



Meeting Date: February 3, 2020

Agenda Item: 5.1

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San Lorenzo Community Center - Design Direction

Executive Summary:

Provide design direction for Renovation of the San Lorenzo Community Center.

Staff Recommendation:

The Board of Directors confirms the staff recommendation to continue development of design option 2 for the San Lorenzo Community Center Renovation project.

Description of Item:

On November 18, 2019, architects from Dahlin Group and HARD staff presented three conceptual design options to the Board as well as a synopsis of their architectural program research. This was the result of a community outreach process involving three community presentations and four biweekly meetings by a seven-member stakeholder group, representing nearby residents from the San Lorenzo community and HARD Recreation staff. Board members expressed an inclination toward the middle-effort design, option 2. Final direction is pending a review of financial analysis.

The project scope is to modernize the building and its exterior spaces. To accomplish this, the overall design strategy is to improve the efficiencies of the existing multiuse spaces to increase their functionality. This effort will also include a reconfiguration of the facility entry and lobby, reception area, staff offices and address upgrades of the building systems.

In addition to producing three conceptual designs, the architects' initial scope was to provide rough cost estimates for each design. This scope also includes financial analysis for the facility and how future spatial changes might increase this income. This cost-benefit analysis presents three components:

- 1) an estimated development cost for each design option
- 2) baseline revenue for program activities and room rental, based on 2018 income
- 3) potential revenue increases based on the spatial modifications in each design option

The results of these designs and the associated financial analysis are included in the attached report.

In consideration of this cost-benefit analysis, HARD staff recommends the Board support continuing the development of the design for option 2. While the general shape and design approach will be confirmed with today's action, it is still diagrammatic. The actual detailed design will be confirmed in the next phase of the project, the schematic design phase. The architects will incorporate Board input from the November 18, 2019 meeting into this final design, which will come for final presentation to the Board in April/May 2020.

On July 15, 2019, this Board authorized the General Manager to enter into a professional services agreement with the architects, Dahlin Group. While a full-service architectural contract was enacted, this agreement did not include the normal technical consultants such as engineers and system designers. Rather, staff agreed to wait for clear design direction so these consulting proposals would be based on a specific design, thereby be more cost effective. Today's action will provide that direction and HARD staff will return in March with an amendment to their agreement, which will include the necessary consultants to the project scope.

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------------|
| Final Report - Conceptual Design Phase / San Lorenzo Community Center | 1/24/2020 | Backup Material |