

TO: JAMES L. APP, CITY MANAGER
FROM: JOHN R. McCARTHY, DIRECTOR OF PUBLIC WORKS
SUBJECT: MEASURE D-98 PROJECT - SENIOR/VETERAN'S CENTER
DATE: September 7, 1999

Needs: For the City Council to consider new conceptual design placements for a new Senior/Veteran's Center.

- Facts:**
1. Measure D-98 authorized \$1,500,000 for a new "Senior/Veteran's Center".
 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 a part of a conceptual Master Plan for City-owned property in the vicinity of Sherwood & Oak Creek Parks.
 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. These were presented to the Council on 07/20/99.
 5. The City Council at the meeting of 07/20/99 requested the architect look at additional options and building locations.
 6. Mr. Sweeney will be making the presentation of options to the Council.

Analysis and 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.

The new facility design options show the possible layouts. One option provides two stand alone buildings off Scott Street, another one provides two stand alone buildings, one on Scott and the other off Cedarwood.

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)

CONCEPT COST ESTIMATE

Name of Project **SENIOR CENTER BUILDING (3,695 s.f.)**
PMSM Job Number **98022.00**
Date Of Estimate **9/7/99**
Location Of Project **EL PASO DE ROBLES**

This Estimate is for the Senior Center Building, 3,695 s.f., and associated with the Master Plan drawing Option A and C as noted. The building square footage has been reduced to fit into the budget. Building envelope costs can be broken down as follows:

BUILDING ENVELOPE

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	
Offices	567	sf	\$133.10	\$75,468	
Classes	366	sf	\$114.51	\$41,911	
Storage space (including)					
group	140				
janitors closet	50				
total	190	sf	\$98.82	\$18,776	
Large Meeting Room - incl. stag.	832	sf	\$126.10	\$104,915	
Kitchen	300	sf	\$199.34	\$59,802	
Lounge	0	sf	\$127.22	\$0	
Lobby (inc corridors)	734	sf	\$104.39	\$76,622	
Ancillary space					
electrical	47	sf			
mechanical	48	sf			
total	95	sf	\$98.82	\$9,388	
Restrooms					
men	185	sf			
women	185	sf			
total	370	sf	\$273.01	\$101,014	
				SUB TOTAL	\$487,895

A) BUILDING ENVELOPE SUBTOTAL

\$487,895

B) FOR SITEWORK

			OPTION A	OPTION C	
Utilities	Lump sum		\$25,000	\$25,000	
Parking spaces	15 spaces	\$ 700.00	\$10,500	\$20,000	
Re-do exist. parking	22 spaces	\$ 250.00	\$5,500	\$0	
Earthwork	750 c.y.	\$ 20.00	\$15,000	\$15,000	
Landscape	10,000 s.f.	\$ 1.50	\$15,000	\$15,000	
Retaining wall	0 l.f.	\$ 180.00	\$0	\$0	
	SITWORK TOTALS		\$71,000	\$75,000	\$71,000
	total immediate cost				<u>\$558,895</u>

DESIGN CONSTRUCTION CONTINGENCY OF 10%

\$55,890

TOTAL CONSTRUCTION COST

\$614,785

PROJECT COSTS 20%

\$122,957

TOTAL COST OPTION A

\$737,742

COST INCREASE OPTION C

\$5,500

TOTAL COST OPTION C

\$743,242

CONCEPT COST ESTIMATE

Name of Project **VETERANS MEMORIAL BUILDING (3,724 s.f.)**
PMSM Job Number **98022.00**
Date Of Estimate **9/7/99**
Location Of Project **EL PASO DE ROBLES**

This Estimate is for the Veterans Memorial Building, 3,724 s.f, and associated with the Master Plan drawing Option B and D as noted. The building square footage has been reduced to fit into the budget.
building envelop costs can be broken down as follows:

BUILDING ENVELOPE

ROOM DESCRIPTION	QUANTITY	UNIT	COST	EXTENSION	
Offices	456	sf	\$133.10	\$60,694	
Meeting Room	272	sf	\$114.51	\$31,147	
Storage space (including)					
chair/table	117				
janitors closet	26				
total	143	sf	\$98.82	\$14,131	
Large Meeting Room	900	sf	\$126.10	\$113,490	
Kitchen	276	sf	\$199.34	\$55,018	
Lounge	328	sf	\$127.22	\$41,728	
Lobby (inc corridors)	588	sf	\$104.39	\$61,381	
Ancillary space					
electrical	40	sf			
mechanical	40	sf			
total	80	sf	\$98.82	\$7,906	
Restrooms					
men	195	sf			
women	196	sf			
total	391	sf	\$273.01	\$106,747	
				SUB-TOTAL	\$492,241

A) BUILDING ENVELOPE SUBTOTAL \$492,241

B) FOR SITEWORK

			OPTION B	OPTION D	
Utilities	Lump sum		\$25,000	\$25,000	
Parking spaces	28 spaces	\$ 700.00	\$19,600	\$20,000	
Earthwork	1,000 c.y.	\$ 20.00	\$20,000	\$15,000	
Landscape	10,000 s.f.	\$ 1.50	\$15,000	\$15,000	
Retaining wall	160 l.f.	\$ 180.00	\$28,800	\$0	
SITEWORK TOTALS			\$108,400	\$75,000	\$75,000
total immediate cost					<u>\$567,241</u>

DESIGN CONSTRUCTION CONTINGENCY OF 10% \$56,724

TOTAL CONSTRUCTION COST **\$623,966**

PROJECT COSTS 20% \$124,793

TOTAL COST OPTION B **\$748,759**

COST INCREASE OPTION D \$36,740

TOTAL COST OPTION D \$785,499

To bring site D into the \$750,000 budget, another 225 s.f. would need to be dropped from the building footprint.

leave this as top
an argument

Shift
to include path

Scott Stre

Keep this
right
side
of
Enlarge
main

Football /
Soccer Fields

Volleyball Courts

Swing Tree

Picnic Area

Picnic Area

Picnic Area

Youth
Center

Basketball
Courts

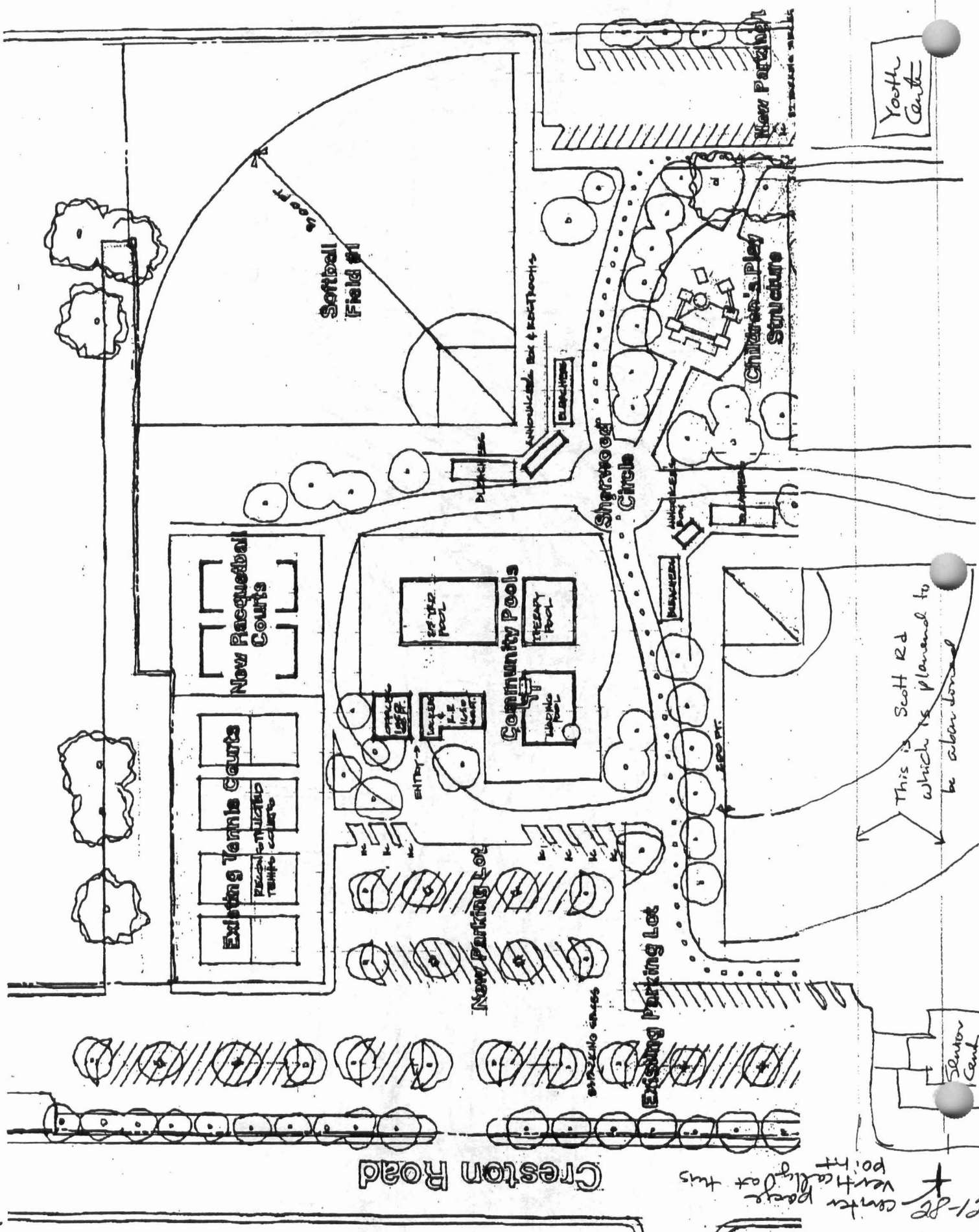
Soccer Field

Red Cove
Society Park

Drive

IONA

side of enlargement horizontal is fine



Creston Road

1-88 center point vertically at this

Youth Center

Senior Center

This is Scott Rd which is planned to be abandoned

New Racquetball Courts

Existing Tennis Courts
RESERVATION
TENNIS COURTS

Community Pools

Softball Field #1
100' x 100'

Shirwood Circle

Children's Play Structure

New Parkway

New Parking Lot

Existing Parking Lot

INDOOR POOL

THERMAL POOL

TUBS

ENTRANCE

EXIT

PLANTING

WALKWAY

BENCHES

200 FT

200 FT

ENTRANCE BOX & RESTROOMS

PLANTING

WALKWAY

BENCHES

200 FT

200 FT

ENTRANCE

EXIT

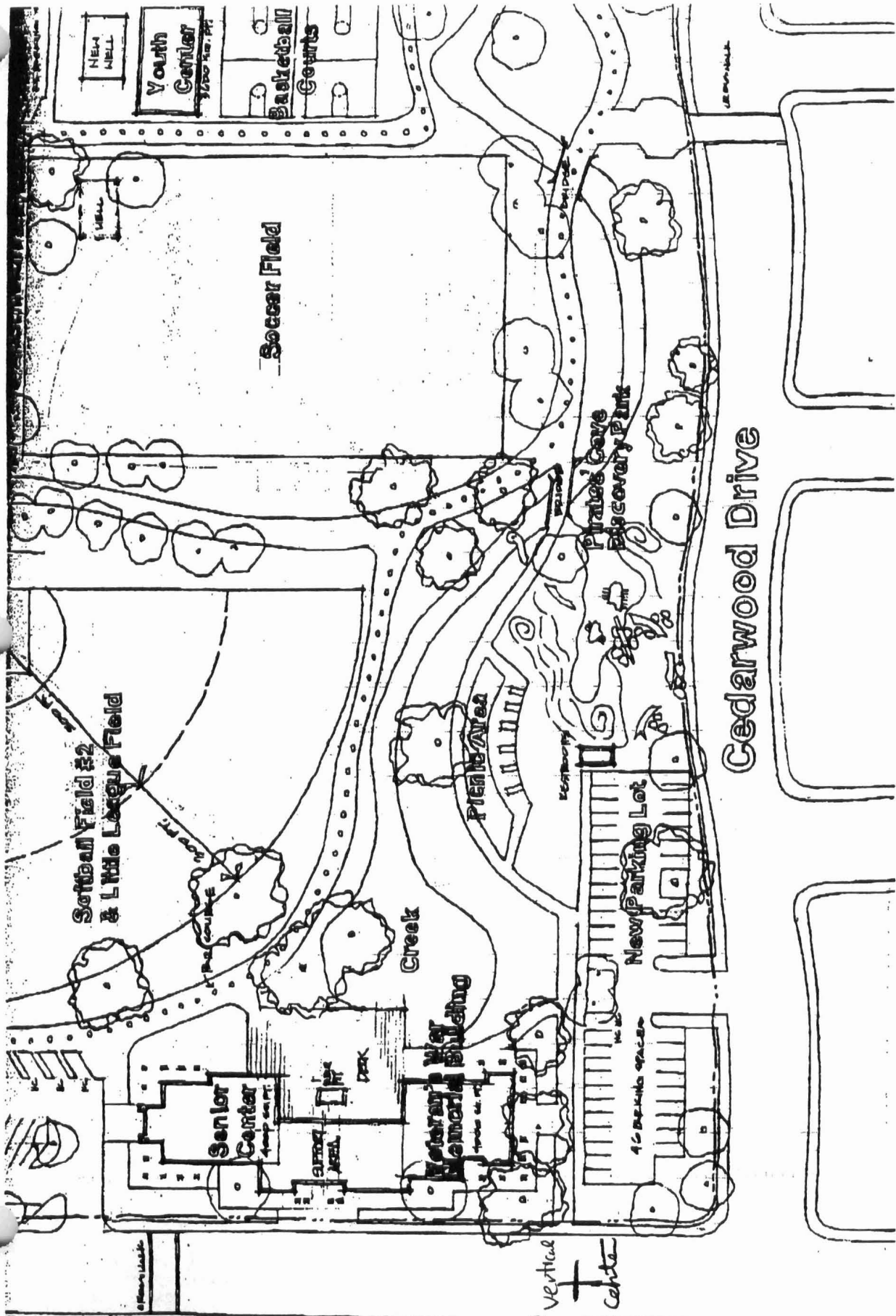
PLANTING

WALKWAY

BENCHES

200 FT

200 FT



* Keep this left side of enlargement

Looks good!