



Meeting Date: August 21, 2019

Agenda Item: 4.1

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Hayward Area Senior Center Renovation Project

Executive Summary:

The Board of Directors will receive a staff report and provide direction on the Hayward Area Senior Center Renovation project scope of work.

Financial Impact:

The Three-Year Capital Improvement Plan 2017-2020 includes the Hayward Area Senior Center project (CIP No. 4-084C) with a project budget of \$4,087,000. The following is a breakdown of the estimated project costs:

Soft Costs	\$714,970
<u>Hard Costs</u>	<u>\$3,382,030</u>
Total Project Budget	\$4,087,000

Preliminary Construction Cost Estimate:

Base Project Scope of Work	\$3,538,738
Alternate 1 - A/C Expansion & Deck	\$505,069
Alternate 2 - Entry Canopy/Trellis	\$291,691

The preliminary construction cost estimate for the base project includes contingencies totaling 25% of the costs in the amount of \$628,780. The cost estimate will be refined during further development of the construction drawings to be within budget but additional funds may be required from Reserve at the time of bid to fully fund construction.

Staff Recommendation:

Approve the addition of Alternative 2 and exclude Alternative 1 of the Hayward Area Senior Center Renovation project.

Description of Item:

On December 10, 2018, the Board of Directors approved an agreement with Kava Massih Architects to provide architectural design services for the Hayward Area Senior Center project (CIP. No. 4-084C).

On April 15, 2019 the Board received a presentation by Staff and Kava Massih Architect to review the conceptual renovation plans and results of the community feedback. The concept plans included a base project scope of work including reconfiguration of the lobby, new lighting and HVAC, ceiling fans, window treatments, interior finishes and flooring, security systems, and ADA barrier removal. The plans also included two alternative options. At that time, the Board requested Staff to review the cost of the alternates and return for a decision on whether or not proceed with the additional scope of work. An update of the concept plans is attached as Exhibit A.

Alternative 1 proposes an addition to the building to expand the arts/crafts room and provide a new deck connecting the building to the Japanese Garden. The preliminary cost estimate for these improvements is \$505,000. There was not strong support for this option from the community workshops. Additionally the addition would not have complemented the architecture of that side of the building. Staff recommends not including

Alternate 1 in the project scope of work.

Alternate 2 proposes the addition of a new canopy/trellis at the existing entry. This option creates an improves sense of entry to both the Senior Center and the Japanese Gardens beyond. The preliminary cost estimate for these improvements is \$291,691. Staff recommends including Alternate 2 as part of the project scope of work.

The preliminary cost estimate is attached as Exhibit B.

ATTACHMENTS:

Description	Upload Date	Type
Exhibit A - Concept Plan update	8/13/2019	Exhibit
Exhibit B - Preliminary Cost Estimate	8/13/2019	Exhibit