



DATE: March 24, 2015

CATEGORY: New Business

DEPT.: Public Works

TITLE: **Community Center Design, Project 15-43 – Conceptual Design Plan**

RECOMMENDATION

Approve Conceptual Design Plan—Option B for the Community Center renovation project.

BACKGROUND

On March 4, 2014, the City Council approved the Rengstorff Park Master Plan which developed a 20-year, concept-level plan for the park and defined a strategy for replacing or renovating the park's aging facilities. The Master Plan summarized direction for the future of the Community Center, which is to renovate and expand the center while preserving the many outdoor assets of Rengstorff Park, including open space and Heritage trees. The Master Plan included the following components for the Community Center:


- Update the architectural character of the building;
- Improve the accessibility and functionality of the building;
- Increase the seating capacity of the Social Hall from 200 to 250 and provide a catering kitchen and dedicated entrance for the Social Hall;
- Add three multipurpose rooms;
- Create a more prominent front entrance;
- Renovate the lower Social Hall (basement);
- Replace the aging mechanical and plumbing systems;


- Reconfigure the parking lot;
- Relocate the driveway to align with Stanford Avenue and add a new traffic signal and crosswalk;
- Obtain LEED (Leadership in Energy and Environmental Design) Silver certification per City policy.

The existing Community Center site plan and floor plan are shown on the following pages.



KEY:

 RENOVATION AREA

 RESTROOM



**MOUNTAIN VIEW COMMUNITY CENTER
EXISTING FLOOR PLAN**

The Master Plan includes a preliminary renovation and expansion concept plan prepared by Public Works staff for the Community Center (Option A). Council was not presented multiple floor plan concepts to consider prior to adoption of the Master Plan.

On January 13, 2015, the City Council approved the design professional services agreement with Dahlin Group to prepare the design plans and specifications for renovation of the Community Center.

ANALYSIS

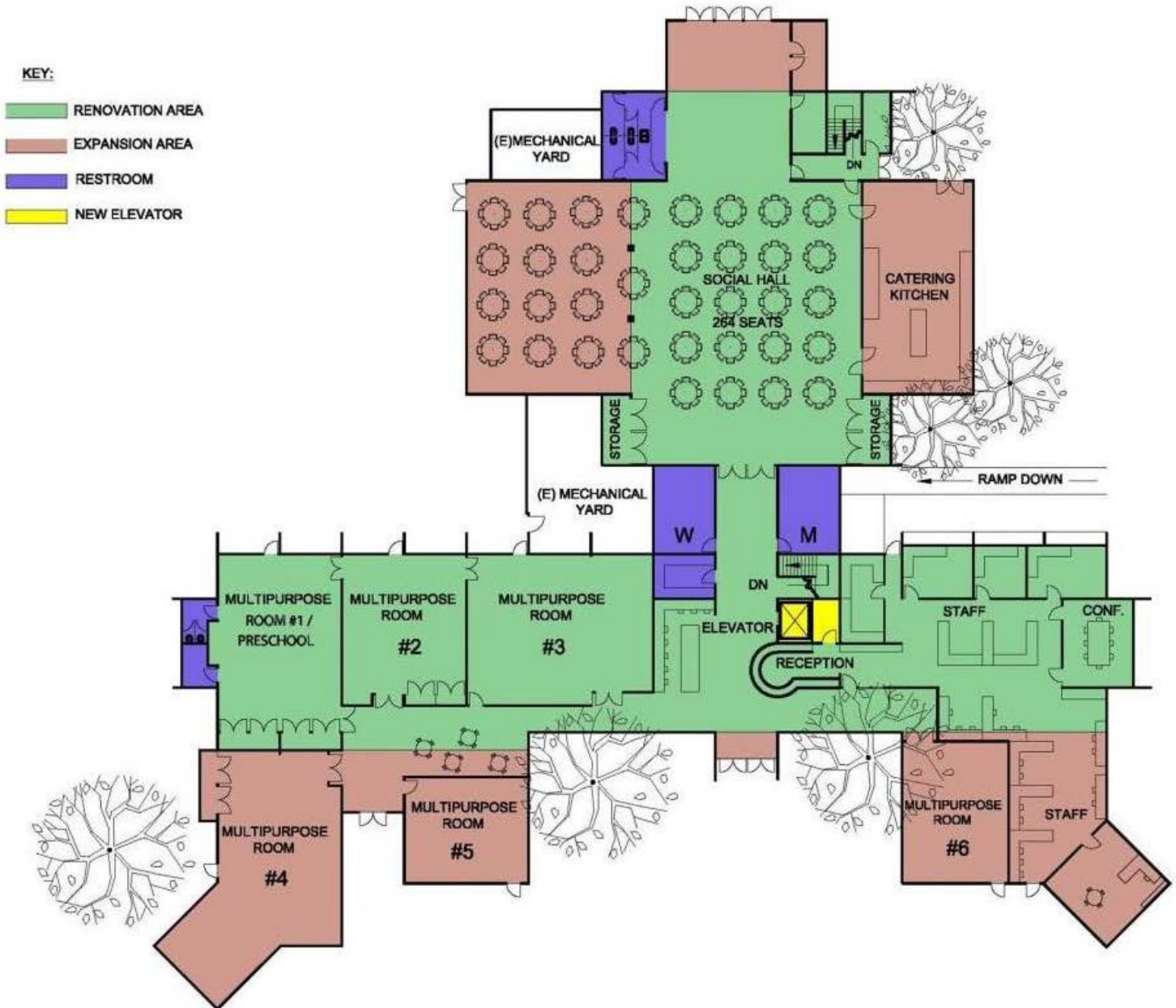
Since coming on board, Dahlin Group brought new perspective to the project and developed an alternate conceptual plan (Option B) for the City's consideration. A brief description of the original and alternative conceptual plans follows.

Option A

Option A keeps the Social Hall in its existing location, expanding the space to the north and east, and adding the catering kitchen to the south. Three new multipurpose rooms are added to the front (west) of the building. The rest of the areas would be renovated but remain in their current locations. Some additional structural columns would likely be needed in the interior of the Social Hall.



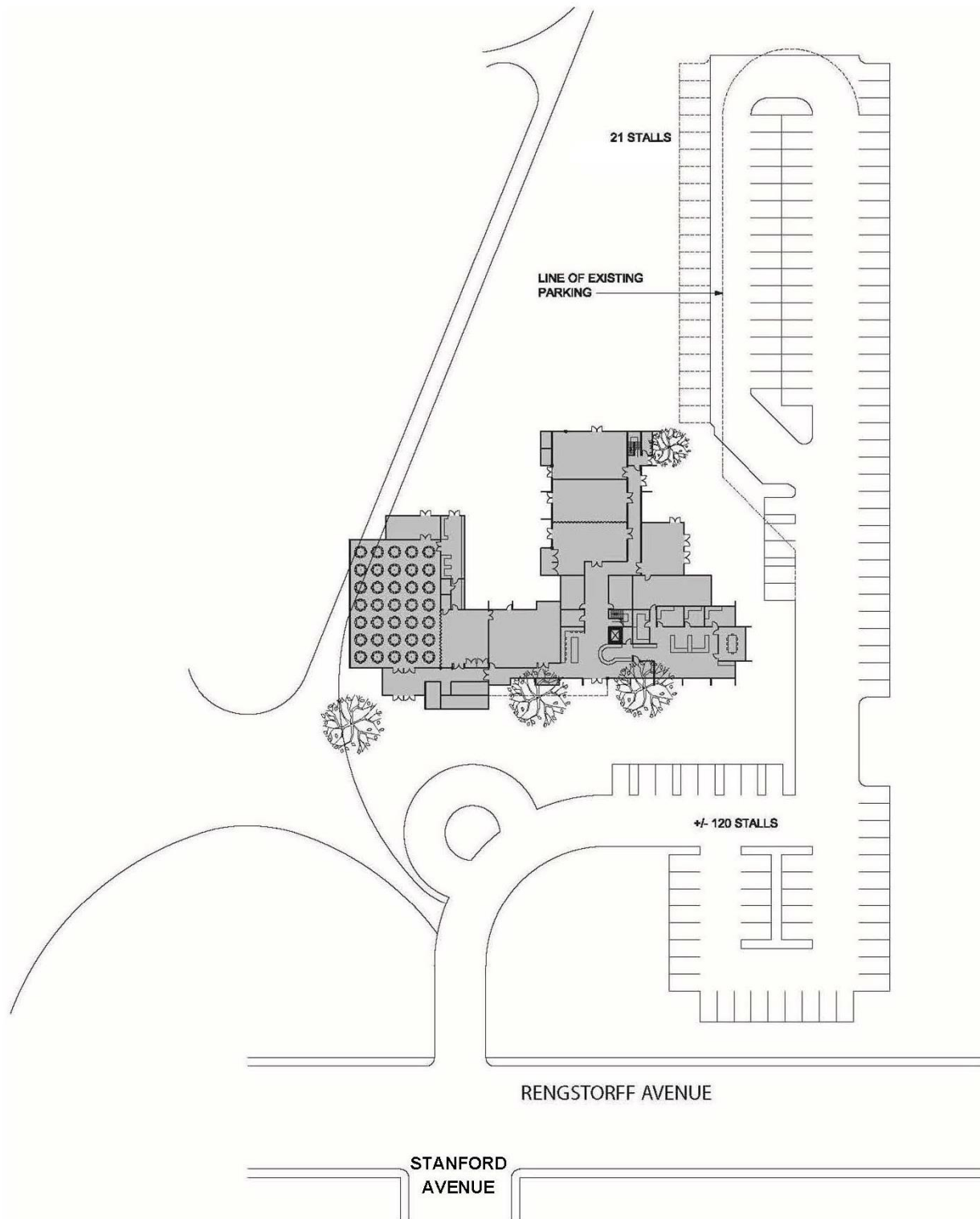
**MOUNTAIN VIEW COMMUNITY CENTER
SITE PLAN - OPTION A**



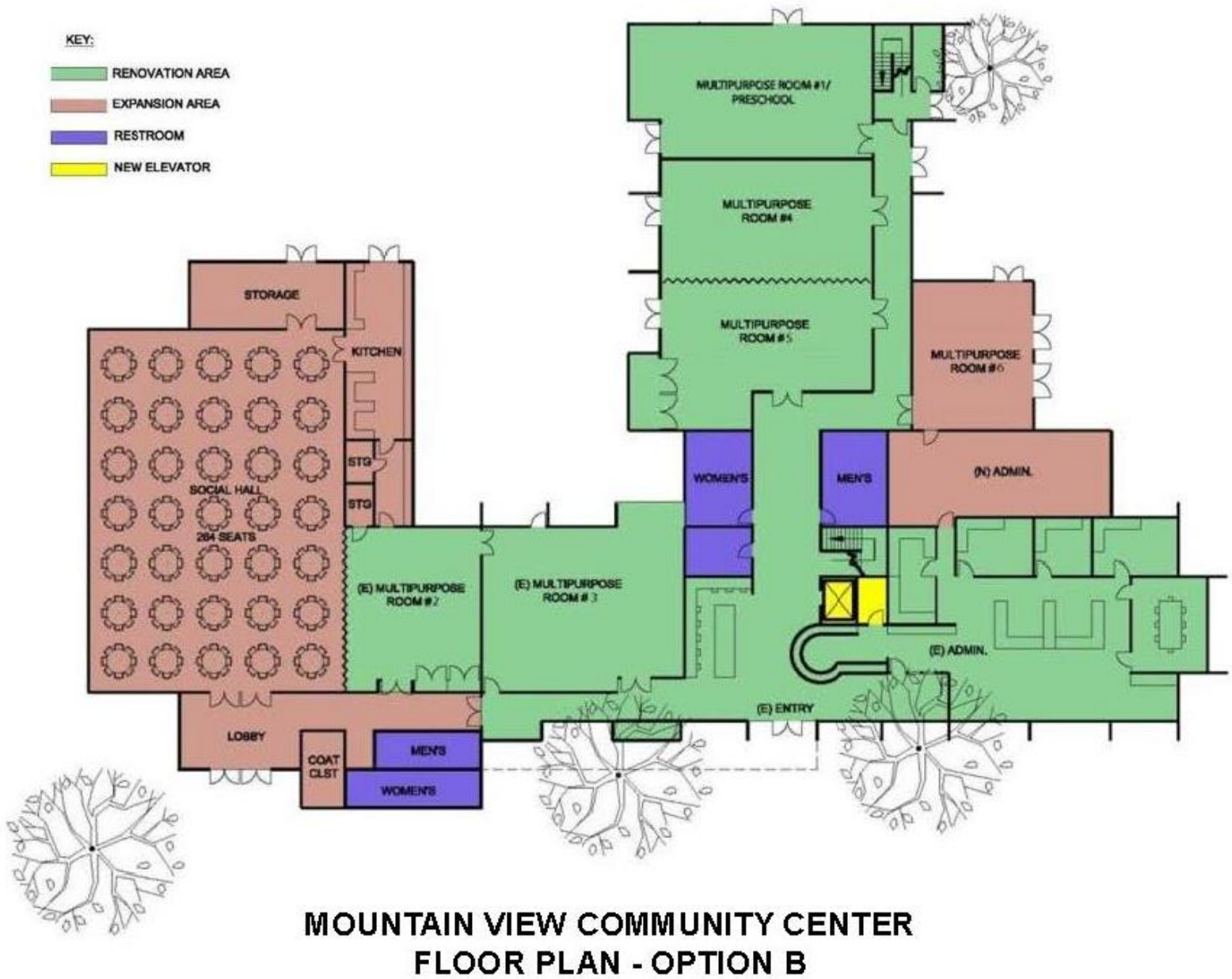
**MOUNTAIN VIEW COMMUNITY CENTER
FLOOR PLAN - OPTION A**

Option B

In Option B, the Social Hall is located in an addition on the north side of the building, and one multipurpose room and additional administration space are added to the south of the building. The existing Social Hall would be converted into a preschool and two multipurpose rooms. Option B allows for the relocated preschool and multipurpose rooms in the east to possibly open after renovation when the north side would be closed for the construction of the Social Hall, depending on whether restrooms and support utilities (heating, air conditioning, water supply, etc.) are operational. With the preschool located toward the back of the building, parking spaces may be dedicated for preschool use without mixing with other general parking for the Community Center and park, allowing for more convenient drop off and pick up.



**MOUNTAIN VIEW COMMUNITY CENTER
SITE PLAN - OPTION B**



Both options include the same elements: a Social Hall; six multipurpose rooms, including the preschool; expanded staff area; and an elevator. Option A adds approximately 8,900 square feet, and Option B adds about 6,700 square feet, to the existing 21,600 square foot building. Option B expands the building in only two distinct areas, as opposed to Option A which includes additions in six areas, which could make construction and phasing more complicated. Option B encroaches further north into the park, requiring modification to the adjacent walkway, and likely more site work. As the Social Hall is located further into the park in Option B, the sound from events would be farther from residents on the south side of the site. Option B also locates the preschool play area on the park side, as in Option A, and the potential daytime noise would be mitigated by the building.

Heritage Trees

An arborist report was prepared for the Master Plan in October 2010 and updated for this project in February 2015. Both conceptual plans will affect several existing trees. Option A would require removal of approximately eight trees, including two Heritage eucalyptus trees and one Heritage pear tree. Option B would require removal of approximately eight trees, two of which are Heritage redwood trees. As the project proceeds with more detailed design, staff may identify additional trees to be removed for site work and reconfiguration of the parking lot.

Parks and Recreation Commission Recommendation

On March 4, 2015, the Parks and Recreation Commission reviewed the two conceptual plans for the Community Center and recommended Option B to be carried forward for design. They also commented that they prefer that the preschool and courtyard/patio spaces be flexible. One Commissioner would also like to see space for music, such as concerts, and art in the park.

FISCAL IMPACT

The preliminary cost estimates of Option A and Option B are relatively the same. However, with a slightly smaller footprint and requiring less construction interface with the existing building, Option B's construction costs are marginally less. Both options' cost estimates are within the project budget and no adjustments to the project budget are required at this time.

Community Center Design, Project 15-43, is funded with \$2.9 million from the Park Land Dedication Fund. Construction is budgeted for \$17.1 million, with \$12.1 million to

be committed from the Park Land Dedication Fund and \$5.0 million from the Strategic Property Acquisition Reserve Fund.

With the project under way and a more definitive schedule, along with available funding, the construction phase could start earlier than originally planned. In the proposed Planned Fiscal Year 2015-16 through Fiscal Year 2019-20 CIP, staff will propose to move the construction schedule forward and request for Park Land Dedication funds in Fiscal Years 2016-17 and 2017-18.

ALTERNATIVES

1. Approve Option A for the Community Center, Project 15-43.
2. Postpone design of the Mountain View Community Center project until all funds have been received.
3. Provide other direction.

PUBLIC NOTICING

In addition to the standard agenda posting, property owners and residents within 500' of the Community Center and all neighborhood associations received notices of the Council meeting in English and Spanish. Lawn signs advertising the meeting were placed on-site, and a notice was published in the *Mountain View Voice* and listed on the City's website.

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978-03-24-15CR-E-1

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Project File