

TO: City Council  
FROM: James L. App, City Manager *ML*  
SUBJECT: Measure D-98 Project - Senior/Veteran's Center  
DATE: July 20, 1999

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**NEEDS:** For the City Council to consider a basic conceptual design for a new Senior/Veteran's Center.

- FACTS:**
1. Measure D-98 authorized \$1,500,000 for a new "Senior/Veteran's Center" (Exhibit A).
  2. A number of sites and facility alternatives for a Senior/Veteran's Center have been considered over the past twelve months.
  3. Recently, the Council selected the site for the Senior/Veteran's Center as part of a conceptual Master Plan for City-owned property in the vicinity of Sherwood & Oak Creek Parks (Exhibit B).
  4. Mr. Fred Sweeney, of Phillips, Metsch, Sweeney & Moore, was retained to design the new facility. The first phase of the design effort included meetings with the Senior Advisory Committee and Veteran's organizations to identify facility needs/suggestions and design options.
  5. Each group provided suggestions for the facility (Exhibit C). Historical use statistics were also collected to aid in identifying facility needs (Exhibit D).
  6. Mr. Sweeney has met with the parties twice. The project budget, facility suggestions, and historical use statistics have been considered in developing four design options, complete with preliminary cost estimates (Exhibit E). The options have been reviewed with the parties.

**ANALYSIS & CONCLUSION:** As proposed, the Senior Center & Veteran's War Memorial Building site allows easy access from Creston Road via public transportation, the existing Sherwood Park parking lot, and the existing (and planned for expansion) Cedarwood Street Oak Creek Park parking lot. For users of the future Senior Center & Veteran's War Memorial Building, ready and safe access from the Sherwood Park lot, and to other Master Plan Park attractions, would be facilitated by the partial closure of Scott Street.

The facility design options show the possible layout and cost of developing at the chosen site. One option provides two stand alone buildings containing the group's facility preferences, another, two buildings which can be completed within budget. A third option presents a single combined facility containing the group's facility preferences, and the fourth, a single combined facility which can be completed within budget. Each design option could accommodate dedication as a Veteran's War Memorial Building. The affordability of each, as measured against the Measure D authorized budget, is self-evident.

*NOTE: In the matter of the Veteran's facility, the Court of Appeals ruled that the Government Code allows the City to dedicate a substitute facility. It remanded the means by which the City discharges this obligation to the discretion of the Superior Court.*

**POLICY**

**REFERENCE:** Measure D-98; Fiscal Year 1999-2002 City Financial Plan.

**FISCAL**

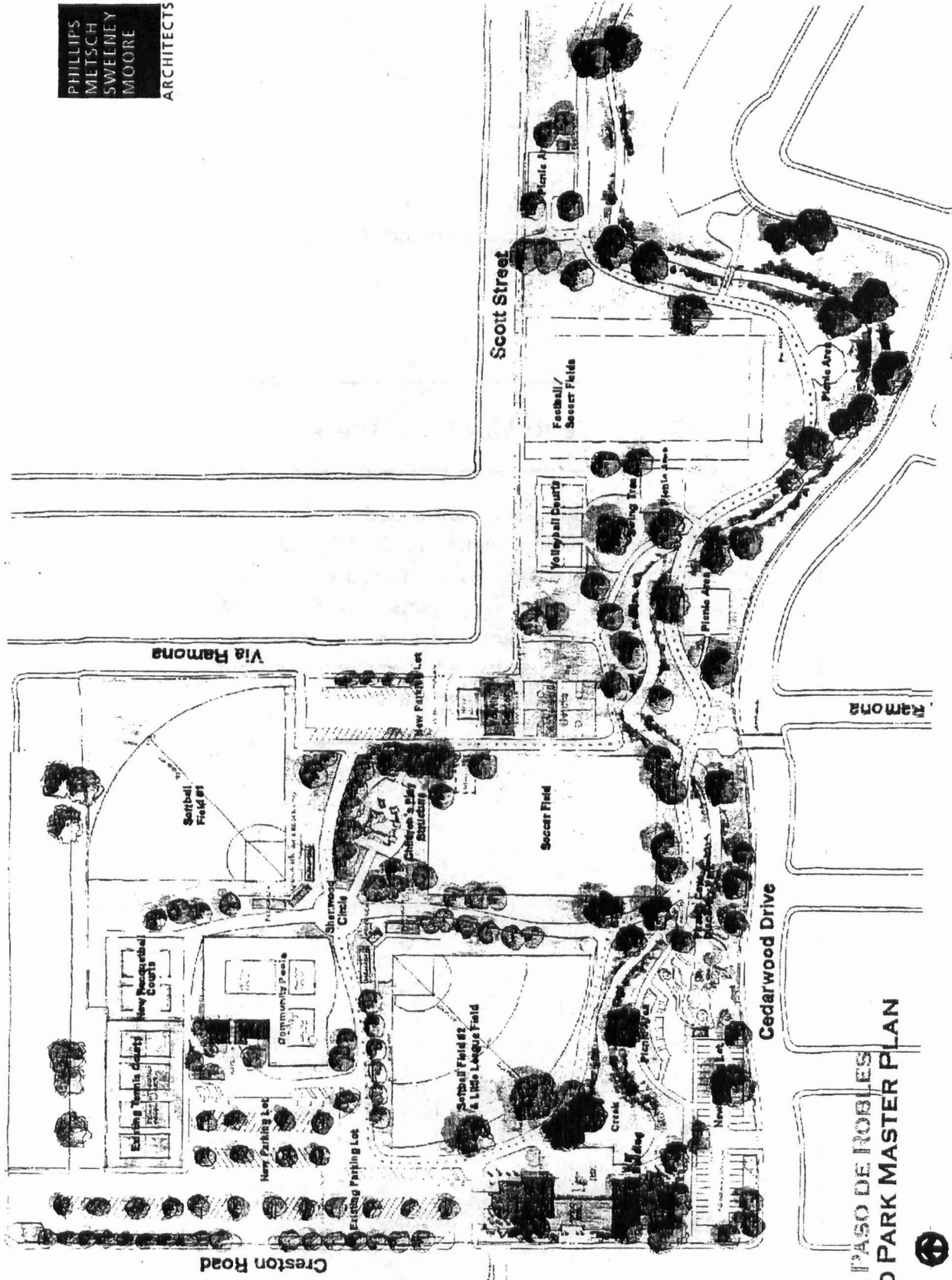
**IMPACT:** \$1,500,000 for design, development, construction and furnishing of a "Senior/Veteran's Center" from Measure D-98 bond proceeds.

- OPTIONS:**
- A. Select a Building Conceptual Design, Authorize Design Development, and Direct the City Attorney to Present the Veteran's Substitute Dedication Proposal to the Superior Court for Approval.**
  - B. Direct the Development of Additional Design Options.**
  - C. Amend, Modify or Reject Options Above.**

**Attachments:** Exhibit A - Ballot Question D-98.  
Exhibit B - Sherwood Park Master Plan.  
Exhibit C - Senior & Veteran's Preferred Building Requirements  
Exhibit D - Senior & Veteran Groups' Historical Facility Use Statistics  
Exhibit E - Senior/Veteran's Center Design Options and Cost Estimates (4)

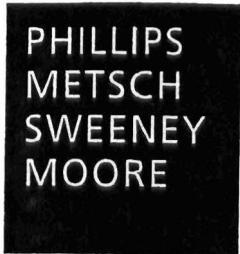
The form of ballot question presented to the voters and placed on the June 2, 1998 ballot read as follows:

<b>City of El Paso de Robles Bond Measure</b>	
Shall the City of El Paso de Robles be authorized to issue general obligation bonds in the principal amount of \$38,000,000 bearing interest at rates within the legal limit for the purpose of acquiring property and to construct bridge expansions including Niblick Bridge; a Public Safety Center; Barney Schwartz Park; Airport Industrial Development Improvements; a Senior/Veterans Center; and Cuesta College Infrastructure Improvements?	YES
	NO



CITY OF EL PASO DE ROBLES  
SHERWOOD PARK MASTER PLAN  
SITE PLAN





M E E T I N G   N O T E S

DATE: 7 June 1999  
TIME: 10:00 a.m.  
LOCATION: PMSM Paso Robles Office

PRESENT: Barbara Partridge, Dennis Fansler - City of Paso Robles  
Ray Barnsfield, Bob Peterson - VFW  
Gordon Butter - American Legion  
Curtis Clark - Attorney at Law  
Roger Phillips, Fred Sweeney, Joe Steuer - PMSM

RECEIVED ARCHITECTS  
CITY MANAGER

JUN 14 1999

CITY OF PASO ROBLES

VETERANS MEMORIAL BUILDING  
PREFERRED PROGRAM REQUIREMENTS

- |   | sq. ft. |
|---|---------|
| 1. <b>OFFICES:</b> (4 @ 270 sf each; 15x18)<br>(1) Veterans of Foreign Wars<br>(1) American Legion Post<br>(1) State Representatives<br>(1) General Office Use<br>Each office should accommodate 4-5 people with room for desk, chairs and filing cabinets. | 1,080   |
| 2. <b>MEETING ROOM:</b> (18x18)<br>This meeting room will be for meetings and other small group activities.   | 324     |
| 3. <b>EQUIPMENT STORAGE ROOM:</b><br>This room will need to accommodate up to two hospital beds, 3-4 wheelchairs, walkers, and miscellaneous equipment for other activities.  | 320     |
| 4. <b>ARCHIVE STORAGE:</b><br>Various archival material, files, etc. will be stored here when not on display.   | 120     |
| 5. <b>ACTIVE STORAGE:</b><br>Space for storing tables and chairs plus space with lockable cabinets for each organization (4-6) that will use the building. Should be able to house flags, podiums, banners, etc. for each veteran organization.             | 320     |

6. **LARGE MEETING ROOM:** 2,250  
 Should accommodate 200-250 persons in auditorium chair arrangement and 100 to 150 for dining (4x8 tables only). This room should also be able to accommodate a small raised platform area for head table and speech presentations.

**KITCHEN:** 600  
 The kitchen must accommodate on site preparation for meals for 100-150, also be capable of handling catering on occasion, and will need to support any adjacent outdoor barbecue activity. Smaller lockable refrigerator, freezer storage space will need to be provided, as opposed to a commercial type walk-in refrigerator or freezer unit. The kitchen should be immediately available to the main meeting room, the exterior barbecue area, and delivery area. There should be space for ice maker, dry storage, and for cooking utensils, etc. Dinner service will be accomplished with disposable dinnerware so there will be no necessity for a large commercial/health department approved washing facility.

8. **LOUNGE:** 450  
 The lounge should be able to accommodate informal seating for small groups of people (10-15), a pool table, television, and adjacent wet bar with small refrigerator / freezer.

9. **LOBBY:** 500  
 There should be a lobby for the large meeting room. It might also act as a lobby space for the office area. The lobby should have some area for a 10' long display space.

10. **RESTROOMS:** 480  
 There should be a sufficient numbers of restrooms to accommodate the largest expected use of the main meeting room.  
 (250 people: 125 female - 3 WC; 125 male - 2 WC, 2 UR)

<b>TOTAL BUILDING NET SQUARE FOOTAGE</b>	6,444
Plus 20% for circulation, etc.	1,288
(7,740 gross sf)	7,732

11. **EXTERIOR STORAGE:**  
 Space for locked and fenced secured area for 3 vehicles and adjacent storage for barbecue equipment.

12. **EXTERIOR BARBECUE AREA:** This should be located such that it is close to the kitchen and that service can be made easily to the Large Meeting Room.

Attachment: PMSM Memorandum dated 6/9/99 with sq. ft. sketches (1 sheet)

12-6

**IT IS REQUESTED THAT THE VETERANS ORGANIZATIONS REVIEW THIS DOCUMENT AND NOTIFY THE ARCHITECT BEFORE 6/17/99 FOR CHANGES OR CLARIFICATIONS.**

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**Distribution:**

Jim App  
Dennis Fansler  
Barbara Partridge  
Iris Yang, City Attorney (tel: 916-444-3900)

MEMORANDUM

DATE

6/9/99

PROJECT

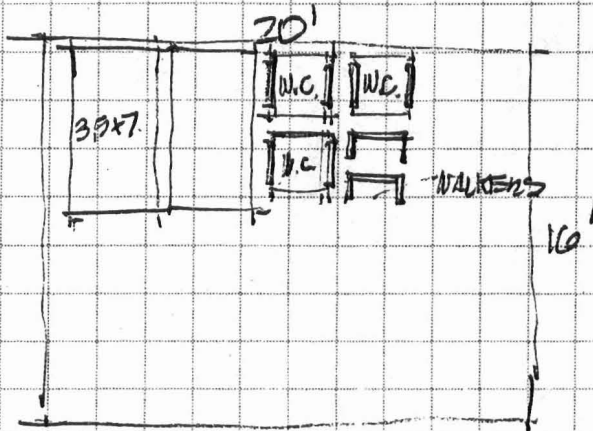
CITY OF PASO ROBLES SENIOR/VETERANS MEAL BLDG

JOB NUMBER

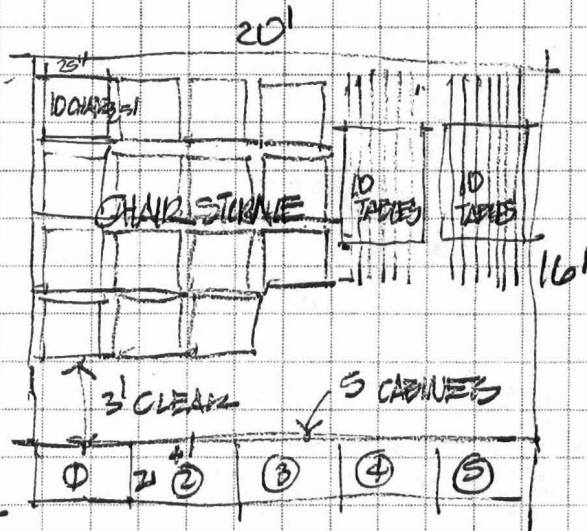
99022

PHILLIPS  
METSCH  
SWEENEY  
MOORE

ARCHITECTS



EQUIPMENT STORAGE ROOM. — 320 SF.



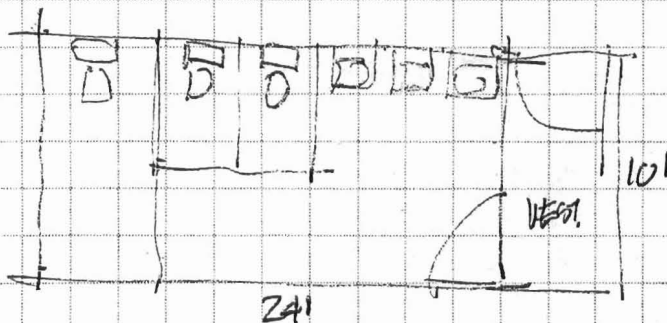
ACTIVE STORAGE — 320 SF.

8 PEOPLE/TABLE

20 TABLES

RESTROOMS

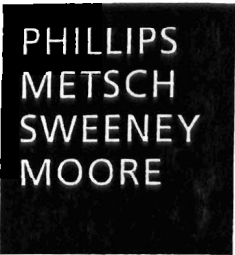
— 240 SF.



ROUTETO

FILE





MEETING NOTES JUN 16 1999

CITY OF PASO ROBLES

DATE: 7 June 1999  
TIME: 10:00 a.m.  
LOCATION: PMSM Paso Robles Office

ARCHITECTS

PRESENT: Barbara Partridge, Dennis Fansler, Pam Dohahoe - City of Paso Robles  
Dolly Bader, Edna DeBardelaben, Helen Dutra, Virginia Harris, Martin Kuehl, Dell  
Velten, Velta Williamson - Senior Citizen Advisory Committee  
12 Visitors  
Roger Phillips, Fred Sweeney, Joe Steuer - PMSM

SENIOR CENTER  
PREFERRED PROGRAM REQUIREMENTS

- |   | sq. ft. |
|---|---------|
| 1. <b>MEETING/DINING ROOM:</b><br>This room should accommodate 150 people for meals and 250 to 300 people for meetings.   | 2,250   |
| 2. <b>LOBBY:</b><br>This area will be used as a pre-main meeting room and will act as the entry area for the main meeting room.   | 500     |
| 3. <b>KITCHEN:</b><br>This will be a quality commercial kitchen, but dinner service will not be offered, therefore an extensive dishwashing system is not required. A catering company and an occasional special event where meals will be prepared in the kitchen will use it. It will have lockable dry storage and lockable refrigeration and freezer unit. No walk-in cooler or freezer is required. The kitchen should be located adjacent to the dining room with a service area directly to the dining room. The kitchen should be conveniently located to the exterior barbecue area, deliveries and setup area for catering, and facilitating the "meals on wheels" program. Four to six cars, plus volunteers, need to be located in this area. | 800     |
| 4. <b>GROUPS STORAGE:</b><br>Lockable storage for 8 to 10 organizations needs to be in or near the meeting/dining room. Each lockable cabinet should be at least 2' deep x 6' wide x 8' tall.   | 300     |
| 5. <b>LOUNGE/LIBRARY/TV ROOM:</b>   | 1,200   |

6.	<b>COFFEE SERVICE:</b> A centrally located alcove is needed for general coffee service during regular use of the facility.	800
7.	<b>OFFICES:</b> (5 at 325 sf each) Four to five offices for various staff and volunteer functions will be needed; each office to accommodate 4 to 5 individuals, desk and files. One of the office to provide privacy for counseling seniors on various assistive programs.	1,625
8.	<b>DINING ROOM/MEALS ON WHEELS PROGRAM OFFICE:</b> An office should be adjacent to the kitchen and dining room for supervision of the program and for visual observation of both spaces.	120
9.	<b>WORKROOM/COPIER/STORAGE ROOM:</b> This room will be used by volunteers and staff for various office and reception functions and should be located near the reception area.	200
10.	<b>EXERCISE/CARD ROOM:</b> This room will serve double duty, it can be scheduled for both activities.	900
11.	<b>BILLIARD ROOM:</b> The room will be large enough to have 2 tables.	450
12.	<b>RECEPTION AREA:</b> This will provide an entry to the office area and large enough for 2 to 3 people to work at a reception counter. It will also need to accommodate groups of 10 to 15 people using this area as a waiting area before going to other parts of the building or before leaving the facility for group activities.	450
13.	<b>RESTROOMS:</b> As required to accommodate the largest number of event attendees. (300 people: 150 female = 4 WC, 150 male = 8 WC)	700
14.	<b>GENERAL STORAGE:</b> Space will be needed to store 2 – 3 wheelchairs, walkers, and other equipment such as bingo apparatus.	80
15.	<b>MEETING/CLASSROOM:</b> This room should accommodate 20 to 30 people at tables for various activities.	1,000
	<b>TOTAL BUILDING NET SQUARE FOOTAGE</b>	10,655
	Plus 20% for circulation, etc.	2,131
	(12,786 gross sf)	12,786

**ADDITIONAL REQUESTED PROGRAM ITEMS:**

1. **OUTDOOR PATIO/BARBECUE:** 1,500  
This area should be located close to the kitchen and provide space for 100 dinners.
2. **PING PONG AREA:** 310  
This can be an interior covered space.
3. **STAGE:** 300  
Preferable for small group presentations off the main meeting/dining room. Consideration of space requirements within the meeting/dining room for such things as fashion shows is important.
4. **GARDENS:** 600  
In addition to the general building landscape areas, there should be space for individual or community garden plots.
5. **SHUFFLE BOARD COURT/TWO HORSESHOE PITS:** 1,520  
Shuffle Board Court: 520 sf. Horseshoe Pits: 1,000 sf.
6. **INDOOR THERAPY/LAP POOL:**  
The pool could work in conjunction with the proposed aquatic facility for Sherwood Park.
7. **CRAFT WORKSHOP FOR WOOD AND CERAMICS:** 1,200  
Large enough for 15 – 20 people with associated storage.
8. **TENNIS COURTS, SOFTBALL FIELD AND PAR COURSE:**  
In the future it is anticipated seniors will be more active in athletics, so the center should be placed in conjunction with the park's sport facilities.
9. **SOUND SYSTEM:**  
It is important the sound and music system be accessible to the entire building.
10. **COMPUTER ROOM:** 450  
The preference is a separate lockable room with 5 to 6 computers for use by the seniors.

**EXTERIOR REQUIREMENTS**

1. **PARKING:**  
Need adjacent spaces that will accommodate 50 to 60 cars on a daily basis with 5 to 8 designated spaces for the "meals on wheels" program.

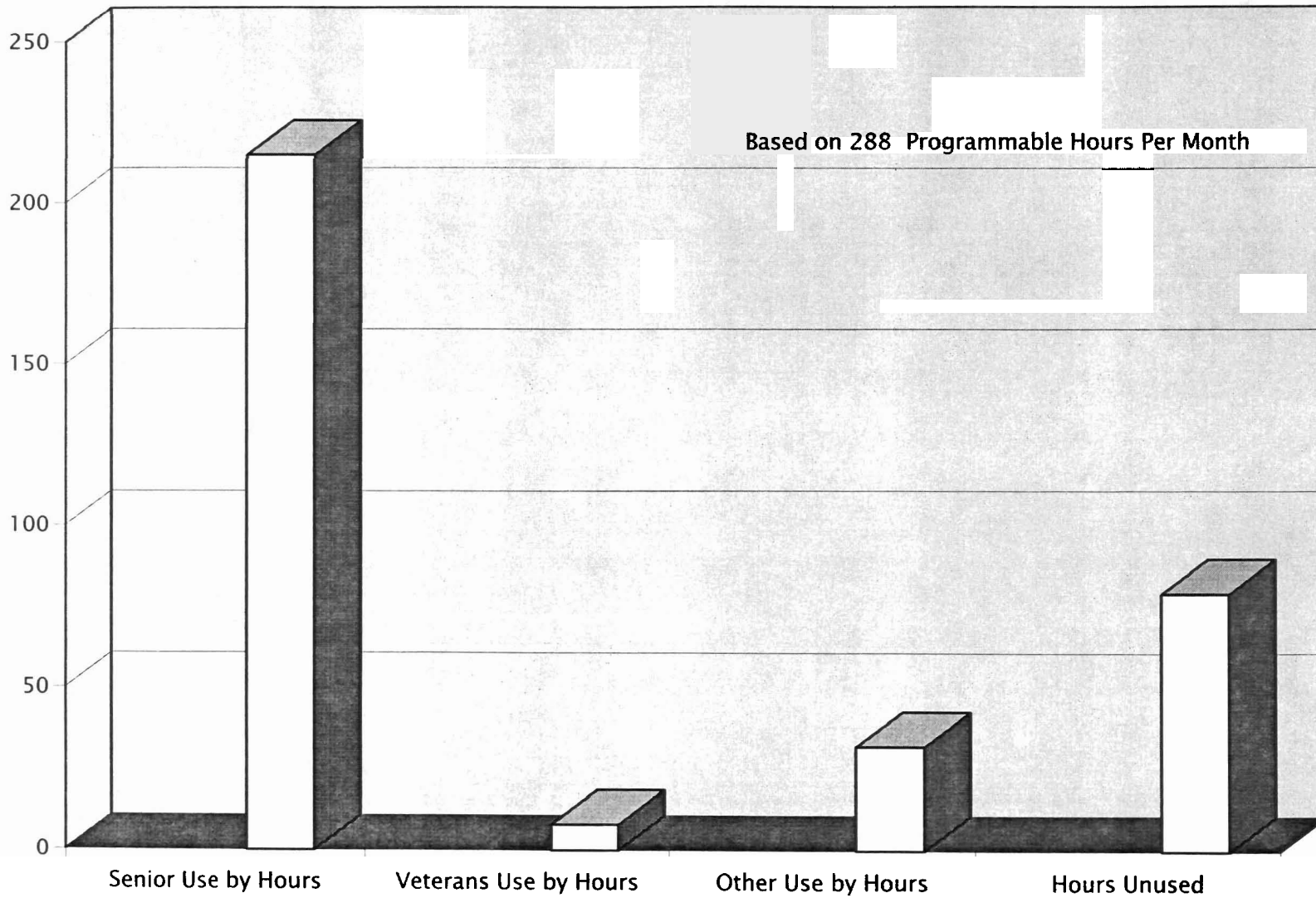
**IT IS REQUESTED THAT THE SENIOR CITIZEN ADVISORY COMMITTEE REVIEW THIS DOCUMENT AND NOTIFY THE ARCHITECT BEFORE 6/21/99 FOR CHANGES OR CLARIFICATIONS.**

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**Distribution:**

Jim App  
Dennis Fansler  
Barbara Partridge for your distribution  
Iris Yang, City Attorney (tel: 916-444-3900)

**SENIOR CENTER USER GROUPS BY HOURS USED 1999  
AVERAGE MONTHLY ATTENDANCE**

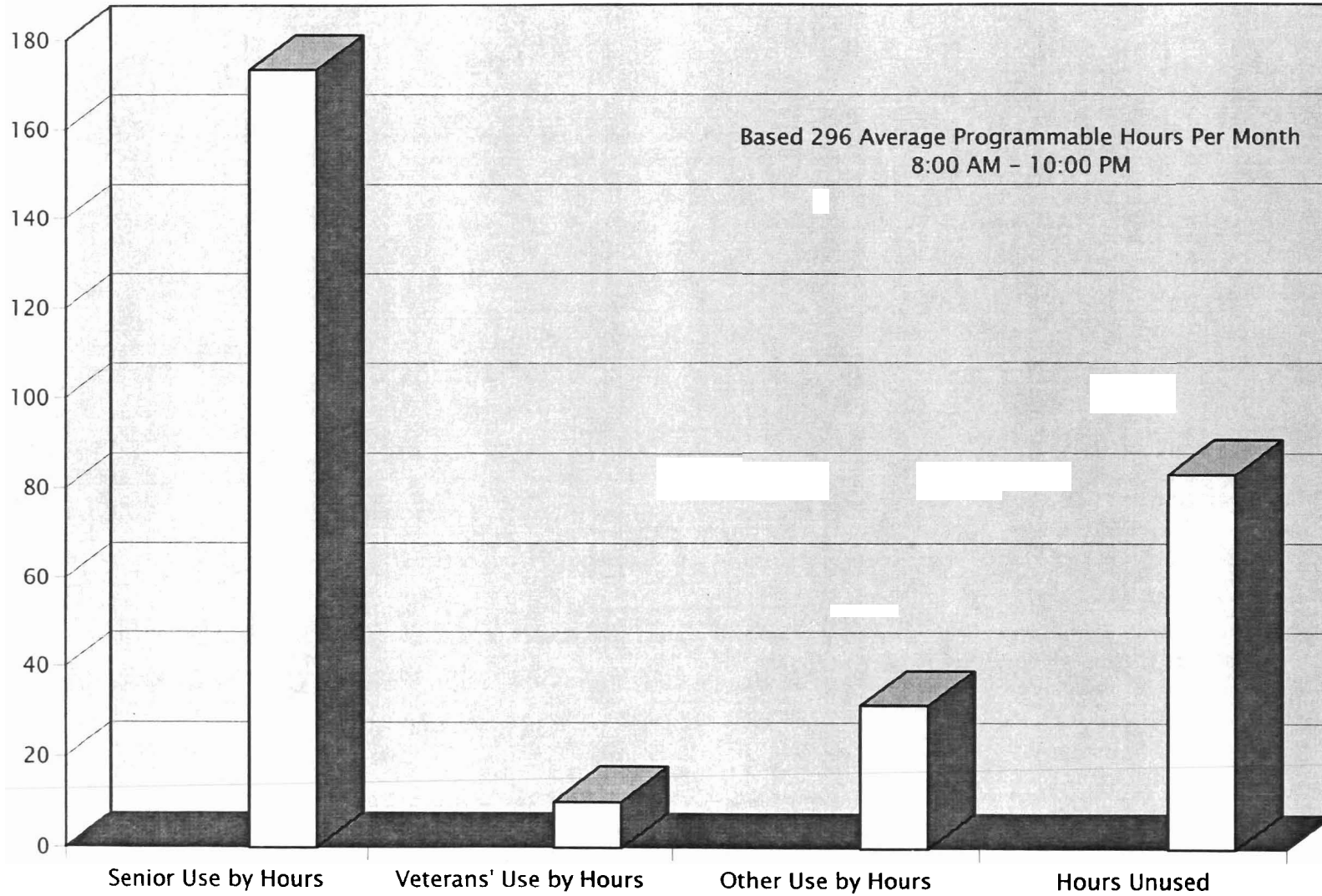


**EXHIBIT D**

13-13

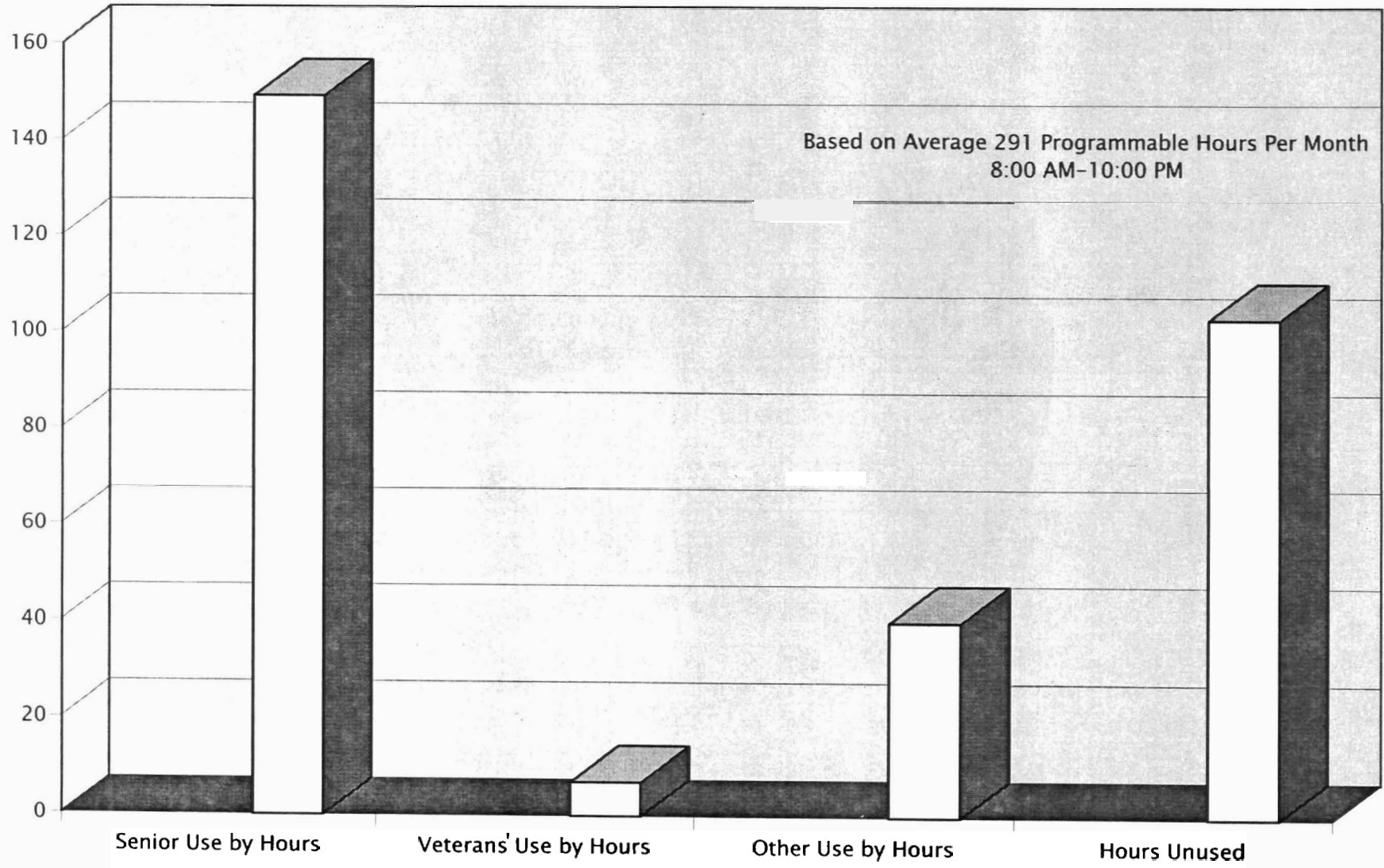
1999

**SENIOR CENTER USER GROUPS BY HOURS USED  
AVERAGE MONTHLY ATTENDANCE MAY - JUNE 1999**



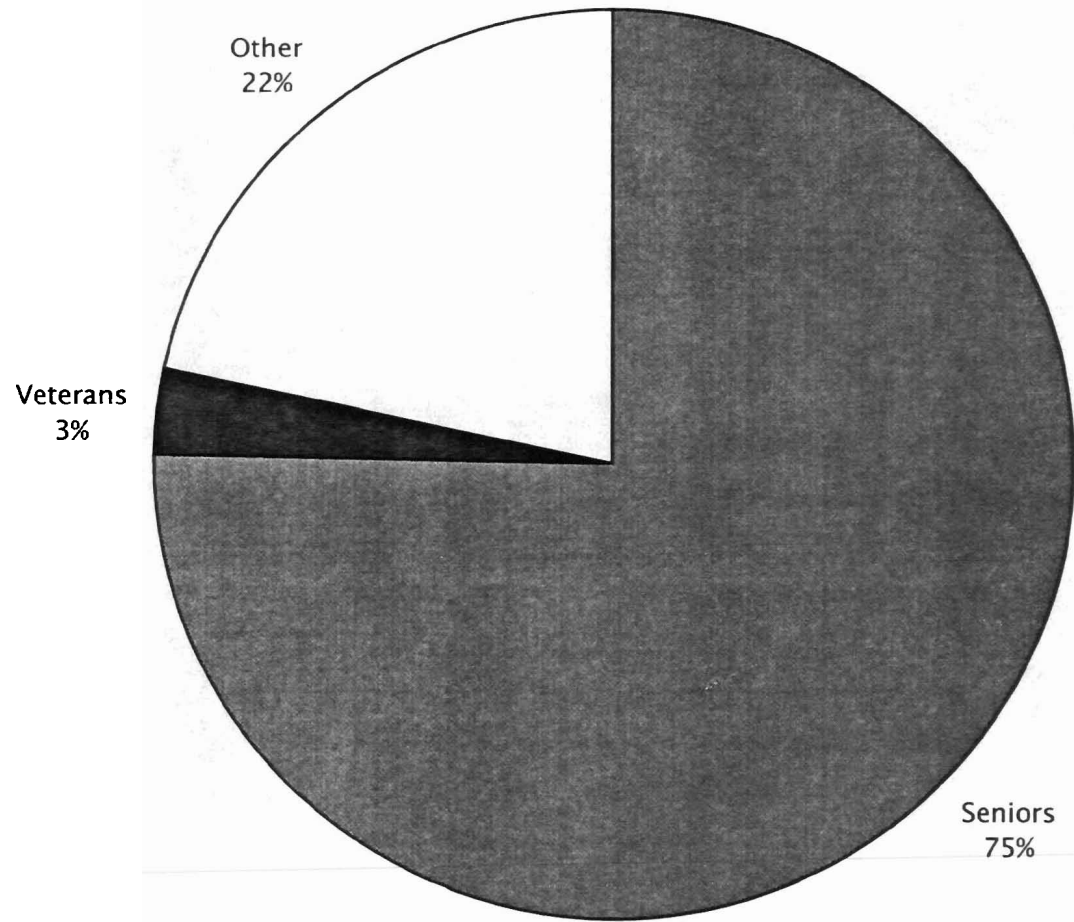
1998

**SENIOR CENTER USER GROUPS BY HOURS USED  
AVERAGE MONTHLY ATTENDANCE MAY - JUNE 1998**



5/1-8/1

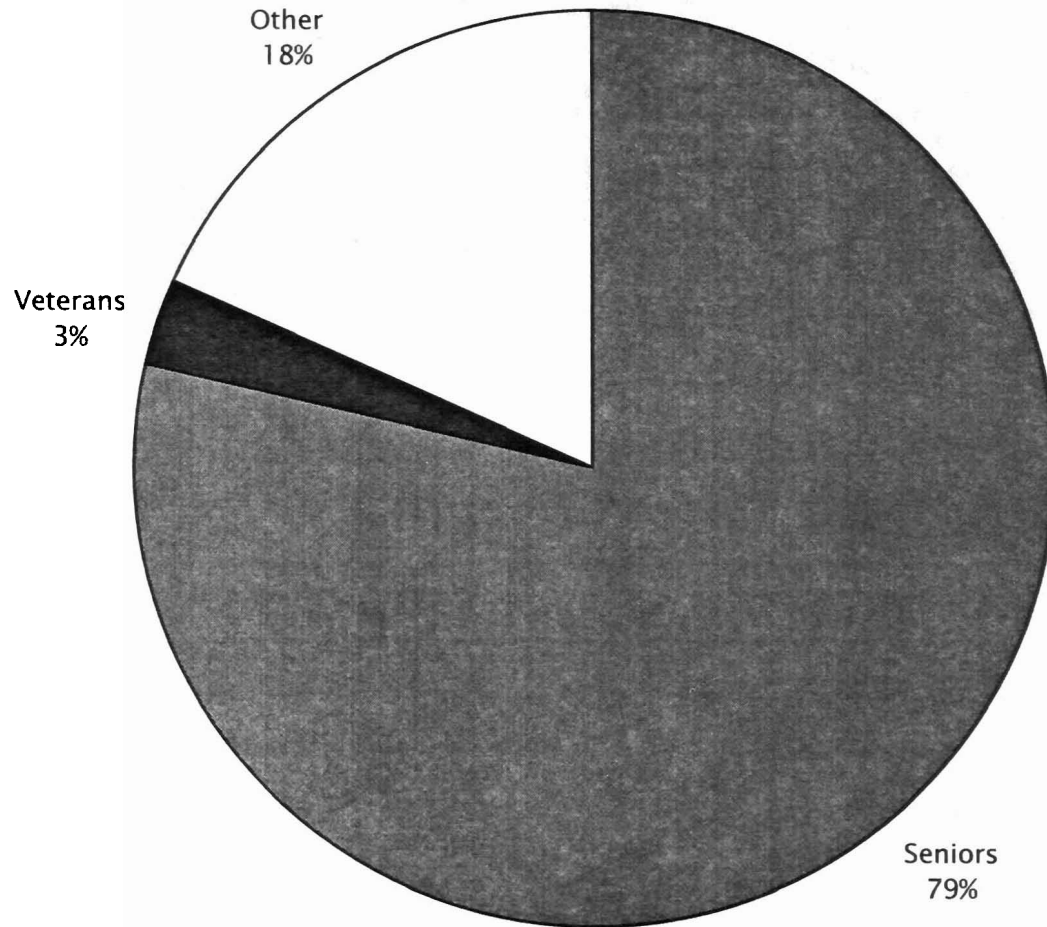
**SENIOR CENTER USE 1999 (6 MONTHS)  
AVERAGE MONTHLY ATTENDANCE**



12-16

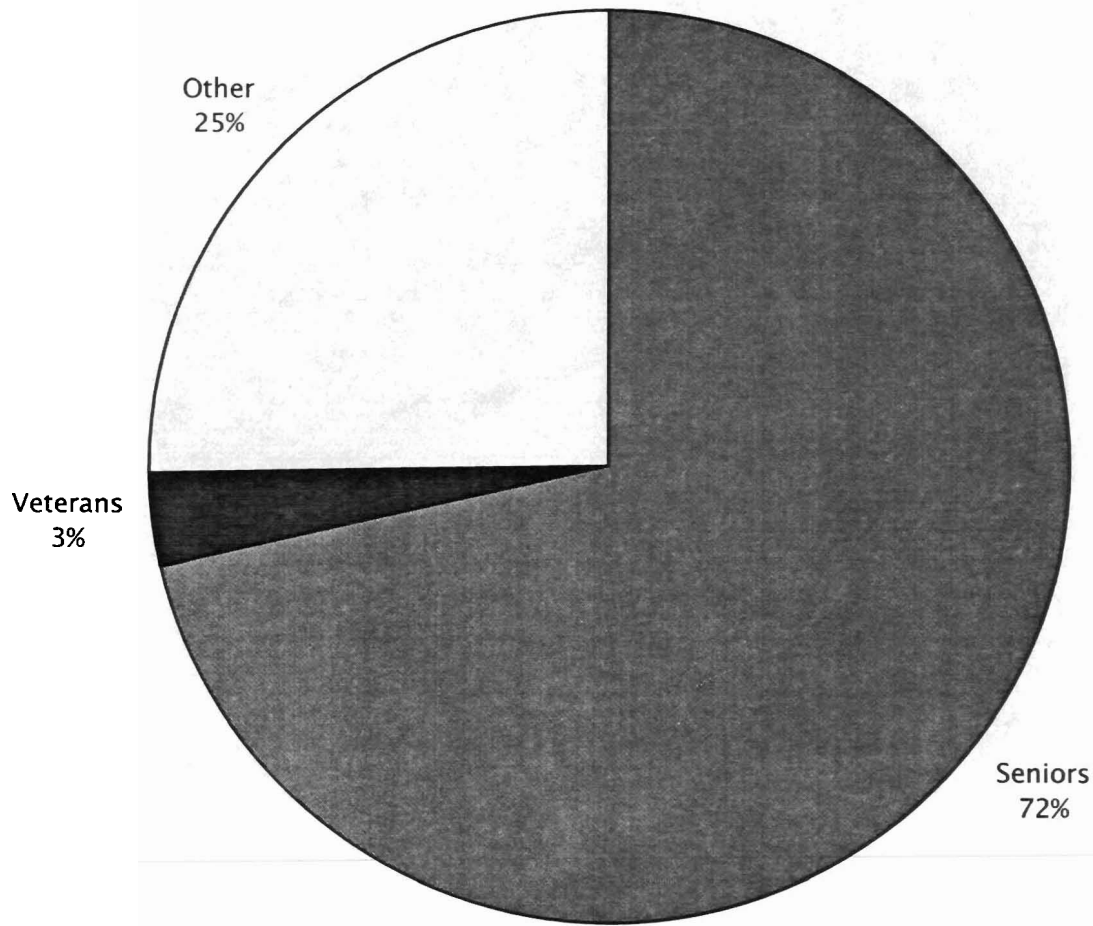


**SENIOR CENTER USE 1998  
AVERAGE MONTHLY ATTENDANCE**



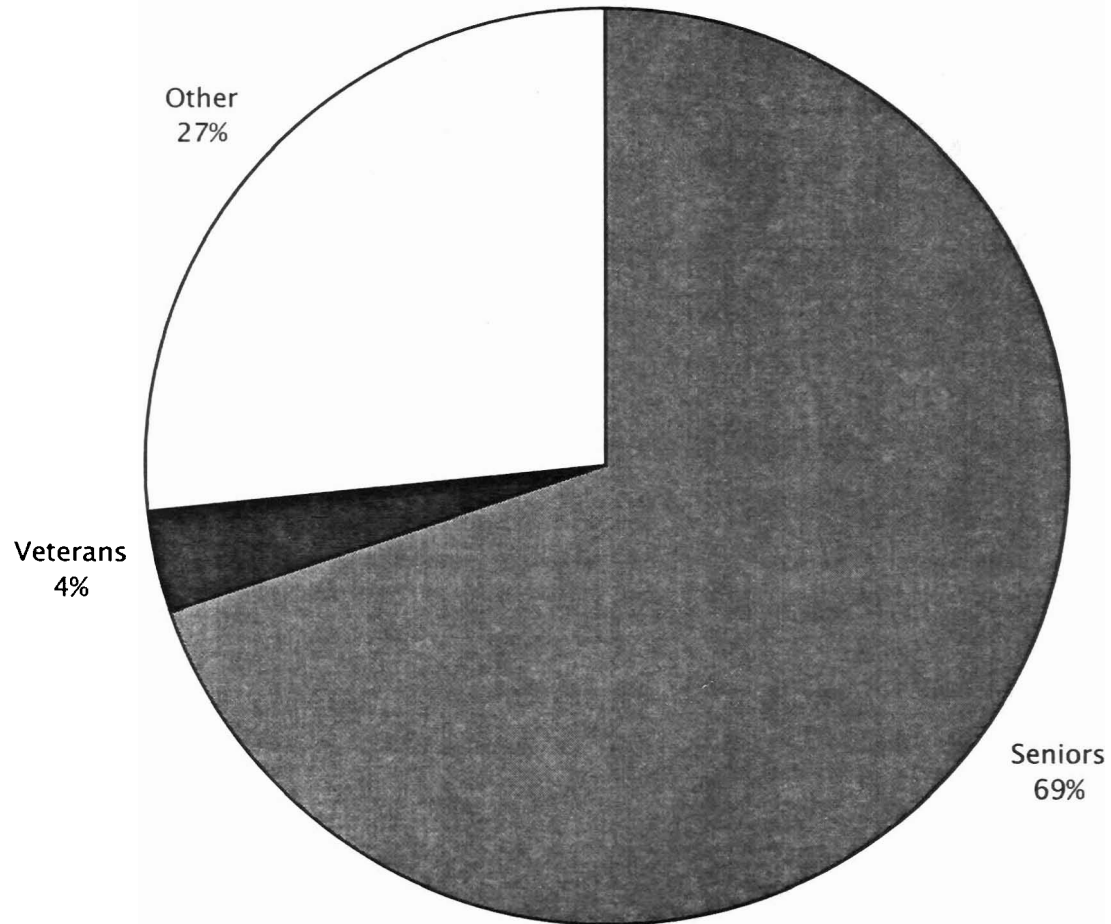
6-1-8

**SENIOR CENTER USE 1997  
AVERAGE MONTHLY ATTENDANCE**



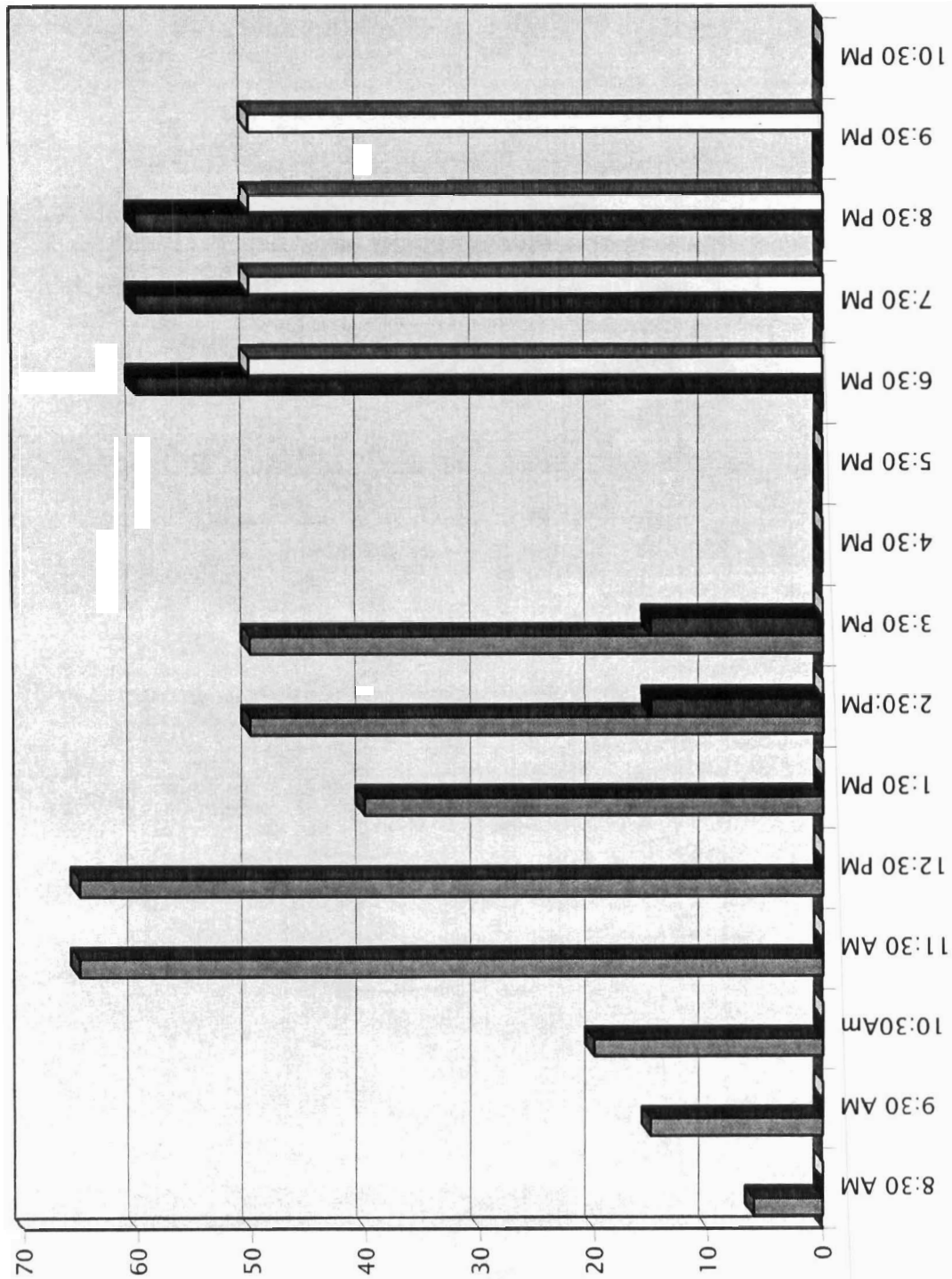
81-81

**SENIOR CENTER USE 1996  
AVERAGE MONTHLY ATTENDANCE**



13-19

**HETICAL SENIOR CENTER USE BY HOUR OF THE DAY 1999  
IF ALL GROUPS USING CENTER THE SAME DAY**



■ Seniors  
 ■ Veterans  
 □ Other

DATE: 07/20/99 AGENDA ITEM #19  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

**PUBLIC DISCUSSION**

**Item 12 - Exhibit E -  
Under Separate Cover**

## SENIOR/VETERAN'S FACILITY DESIGN OPTIONS

Attached are a variety of conceptual facility design options complete with estimated total project costs (note: the cost estimates do not include furnishings).

Design options have been developed to show four alternatives at the selected site, including:

- A) Schemes #1 & 2 - two separate buildings complete with all desired features requested by the respective user groups;
- B) Schemes #1a & 2a - two separate buildings which could be completed at a cost approaching the established budget of \$1,500,000;
- C) Scheme #3 - one shared facility with all desired features; and
- D) Scheme #4 - one shared facility within budget.

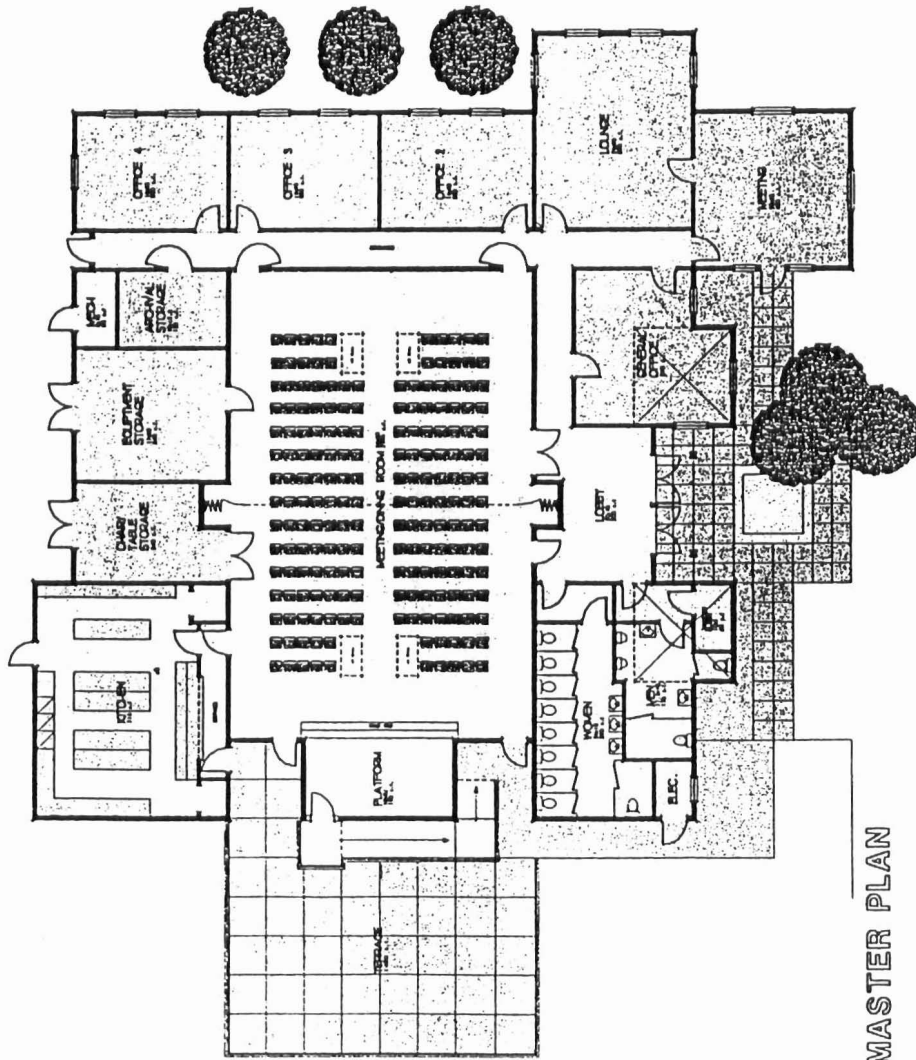
Analysis of the selected site indicates that unique site preparation costs would likely exceed other more typical building sites by approximately \$300,000. Consequently, an additional set of design options has been developed for a site immediately north of the selected site for cost comparison purposes. *NOTE: The alternative site would sit over the west end of Scott Street and a small portion of the south end of Sherwood Park's parking lot.*

- E) Schemes #1b & 2b - two separate buildings of 4,000 square feet each;
- F) Scheme #4a - one shared facility within budget; and
- G) Scheme #4b - one shared facility with many of the user's primary desired features but sized to approach budget constraints.

### Design Scheme Summary:

	<u>Scheme</u>	<u># of Bldg.</u>	<u>Sq. Footage</u>	<u>Cost</u>
<b><u>Selected Site Design Options:</u></b>				
A)	#1 & 2	2	Vet. - 7,795 Sr. - 15,500 <u>23,495</u>	\$1,916,007 \$2,732,293 <u>\$4,648,300</u>
B)	#1a & 2a	2	Vet. - 2,863 Sr. - 2,863 <u>5,726</u>	\$ 906,465 \$ 957,687 <u>\$1,864,152</u>
C)	#3	1	<u>11,500</u>	<u>\$2,511,467</u>
D)	#4	1	<u>6,920</u>	<u>\$1,562,039</u>
<b><u>Alternate Site Design Options:</u></b>				
E)	#1b & 2b	2	Vet. - 4,000 Sr. - 4,000 <u>8,000</u>	\$ 918,607 \$ 978,716 <u>\$1,897,323</u>
F)	#4a	1	<u>7,900</u>	<u>\$1,511,424</u>
G)	#4b	1	<u>8,500</u>	<u>\$1,797,178</u>

**PHILLIPS  
MILTSCH  
SWEETNY  
MOORE**  
ARCHITECTS  
1000 W. 10th Street, Suite 100  
Arlington, Texas 76010  
Tel: 817.261.1100



VETERANS MEMORIAL BUILDING  
CITY OF EL PASO DE ROSALES  
**SHERWOOD PARK MASTER PLAN**  
CRESTON ROAD

DESIGNED BY: PHILLIPS MILTSCH SWEETNY MOORE  
TOTAL SQUARE FOOTAGE: 7785 sq. ft.  
NOTE: DIMENSIONS ARE FOR FLOOR AREA ONLY

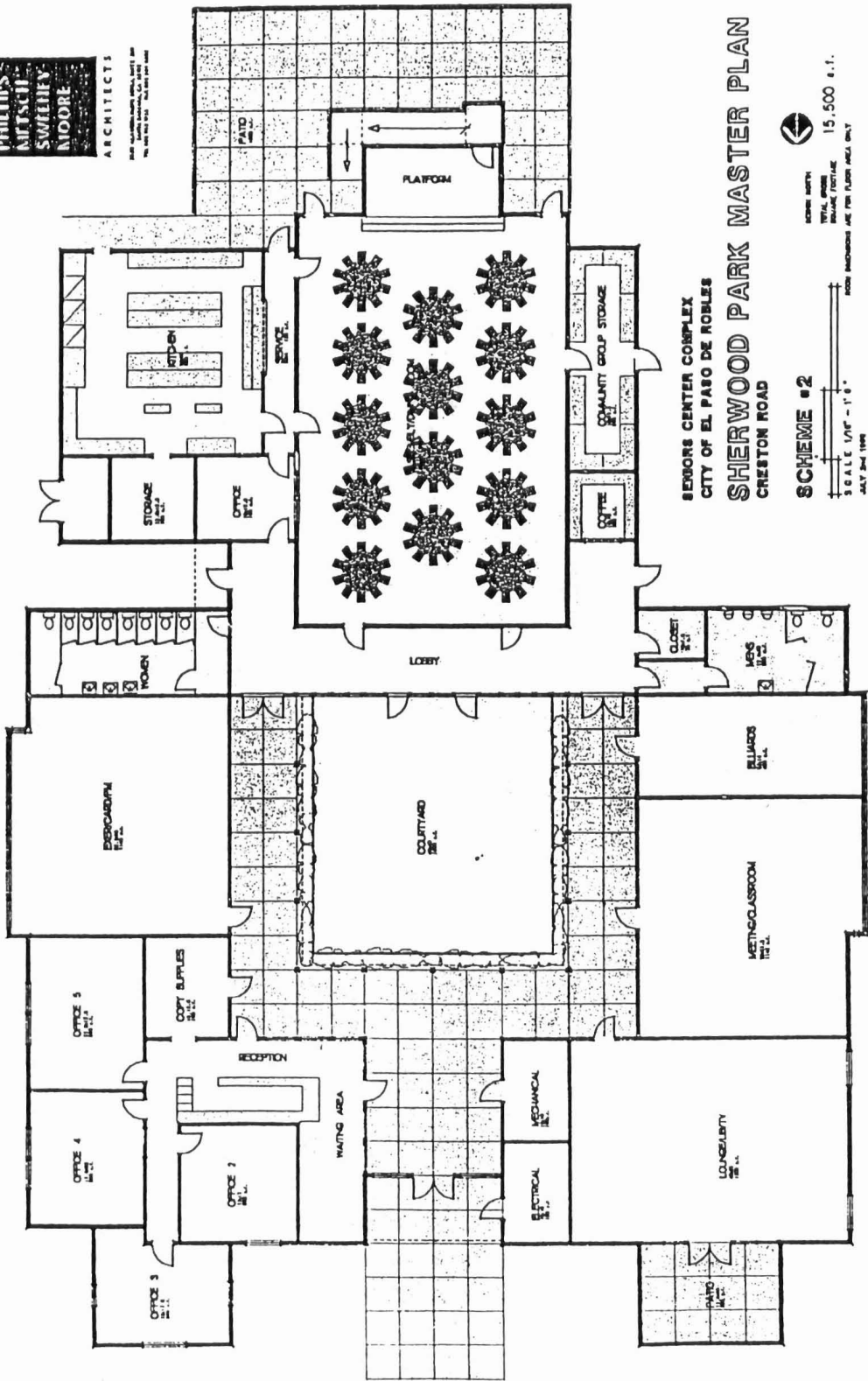


**SCHEME #1**



JULY 2001

**PHILIPS  
MITSCH  
SMITH  
MOORE**  
ARCHITECTS  
1000 W. WASHINGTON, SUITE 100, EL PASO, TEXAS 79901  
TEL. 532-1111 FAX 532-1112



**SERVICES CENTER COMPLEX**  
CITY OF EL PASO DE ROBLES  
**SHERWOOD PARK MASTER PLAN**  
CRESTON ROAD

**SCHEME # 2**  
SCALE 1/4" = 1'-0"  
JULY 2ND 1988

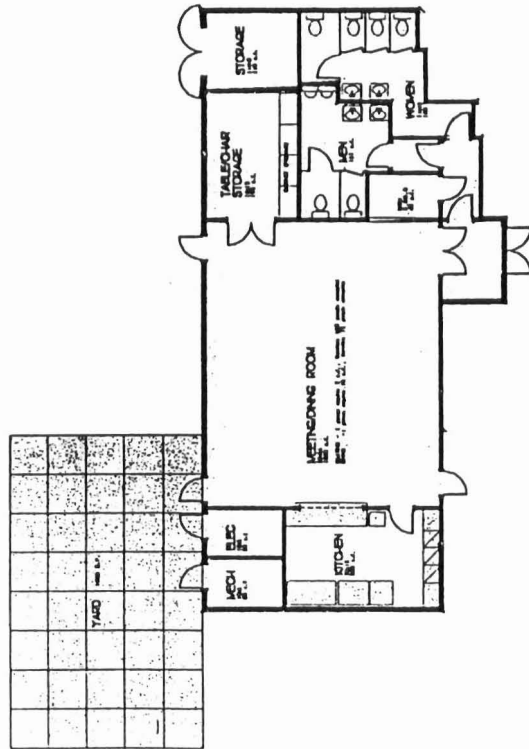
ROOM DIMENSIONS ARE FOR FLOOR AREA ONLY  
 TOTAL AREA 15,500 s.f.  
 FINISH FLOORING

**EXHIBIT E**  
(Option A - page 2 of 2)



**PHILIPS  
METSCH  
SWINNEY  
MOORE**  
ARCHITECTS

PHILIPS METSCH SWINNEY MOORE ARCHITECTS  
1000 W. 10TH STREET, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1000  
FAX: 303.733.1001



VETERANS MEMORIAL BUILDING  
CITY OF EL PASO DE ROBLES  
**SHERWOOD PARK MASTER PLAN**  
CRESTON ROAD



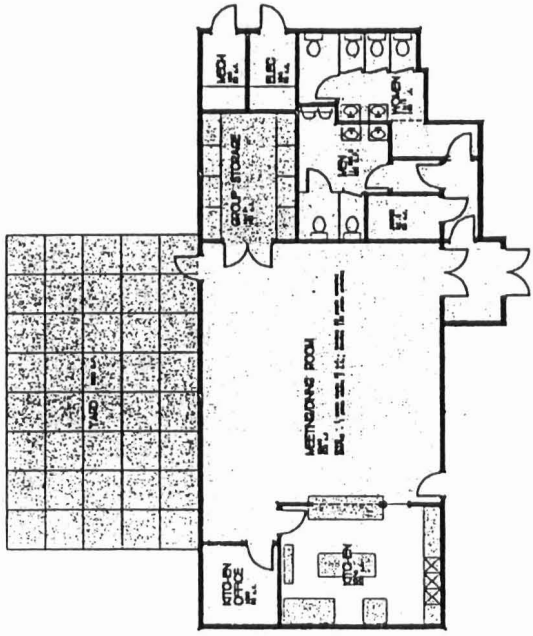
REFER NORTH  
WITH GRID  
MEASURE FOOTAGE  
3000 S.L.  
NOTE DIMENSIONS ARE FOR FLOOR AND ONLY

**SCHEME #10**



SCALE 1/4" = 1'-0"  
JULY 2004

**PHILIP'S  
MOISCH  
SWANEY  
MOORT**  
ARCHITECTS  
PHILIP'S MOISCH SWANEY MOORT ARCHITECTS  
1000 W. 10TH STREET, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100



**SENIORS CENTER COMPLEX  
CITY OF EL PASO DE ROSLES  
SHERWOOD PARK MASTER PLAN  
CRESTON ROAD**

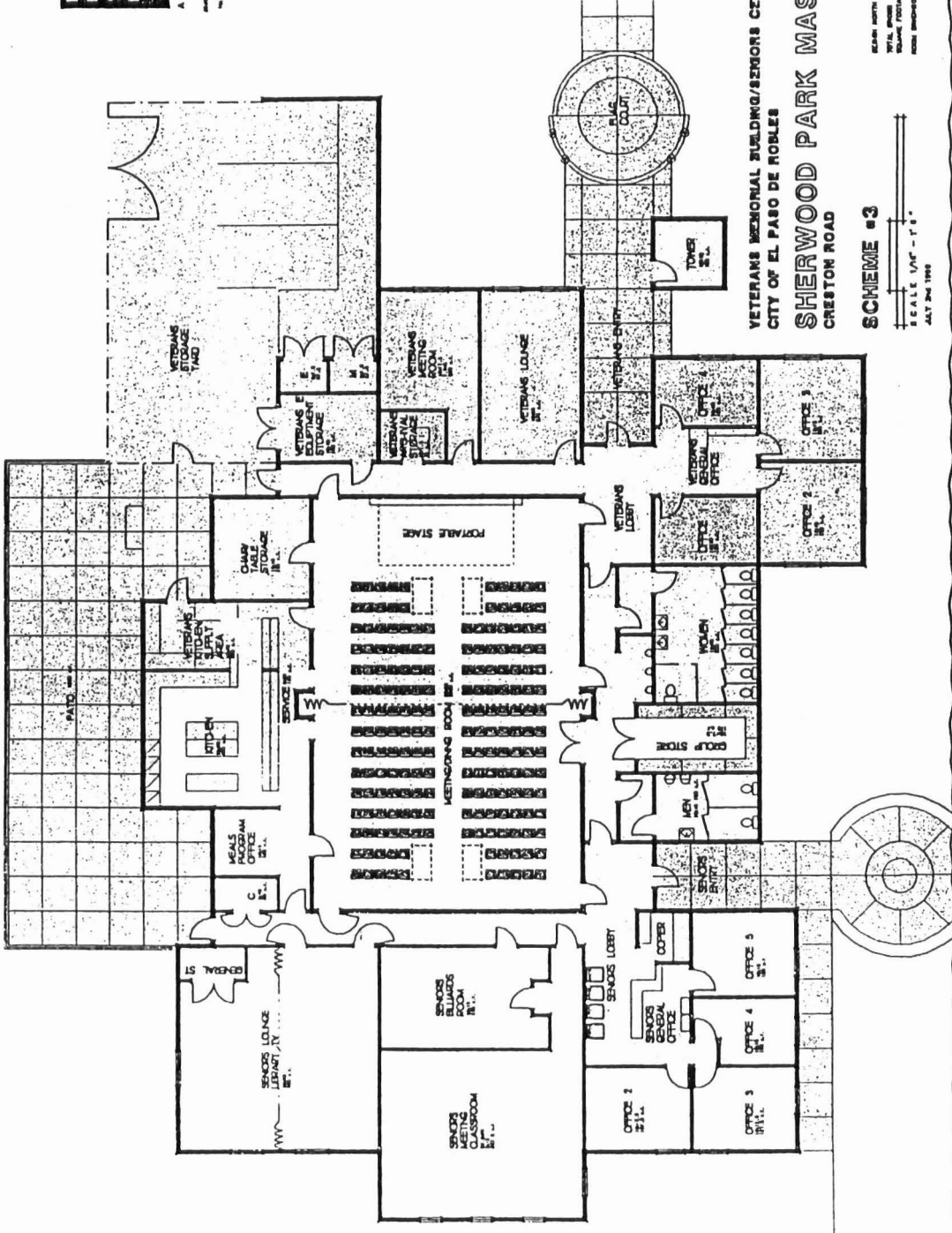
**SCHEME #28**  
SCALE 1/4" = 1'-0"  
AUG 2nd 1998



SEE PLAN FOR  
TOTAL AREA  
INDICATED THEREIN  
NOTES INDICATING AND FOR FLOOR AREA ONLY

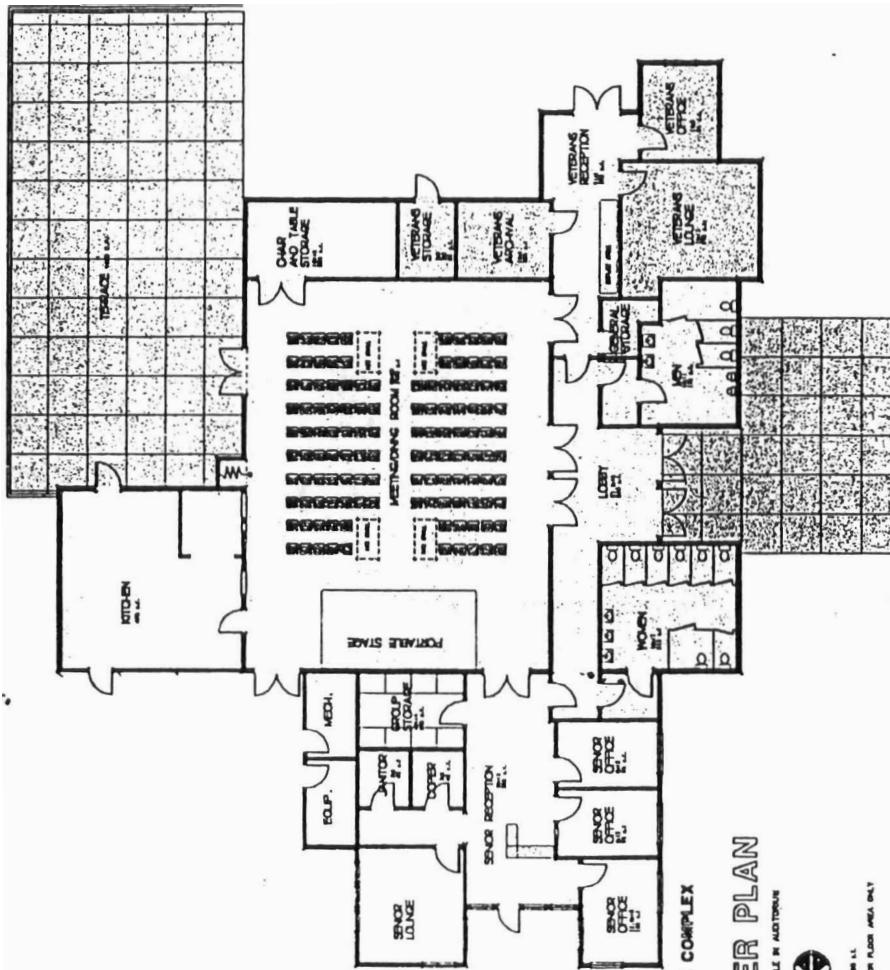


PHILIPS MITSCH SWINEY MOORT ARCHITECTS  
 1000 N. GARDNER STREET, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101



VETERANS MEMORIAL BUILDING/SENIORS CENTER COMPLEX  
 CITY OF EL PASO DE ROBLES  
**SHERWOOD PARK MASTER PLAN**  
 CRESTON ROAD

**SCHEME #3**  
 SCALE 1/4" = 1'-0"  
 DATE 11/20/01  
 DRAWN BY [Name]  
 CHECKED BY [Name]  
 APPROVED BY [Name]



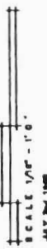
VETERANS MEMORIAL BUILDING/SENIORS CENTER COMPLEX  
CITY OF EL PASO DE NOBLES  
**SHERWOOD PARK MASTER PLAN**  
CRESTON ROAD

SEATING FOR 124 PEOPLE IN AUDITORIUM

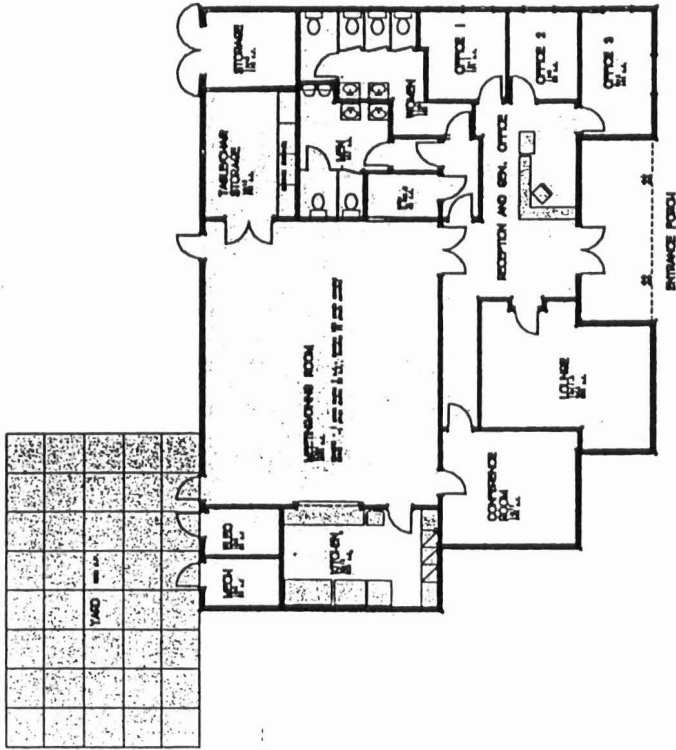
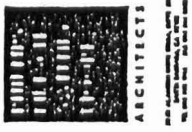


CEILING WITH  
TOTAL SPACE  
RELATIVE FOOTING  
BASE 1:1  
ROOM DIMENSIONS ARE FOR FLOOR AREA ONLY

**SCHEME #4**



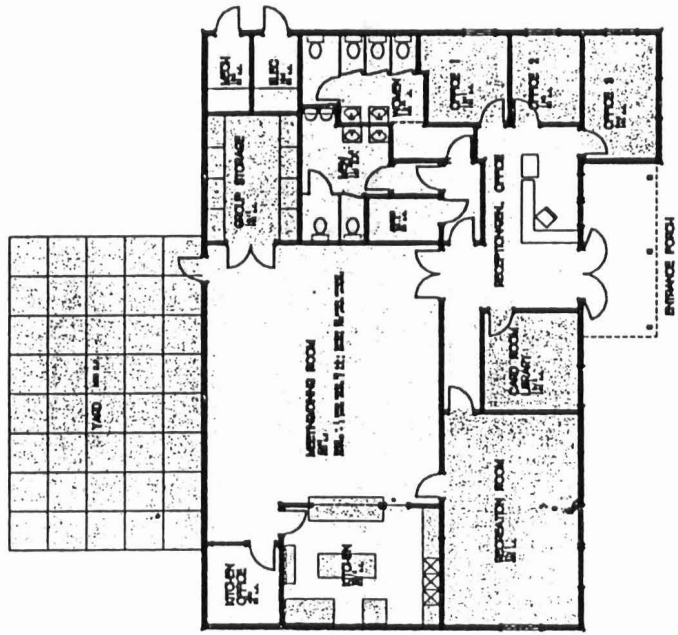
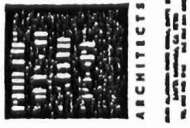
SCALE 1/4" = 1'-0"  
JULY 2nd 1988



VETERANS MEMORIAL BUILDING  
 CITY OF EL PASO DE NOBLES  
**SHERWOOD PARK MASTER PLAN**  
 CRESTON ROAD



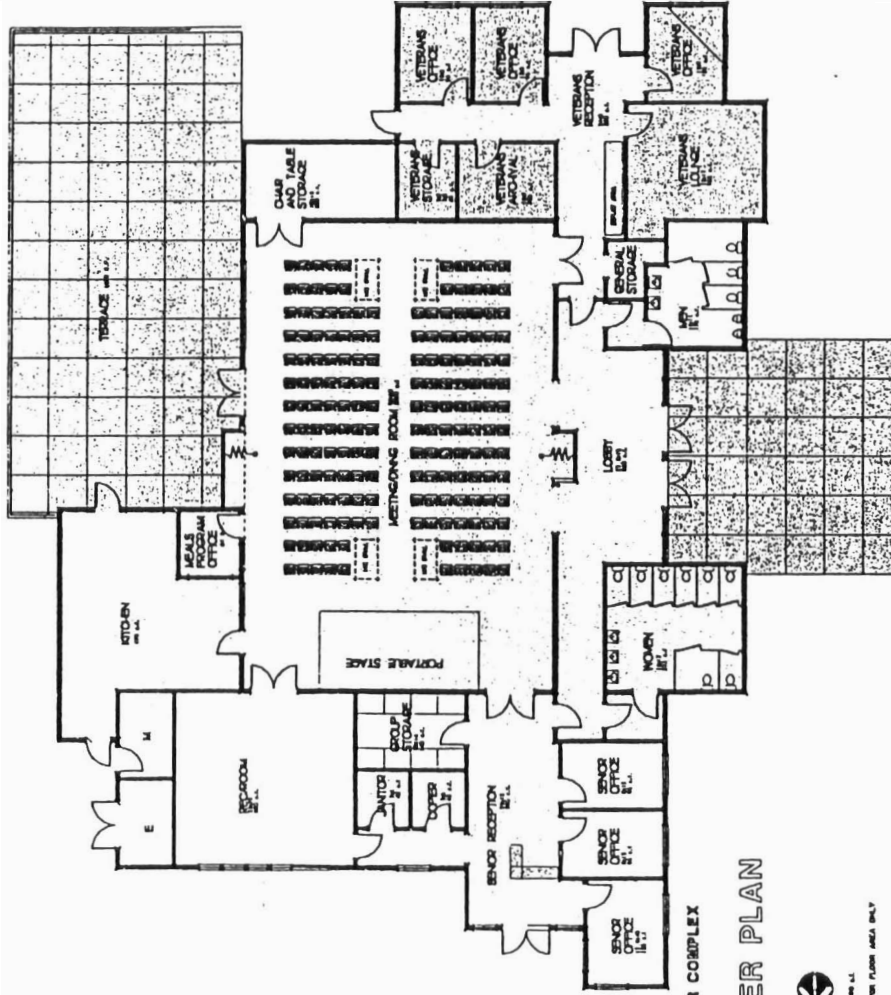
**S CHARGE # 75**  
 SCALE 1/4" = 1'-0"  
 JULY 2000



SENIORS CENTER COMPLEX  
 CITY OF EL PASO DE NOBLES  
**SHERWOOD PARK MASTER PLAN**  
 CHESTNUT ROAD

**SCHERRE #2b**  
 SCALE 1/4" = 1'-0"  
 JULY 2008  
 NORTH ARROW  
 TOTAL AREA  
 TOTAL PERIMETER  
 TOTAL DISTANCE  
 TOTAL DISTANCE AND PERIMETER ONLY

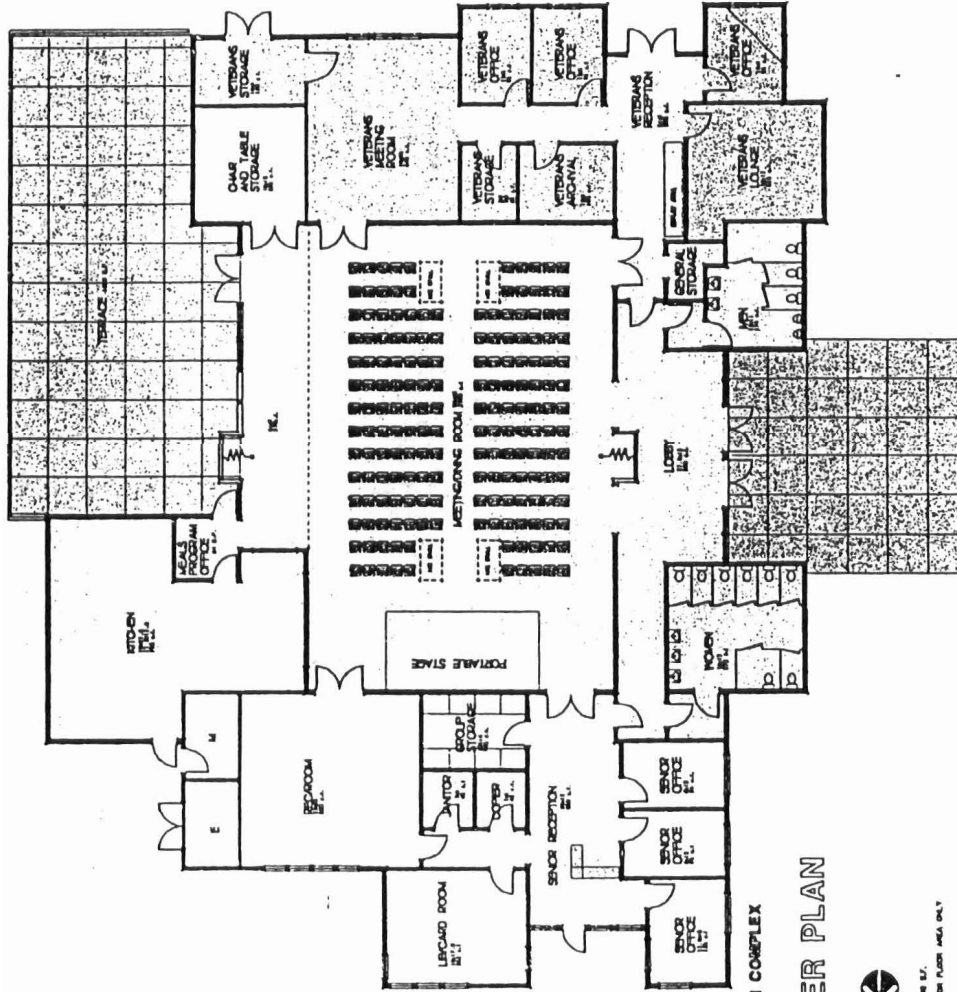
**PHILLIPS  
MURPHY  
MOORE**  
ARCHITECTS  
P.O. BOX 10000, DALLAS, TEXAS 75210  
TELEPHONE 754-1111



VETERANS MEMORIAL BUILDING/SENIORS CENTER COMPLEX  
CITY OF EL PASO DE ROBLES  
**SHERWOOD PARK MASTER PLAN**  
CRESTON ROAD

**SCHEME #4)E**  
 1" = 16'  
 SCALE 1/4" = 1'-0"  
 JULY 2ND 1966

DESIGN NORTH  
 TOTAL AREA  
 SQUARE FOOTAGE  
 THESE DIMENSIONS ARE FOR FLOOR AREA ONLY



VETERANS MEMORIAL BUILDING/SENIORS CENTER COMPLEX  
 CITY OF EL PASO DE ROBLES  
**SHERWOOD PARK MASTER PLAN**  
 CRESTON ROAD

**SCHEME 4/b**  
 SCALE 1/4" = 1'-0"  
 JULY 2001 1902

SEEN WITH  
 TOTAL ROOM  
 SQUARE FOOTAGE  
 ROOM NO.



**CONCEPT COST ESTIMATE**  
**VETERANS MEMORIAL BUILDING (SCHEME #1)**  
Name of Project  
PMSM Job Number 98022.00  
Date Of Estimate 7/7/99  
Location Of Project EL PASO DE ROBLES

This Estimate is for the Veterans Memorial Building, scheme 1, and associated with the Master Plan drawing. Building has gross square footage of approximately 8000 s.f., and can be broken down as follows:

**SCHEME #1 - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Offices	1286	sf	\$127.05	\$163,386	
					\$163,386
Meeting Room	420	sf	\$109.30	\$45,906	
					\$209,292
Storage space (including)					
equipment	353				
archival	138				
chair/table	240				
janitors closet	50				
total	781	sf	\$94.33	\$73,672	
					\$282,964
Large Meeting Room					
stage	231				
auditorium	2250				
total	2481	sf	\$120.37	\$298,638	
					\$581,602
Kitchen	722	sf	\$190.28	\$137,382	
					\$718,984
Lounge	513	sf	\$121.43	\$62,294	
					\$781,278
Lobby (inc corridors)	1000	sf	\$99.64	\$99,640	
					\$880,918
Ancillary space					
electrical	50	sf			
mechanical	55	sf			
total	105	sf	\$94.33	\$9,905	
					\$890,822
Restrooms					
men	180	sf			
women	309	sf			
total	425	sf	\$260.00	\$110,500	
					\$1,001,322

A ) BUILDING ENVELOPE SUBTOTAL \$1,001,322

B ) FOR SITEWORK, ADD 15% \$150,198

C) EXTRA SITEWORK COSTS \$300,000

**total immediate cost** \$1,451,521

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$145,152

under these conditions **TOTAL CONSTRUCTION COST** **\$1,596,673**

**PROJECT COSTS 20%** **TOTAL COST** **\$319,335** **\$1,916,007**

**CONCEPT COST ESTIMATE**

Name of Project **SENIOR CENTER COMPLEX - SCHEME #2**  
PMSM Job Number **98022.00**  
Date Of Estimate **7/7/99**  
Location Of Project **EL PASO DE ROBLES**

This Estimate is for the Senior Center Complex, scheme 2, and associated with the Master Plan drawing.  
Building has gross square footage of approximately 15,500 s.f., and can be broken down as follows:

**SCHEME #2 - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Offices	2539	sf	\$121.00	\$307,219	
Meeting Room	1263	sf	\$101.10	\$127,689	\$307,219
Storage space (including)					\$434,908
group	363				
closet	64				
storage	175.5				
total	602.5	sf	\$89.83	\$54,123	\$489,031
Large Meeting Room					
stage	231				
auditorium	2250				
total	2481	sf	\$114.63	\$284,397	\$773,428
Kitchen	1089	sf	\$181.22	\$197,349	\$970,776
Lounge	1220	sf	\$115.65	\$141,093	\$1,111,869
Lobby (inc corridors)	875	sf	\$94.90	\$83,038	\$1,194,907
Ancillary space					
electrical	85	sf			
mechanical	85	sf			
total	170	sf	\$89.83	\$15,271	\$1,210,178
Restrooms					
men	256.25	sf			
women	375	sf			
total	631.25	sf	\$248.20	\$156,676	\$1,366,854
Exer/Card/PM	1178	sf	\$121.51	\$143,139	\$1,509,993
Exterior Walkway					
hardscaping	3425	sf	\$6.00	\$20,550	
landscaping	3425	sf	\$1.63	\$5,583	
concrete paving	1800	sf	\$1.63	\$2,934	
					<b>\$1,539,060</b>

A ) BUILDING ENVELOPE SUBTOTAL \$1,539,060

B ) FOR SITEWORK, ADD 15% \$230,859

C) EXTRA SITEWORK COSTS \$300,000

total immediate cost \$2,069,919

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$206,992

under these conditions TOTAL CONSTRUCTION COST **\$2,276,911**

PROJECT COSTS 20% \$455,382  
TOTAL COST **\$2,732,293**

**CONCEPT COST ESTIMATE**

Name of Project **VETERANS MEMORIAL BUILDING (SCHEME #1a)**  
 PMSM Job Number **98022.00**  
 Date Of Estimate **7/7/99**  
 Location Of Project **EL PASO DE ROBLES**

This Estimate is for the Veterans Memorial Building, scheme 1a, and associated with the Master Plan drawing. Building has gross square footage of approximately 2850 s.f., and can be broken down as follows:

**SCHEME #1a - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Storage space (including)					
chair/table	62				
janitors closet	62				
total	124	sf	\$98.82	\$12,254	
					\$12,254
Large Meeting Room	1080	sf	\$126.10	\$136,188	
					\$148,442
Kitchen	260	sf	\$199.34	\$51,828	
					\$200,270
Lobby (inc corridors)	240	sf	\$104.39	\$25,054	
					\$225,324
Ancillary space					
electrical	71	sf			
mechanical	71	sf			
total	142	sf	\$98.82	\$14,032	
					\$239,356
Restrooms					
men	163	sf			
women	192	sf			
total	355	sf	\$273.01	\$96,919	
					\$336,275
<b>A ) BUILDING ENVELOPE SUBTOTAL</b>					<b>\$336,275</b>
<b>B ) FOR SITEWORK, ADD 15%</b>					<b>\$50,441</b>
<b>C) EXTRA SITEWORK COSTS</b>					<b>\$300,000</b>
<b>total immediate cost</b>					<b>\$686,716</b>
<b>DESIGN CONSTRUCTION CONTINGENCY OF 10%</b>				<b>\$68,672</b>	
under these conditions	<b>TOTAL CONSTRUCTION COST</b>				<b>\$755,387</b>
<b>PROJECT COSTS 20%</b>				<b>\$151,077</b>	
<b>TOTAL COST</b>					<b>\$906,465</b>

PHILLIPS METSCH SWEENEY MOORE ARCHITECTS

**CONCEPT COST ESTIMATE**

Name of Project **VETERANS MEMORIAL BUILDING (scheme #2a)**  
 PMSM Job Number **98022.00**  
 Date Of Estimate **7/7/99**  
 Location Of Project **EL PASO DE ROBLES**

This Estimate is for the Veterans Memorial Building, scheme 1a, and associated with the Master Plan drawing. Building has gross square footage of approximately 2860 s.f., and can be broken down as follows:

**SCHEME #2a - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Storage space (including)					
group	213				
janitors closet	62				
total	275	sf	\$98.82	\$27,176	\$27,176
Large Meeting Room	1139	sf	\$126.10	\$143,628	\$170,803
Kitchen	328	sf	\$199.34	\$65,384	\$236,187
Lobby (inc corridors)	240	sf	\$104.39	\$25,054	\$261,241
Ancillary space					\$273,099
electrical	60	sf			
mechanical	60	sf			
total	120	sf	\$98.82	\$11,858	\$273,099
Restrooms					\$370,017
men	163	sf			
women	192	sf			
total	355	sf	\$273.01	\$96,919	\$370,017
A ) BUILDING ENVELOPE SUBTOTAL					\$370,017
B ) FOR SITEWORK, ADD 15%					\$55,503
C) EXTRA SITEWORK COSTS					\$300,000
total immediate cost					<u>\$725,520</u>
DESIGN CONSTRUCTION CONTINGENCY OF 10%				\$72,552	
under these conditions TOTAL CONSTRUCTION COST					<b>\$798,072</b>
PROJECT COSTS 20%				\$159,614	
TOTAL COST					<b>\$957,687</b>

PHILLIPS METSCH SWEENEY MOORE ARCHITECTS

**CONCEPT COST ESTIMATE**  
**SENIOR CENTER COMPLEX**  
**VETERANS MEMORIAL BUILDING - SCHEME #3**

Name of Project  
PMSM Job Number 98022.00  
Date Of Estimate 7/7/99  
Location Of Project **EL PASO DE ROBLES**

This Estimate is for the combined Veterans Memorial Building and Senior Center Complex, scheme 3 and associated with the Master Plan drawing.

Building has gross square footage of approximately 11,500 s.f., and can be broken down as follows:

**SCHEME #3 - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Seniors Offices	947.5	sf	\$123.42	\$116,940	
Senior Meeting Room	832	sf	\$106.18	\$88,342	\$116,940
Seniors storage space					\$205,282
group	190				
closet	50				
general	60				
total	300	sf	\$91.63	\$27,489	
Seniors Lounge	978	sf	\$117.97	\$115,375	\$232,771
Seniors Billiards	390	sf	\$117.97	\$46,008	\$348,146
Veterans Kitchen/Supply area	255	sf	\$184.85	\$47,137	\$394,154
Veterans Storage					\$441,291
equipment	157.5	sf			
archival	84	sf			
total		sf	\$91.63	\$0	
Veterans Meeting Room	460	sf	\$106.18	\$48,843	\$441,291
Veterans Lounge	561	sf	\$117.97	\$66,181	\$490,134
Veterans Offices	813	sf	\$123.42	\$100,340	\$556,315
Large Meeting Room					\$656,655
auditorium	2250	sf	\$116.93	\$263,093	
Kitchen	700	sf	\$184.85	\$129,395	\$919,748
Lobby (inc corridors)	1743	sf	\$96.97	\$169,019	\$1,049,143
					\$1,218,162

PHILLIPS METSCH SWEENEY MOORE ARCHITECTS

**EXHIBIT E**  
*(Option C)*

<b>Ancillary space</b>					
electrical	85	sf			
mechanical	85	sf			
total	170	sf	\$91.63	\$15,577	
					\$1,233,739
<b>Restrooms</b>					
men	215	sf			
women	360	sf			
total	575	sf	\$253.16	\$145,567	
					\$1,379,306
<b>Tower</b>					
	121	sf	\$118.04	\$14,283	
					\$1,393,589

<b>A ) BUILDING ENVELOPE SUBTOTAL</b>	<b>\$1,393,589</b>
<b>B ) FOR SITEWORK, ADD 15%</b>	<b>\$209,038</b>
<b>C) EXTRA SITEWORK COSTS</b>	<b>\$300,000</b>

**total immediate cost** **\$1,902,627**

**DESIGN CONSTRUCTION CONTINGENCY OF 10%** **\$190,263**

under these conditions **TOTAL CONSTRUCTION COST** **\$2,092,889**

**PROJECT COSTS 20%** **\$418,578**

**TOTAL COST** **\$2,511,467**



**CONCEPT COST ESTIMATE**  
**SENIOR CENTER COMPLEX - SCHEME #4**  
**VETERANS MEMORIAL BUILDING**

Name of Project  
PMSM Job Number 98022.00  
Date Of Estimate 7/7/99  
Location Of Project EL PASO DE ROBLES

This Estimate is for the combined Veterans Memorial Building and Senior Center Complex, scheme 4, and associated with the Master Plan drawing.  
Building has gross square footage of approximately 6920 s.f., and can be broken down as follows:

**SCHEME #4 - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Seniors Offices	400	sf	\$127.05	\$50,820	
					\$50,820
Seniors group storage space	142	sf	\$94.33	\$13,395	
					\$64,215
Seniors Lounge	168	sf	\$121.43	\$20,400	
					\$84,615
Seniors Library/card room	293	sf	\$109.30	\$32,025	
					\$116,640
Veterans Storage					
archival	130	sf			
general	75	sf			
total	205	sf	\$94.33	\$19,338	
					\$135,978
Veterans Lounge	277	sf	\$121.43	\$33,636	
					\$169,614
Veterans Offices	96	sf	\$127.05	\$12,197	
					\$181,811
Large Meeting Room					
auditorium	1821	sf	\$120.37	\$219,194	
					\$401,004
Kitchen	473	sf	\$190.28	\$90,002	
					\$491,007
Lobby (inc corridors)	1391	sf	\$99.64	\$138,599	
					\$629,606
Ancillary space					
electrical	92	sf			
mechanical	92	sf			
total	184	sf	\$94.33	\$17,357	
					\$646,963
Restrooms					
men	185	sf			
women	280	sf			
total	465	sf	\$260.60	\$121,179	
					\$768,142

A ) BUILDING ENVELOPE SUBTOTAL \$768,142

B ) FOR SITEWORK, ADD 15% \$115,221

C) EXTRA SITEWORK COSTS \$300,000

total immediate cost \$1,183,363

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$118,336

under these conditions TOTAL CONSTRUCTION COST **\$1,301,699**

PROJECT COSTS 20% \$260,340

TOTAL COST **\$1,562,039**

Name of Project	<b>CONCEPT COST ESTIMATE</b>
PMSM Job Number	<b>VETERANS MEMORIAL BUILDING (SCHEME #1B)</b>
Date Of Estimate	<b>98022.00</b>
Location Of Project	<b>7/7/99</b>
	<b>EL PASO DE ROBLES</b>

This Estimate is for the Veterans Memorial Building, scheme 1a, and associated with the Master Plan drawing. Building has gross square footage of approximately 4000 s.f., and can be broken down as follows:

**SCHEME #1B - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Offices	405	sf	\$133.10	\$53,906	
					<b>\$53,906</b>
Meeting Room	277.5	sf	\$114.51	\$31,777	
					<b>\$85,682</b>
Storage space (including)					
chair/table	213				
janitors closet	62				
total	275	sf	\$98.82	\$27,176	
					<b>\$112,858</b>
Large Meeting Room	1080	sf	\$126.10	\$136,188	
					<b>\$249,046</b>
Kitchen	260	sf	\$199.34	\$51,828	
					<b>\$300,874</b>
Lounge	371	sf	\$127.22	\$47,199	
					<b>\$348,073</b>
Lobby (inc corridors)	775	sf	\$104.39	\$80,902	
					<b>\$428,975</b>
Ancillary space					
electrical	71	sf			
mechanical	71	sf			
total	142	sf	\$98.82	\$14,032	
					<b>\$443,007</b>
Restrooms					
men	163	sf			
women	192	sf			
total	355	sf	\$273.01	\$96,919	
					<b>\$539,926</b>

A ) BUILDING ENVELOPE SUBTOTAL \$539,926

B ) FOR SITEWORK, ADD 15% \$80,989

C) EXTRA SITEWORK COSTS \$75,000

total immediate cost \$695,915

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$69,591

under these conditions TOTAL CONSTRUCTION COST \$765,506

PROJECT COSTS 20% TOTAL COST \$153,101 \$918,607

## CONCEPT COST ESTIMATE

Name of Project VETERANS MEMORIAL BUILDING (scheme #2b)  
PMSM Job Number 98022.00  
Date Of Estimate 7/7/99  
Location Of Project EL PASO DE ROBLES

This Estimate is for the Veterans Memorial Building, scheme 1a, and associated with the Master Plan drawing. Building has gross square footage of approximately 4000 s.f., and can be broken down as follows:

## SCHEME #2b - BUILDING ENVELOPE

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Offices	515	sf	\$133.10	\$68,547	
					\$68,547
Library	169	sf	\$127.22	\$21,500	
					\$90,047
Storage space (including)					
group	213				
janitors closet	62				
total	275	sf	\$98.82	\$27,176	
					\$117,222
Large Meeting Room	1139	sf	\$126.10	\$143,628	
					\$260,850
Kitchen	328	sf	\$199.34	\$65,384	
					\$326,234
Lounge	500	sf	\$127.22	\$63,610	
					\$389,844
Lobby (inc corridors)	775	sf	\$104.39	\$80,902	
					\$470,746
Ancillary space					
electrical	60	sf			
mechanical	60	sf			
total	120	sf	\$98.82	\$11,858	
					\$482,604
Restrooms					
men	163	sf			
women	192	sf			
total	355	sf	\$273.01	\$96,919	
					\$579,523

A ) BUILDING ENVELOPE SUBTOTAL	\$579,523
B ) FOR SITEWORK, ADD 15%	\$86,928
C) EXTRA SITEWORK COSTS	\$75,000

total immediate cost \$741,451

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$74,145

under these conditions TOTAL CONSTRUCTION COST **\$815,596**

PROJECT COSTS 20% \$163,119  
TOTAL COST **\$978,716**

**CONCEPT COST ESTIMATE**  
**SENIOR CENTER COMPLEX - SCHEME #4a**  
**VETERANS MEMORIAL BUILDING**

Name of Project  
PMSM Job Number 98022.00  
Date Of Estimate 7/7/99  
Location Of Project EL PASO DE ROBLES

This Estimate is for the combined Veterans Memorial Building and Senior Center Complex, scheme 4a, and associated with the Master Plan drawing. Building has gross square footage of approximately 7,900 s.f., and can be broken down as follows:

**SCHEME #4a - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Seniors Offices	468	sf	\$127.05	\$59,459	
					\$59,459
Seniors group storage space	142	sf	\$94.33	\$13,395	
					\$72,854
Seniors Lounge	550	sf	\$121.43	\$66,787	
					\$139,641
Veterans Storage					
archival	130	sf			
general	75	sf			
total	205	sf	\$94.33	\$19,338	
					\$158,978
Veterans Lounge	277	sf	\$121.43	\$33,636	
					\$192,615
Veterans Offices	382	sf	\$127.05	\$48,533	
					\$241,148
Large Meeting Room auditorium	2250	sf	\$120.37	\$270,833	
					\$511,980
Kitchen	473	sf	\$190.28	\$90,002	
					\$601,983
Lobby (inc corridors)	1475	sf	\$99.64	\$146,969	
					\$748,952
Ancillary space					
electrical	92	sf			
mechanical	92	sf			
total	184	sf	\$94.33	\$17,357	
					\$766,308
Restrooms					
men	185	sf			
women	280	sf			
total	465	sf	\$260.60	\$121,179	
					\$887,487
Chair and Table Storage	225	sf	\$94.33	\$21,224	

PHILLIPS METSCH SWEENEY MOORE ARCHITECTS

\$908,712

A ) BUILDING ENVELOPE SUBTOTAL \$908,712

B ) FOR SITEWORK, ADD 15% \$136,307

C) EXTRA SITEWORK COSTS \$100,000

total immediate cost \$1,145,018

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$114,502

under these conditions TOTAL CONSTRUCTION COST **\$1,259,520**

PROJECT COSTS 20% \$251,904

TOTAL COST **\$1,511,424**



**CONCEPT COST ESTIMATE**  
**SENIOR CENTER COMPLEX - SCHEME #4b**  
**VETERANS MEMORIAL BUILDING**

Name of Project  
PMSM Job Number 98022.00  
Date Of Estimate 7/7/99  
Location Of Project EL PASO DE ROBLES

This Estimate is for the combined Veterans Memorial Building and Senior Center Complex, scheme 4, and associated with the Master Plan drawing.  
Building has gross square footage of approximately 8500 s.f., and can be broken down as follows:

**SCHEME #4B - BUILDING ENVELOPE**

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	RUNNING TOTAL
Seniors Offices	468	sf	\$127.05	\$59,459	\$59,459
Seniors group storage space	142	sf	\$94.33	\$13,395	\$72,854
Seniors Lounge	550	sf	\$121.43	\$66,787	\$139,641
Seniors Library/card room	293	sf	\$109.30	\$32,025	\$171,666
Veterans Storage					
archival	130	sf			
general	75	sf			
equipment	150	sf			
total	355	sf	\$94.33	\$33,487	\$205,153
Veterans Lounge	277	sf	\$121.43	\$33,636	\$238,789
Veterans Meeting Room	490	sf	\$109.30	\$53,557	\$292,346
Veterans Offices	382	sf	\$127.05	\$48,533	\$340,879
Large Meeting Room auditorium	2640	sf	\$120.37	\$317,777	\$658,656
Kitchen	803	sf	\$190.28	\$152,795	\$811,451
Lobby (inc corridors)	1475	sf	\$99.64	\$146,969	\$958,420
Ancillary space					
electrical	92	sf			
mechanical	92	sf			
total	184	sf	\$94.33	\$17,357	\$975,776
Restrooms					
men	185	sf			

PHILLIPS METSCH SWEENEY MOORE ARCHITECTS

women	280	sf			
total	465	sf	\$260.60	\$121,179	\$1,096,955

A ) BUILDING ENVELOPE SUBTOTAL \$1,096,955

B ) FOR SITEWORK, ADD 15% \$164,543

C) EXTRA SITEWORK COSTS \$100,000

total immediate cost \$1,361,499

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$136,150

under these conditions TOTAL CONSTRUCTION COST **\$1,497,649**

PROJECT COSTS 20% \$299,530  
TOTAL COST **\$1,797,178**