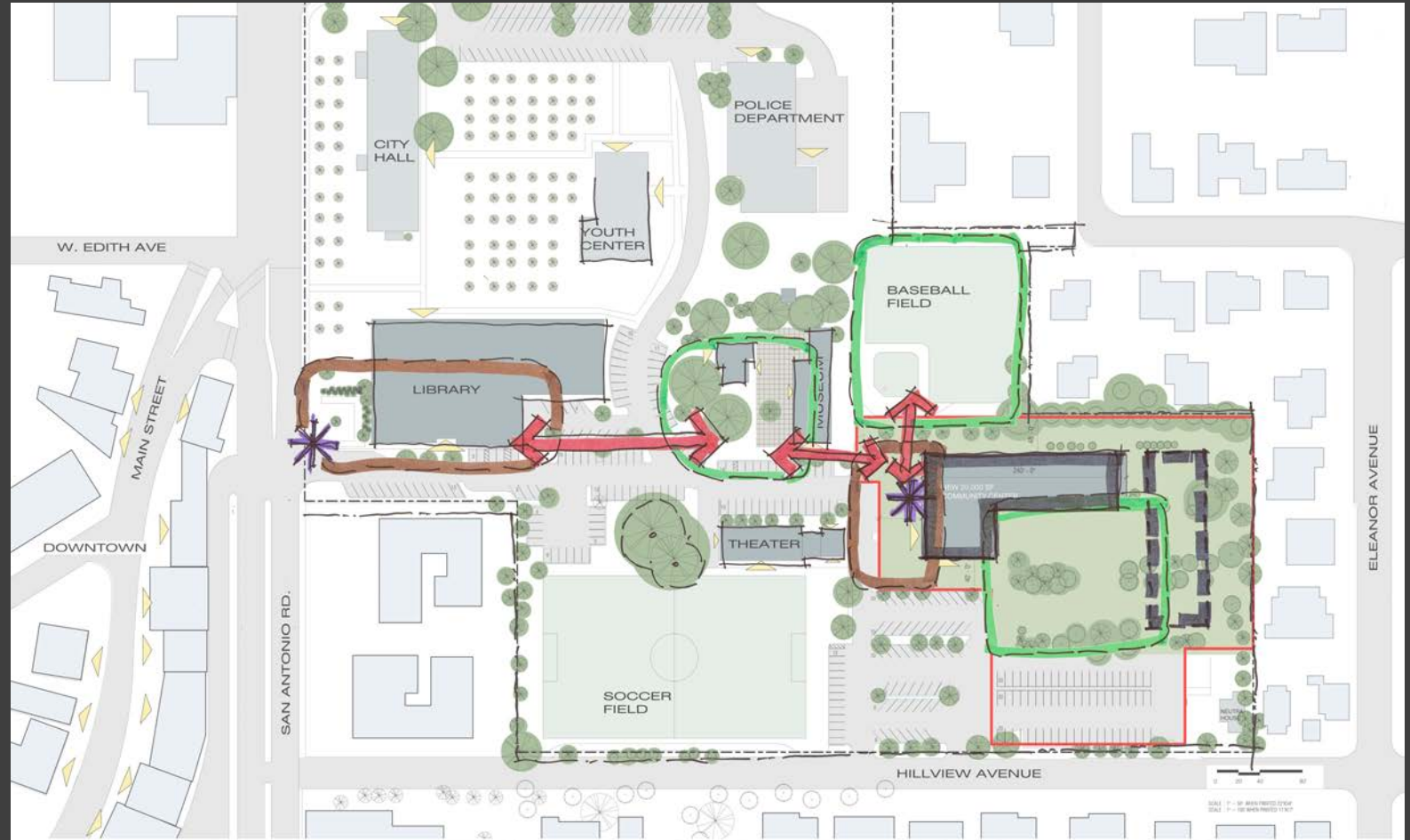
- 1. Adjacency & Connectivity to Civic Center core**
Adjacent to History Museum & Theatre
Provides terminus to the civic center core
- 2. Connection to Downtown**
Distance to Downtown ~ 700 ft
Provides sightline from San Antonio
Consider pedestrian promenade from Library to Site 4
- 3. Pedestrian Circulation**
Continuous pedestrian paths to Gilbert House and History Museum
- 4. Outdoor space potential**
Larger site area than Option 5
Portion of site required for parking
Coordinate with adjacent baseball field
- 5. Future Expansion Potential**
Potentially 12,000 sf to 18,000 sf Expansion
Consider 2 story building to expand available site



Overall Site Area = 136,000 sf
(including replacement parking)

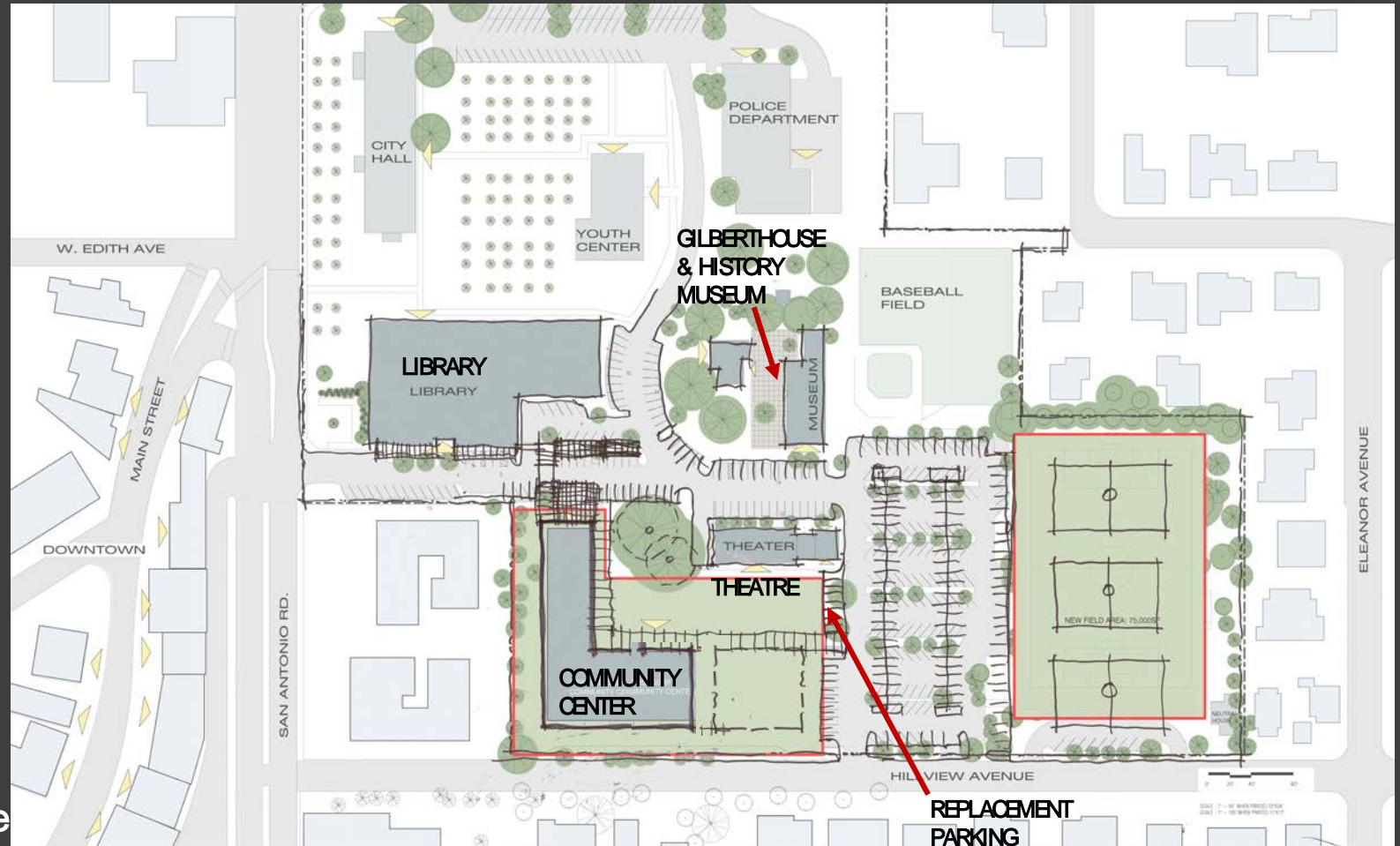
SITE ANALYSIS (OTHER FACTORS):

6. **Parking**
Requires replacement of approx. 60 spaces
7. **Impact to neighbors**
Minimal impact
8. **Impact to existing trees**
Potential to preserve 2/3rds desirable trees
9. **Interim phasing**
Potential to maintain existing Hillview buildings for interim Rec. offices
10. **Anticipated political sensitivities**
None identified
Use is similar to existing
11. **Estimated Construction Cost**
Current estimate is \$26,975,295



SITE ANALYSIS: (TF PRIORITY FACTORS)

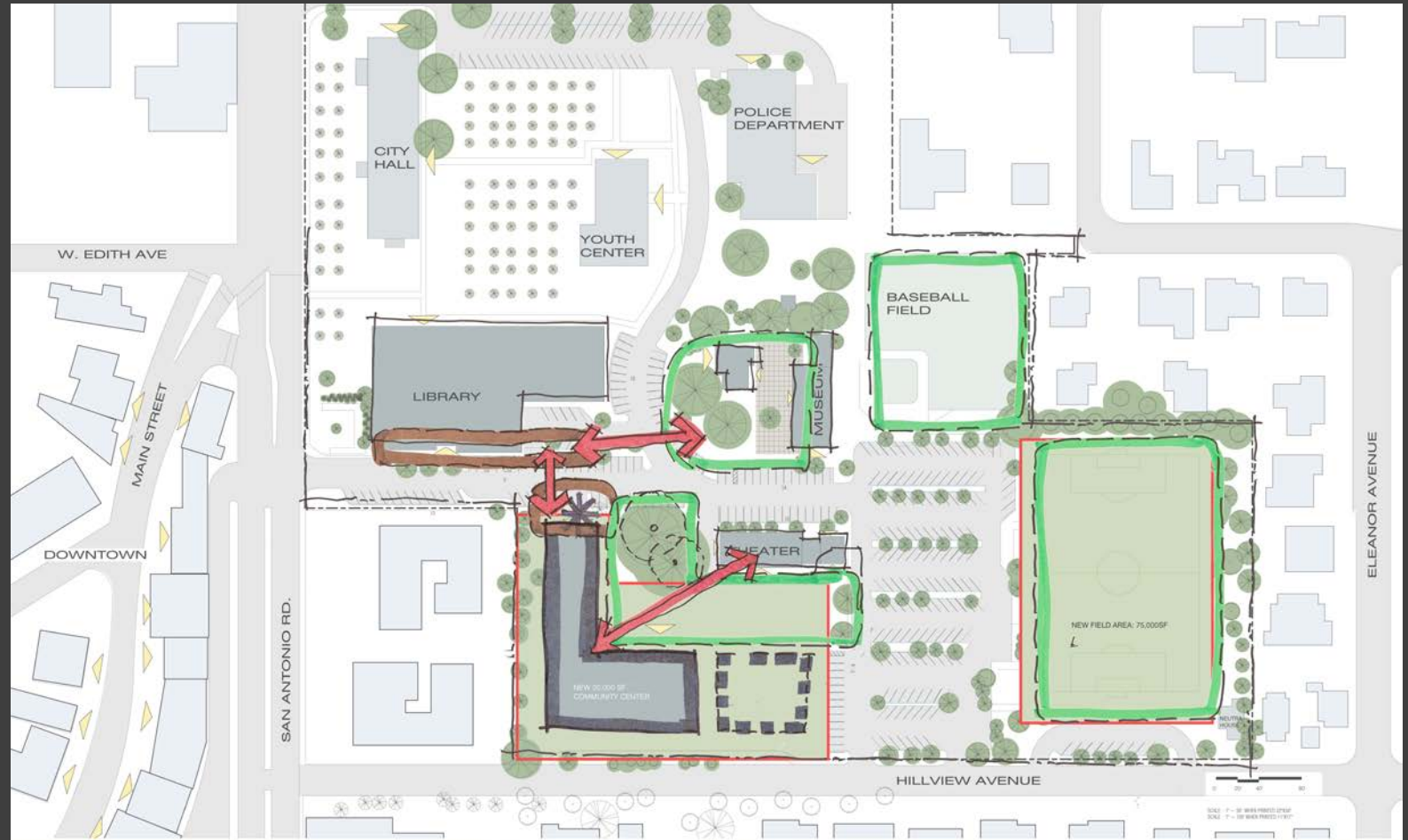
- 1. Adjacency & Connectivity to Civic Center core**
Adjacent to Library & Theatre
Consider "street plaza" connecting Library & new community center
- 2. Connection to Downtown**
Distance to Downtown ~ 500 ft
No visual connection from San Antonio
- 3. Pedestrian Circulation**
Shorter pedestrian paths to Theatre/Library
Conflict with cars crossing street
- 4. Outdoor space potential**
Smaller available site area than Option 4
Coordinate with Theatre access
Heritage Oak poses site usage limitations
- 5. Future Expansion Potential**
Potentially 4,000- 7,000 sf expansion
Consider 2 story building to expand available site



Overall Site Area = 95,000 sf

SITE ANALYSIS (OTHER FACTORS):

6. **Parking**
Requires replacement of approx. 15 spaces
7. **Impact to neighbors**
Impact to Hillview neighbors is high
Soccer use impact to Eleanor & Edith neighbors
8. **Impact to existing trees**
Soccer field replacement removes most trees
Heritage trees to be preserved
9. **Interim phasing**
More complex phasing due to soccer field
10. **Anticipated political sensitivities**
Hillview, Eleanor, & E Edith neighbors
Soccer users without field 18-24 months
Tree preservationists
11. **Estimated Construction Cost**
Current estimate is \$28,885,353



PROJECT COST

PRELIMINARY BUDGET ESTIMATE

\$25 Million Budget Target

COMPARISON OF OPTIONS

	OPTION 4	OPTION 5
• BUILDING COST (Based on 20,000 sf)	\$14,646,672	\$14,646,672
• SITEWORK COST (Based on 7,500 sf Outdoor programs)	\$4,528,623	\$3,983,056
• SOCCER FIELD		\$1,955,625
• <u>SOFT COSTS</u>	<u>\$7,800,000</u>	<u>\$8,300,000</u>
TOTAL PROJECT COSTS	\$26,975,295	\$28,885,353

POTENTIAL ADDITIONS & REDUCTIONS

\$25 Million Budget Target

COMPARISON OF OPTIONS

TOTAL PROJECT COSTS

OPTION 4

\$26,975,295

OPTION 5

\$28,885,353

POTENTIAL COST REDUCTIONS

• Reduce site areas to minimum	(\$350,000)	
• Move building in Option 4 to east of parking lot	(\$400,000)	
• Eliminate soccer field replacement in Option 5		(\$2,500,000)
• Decrease outdoor program space by 2,000 sf	(\$225,000)	(\$225,000)
• Decrease Building Quality	(\$700,000)	(\$700,000)

POTENTIAL COST ADDS

• Increase Building Quality	\$1,200,000	\$1,200,000
• Increase Building Functionality	\$750,000	\$750,000
• Upgrade from LEED Silver to Gold	\$500,000	\$500,000
• Enhanced pedestrian connectivity to Civic Center Campus	\$1,000,000	\$1,000,000
• Increase Building Area by 3,000 sf	\$2,000,000	\$2,000,000
• Increase outdoor program space by 2,500	\$500,000	\$500,000
• Refinish Existing Parking Lot	\$750,000	\$1,000,000



RANGE OF QUALITY & FUNCTIONALITY

SITE

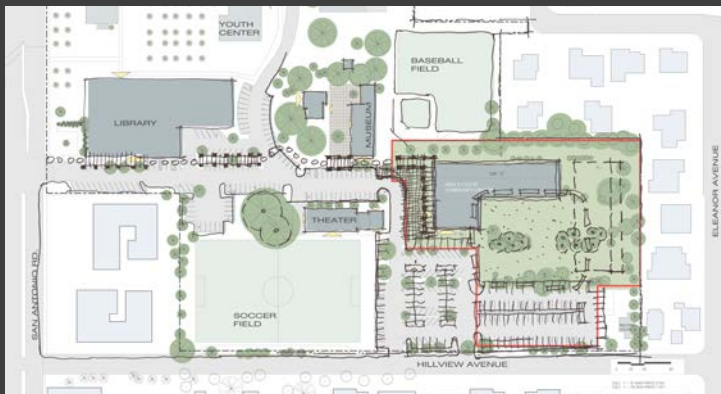
COMPARISONS

ADVANTAGES:

- Closer adjacency to History Museum and Theatre
- Promenade between Library and new Center creates Civic Center street
- Many opportunities for outdoor spaces
- Preserves about 2/3rds mature trees.
- Potential future expansion or new building (12,000-18,000 SF)
- Possibility to reuse existing Hillview bldgs. during phased construction.

DISADVANTAGES:

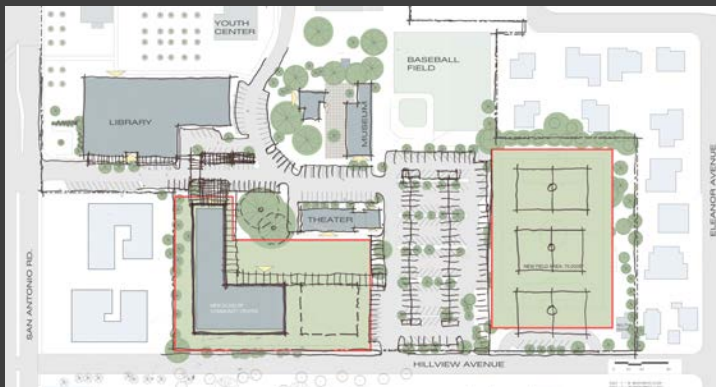
- Parking
 - ✓ Displaces ~ 60 parking spaces
 - ✓ requires new additional parking along Hillview Ave.
- Proximity to Civic core
 - ✓ Entry to new Center is further away from Library
- Site Drainage
 - ✓ Existing drainage has greater complexity to new development.



OPTION 4

ADVANTAGES:

- Closer proximity to Library
- Creates single hub of activity with strong pedestrian connections.
- Minimal change to existing parking lot, only 15 spaces relocated.
- Creates sports field zone by clustering soccer and baseball at east side.
- Heritage Oak Tree creates visual focus for new entry plaza.



DISADVANTAGES:

- Roadway and Parking:
 - ✓ Requires modification of roadway & parking across from Library.
 - ✓ Potential Conflict between pedestrians crossing street & vehicles.
- Soccer field relocation impacts:
 - ✓ Loss of most mature trees
 - ✓ Loss of soccer use during construction
 - ✓ Potentially politically sensitive to adjacent neighbors.
- Smaller site:
 - ✓ Limited area for future expansions (3,500-7,500 SF).
 - ✓ Limited area for outdoor programmable spaces.

OPTION 5

STAYING ON SCHEDULE & NEXT STEPS



CRITICAL SUCCESS FACTORS FOR STAYING ON SCHEDULE & ON BUDGET

1. STRIVE FOR CONSENSUS
 2. MAKE TIMELY DECISIONS
 3. SUPPORT STAFF, GIVE CLEAR PRIORITIES AND PREFERENCES
 4. TRUST STAFF AND DESIGN TEAM INFORMATION
 5. DESIGN TEAM WILL PROVIDE COMPREHENSIVE MATERIALS INCLUDING COST INFORMATION AT EACH MILESTONE
 6. PROVIDE CONTINUOUS PUBLIC SUPPORT AND ENTHUSIASM FOR PROJECT
-

Task Name	Start	Duration	Finish	2017				2018				2019				2020				
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1 + SCHEMATIC DESIGN	08/26/17	111d	01/26/18																	
25 + DD DESIGN	01/29/18	109d	06/28/18																	
42 + ENTITLEMENT MATERIALS	09/11/17	203d	06/20/18																	
47 + CD DEVELOPMENT	06/29/18	106d	11/23/18																	
64 + PERMIT AND BID	11/26/18	61d	02/18/19																	
76 + CONSTRUCTION ADMIN	02/18/19	300d	04/10/20																	

01/26/18 - SCHEMATIC DESIGN COMPLETE

06/2018 - DESIGN DEVELOPMENT COMPLETE

11/2018 - CONST. DOCUMENTS COMPLETE

12/2018 - GROUND BREAKING

02/2019 - PERMIT AND BID COMPLETE

12/2020 - CONSTRUCTION COMPLETE/MOVE IN

PROPOSED NEXT STEPS

- OCT 18- SITE AND EXTERIOR BUILDING DESIGN & PALETTE OF MATERIAL OPTIONS
 - NOV 7- EXTERIOR BUILDING DESIGN
 - NOV 30- FINAL SCHEMATIC DESIGN REVIEW
 - DEC 12- COUNCIL MEETING-
PRESENT TASK FORCE FINAL SCHEMATIC DESIGN RECOMMENDATIONS

 - JAN 2018 NOLL & TAM COMPLETES SCHEMATIC DESIGN PHASE
-

DIRECTION NEEDED FROM CITY COUNCIL:

- SUPPORT INTERIOR SPACE ALLOCATION
 - PROVIDE DIRECTION ON SITE LOCATION
 - DOES COUNCIL WISH TO CONSIDER ADDITIONAL FUNDING ALLOCATION FOR SITE PLACEMENT OR OTHER FEATURES?
-

An aerial photograph of a residential neighborhood in Los Altos, CA. A yellow rectangular highlight is placed on a large, open lot in the center-right of the image, indicating the location of the Los Altos Hillview Community Center. The surrounding area consists of houses, streets, and green spaces.

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