



## DISCUSSION ITEMS

### Agenda Item # 6

## AGENDA REPORT SUMMARY

**Meeting Date:** March 13, 2018

**Subject:** Hillview Community Center Schematic Design

**Prepared by:** Theresa A. Yee, Project Manager

**Reviewed by:** Susanna Chan, Director of Public Works

**Approved by:** Chris Jordan, City Manager

**Attachment(s):**

1. Hillview Community Center, Schematic Design by Noll & Tam, dated March 1, 2018

**Initiated by:**

Staff

**Previous Council Consideration:**

- December 12, 2017 Hillview Community Center Project Task Force Concluding Report
- September 26, 2017 Study Session; Directed to proceed with interior space allocation and site placement; allocating an additional \$9,700,000 to the project budget
- August 22, 2017; Approval of Agreement to retain Noll & Tam Architects design team
- April 25, 2017; Approved Capital Improvement Project for design and construction of a new Community Center with a project budget of \$25,000,000; directed City staff to begin selection of a qualified architect to begin design; adopted Resolution 2017-15 establishing the Hillview Community Center Project Task Force

**Fiscal Impact:**

FY 2017/2020 Council approved \$25,000,000 Capital Improvement Project fund CF-01002; Council added \$7,700,000 for enhanced features and approximately \$2,000,000 for site Option 4, for a project total of \$34,700,000.

**Environmental Review:**

Environmental review of the Hillview Community Center project is currently underway.

**Policy Question(s) for Council Consideration:**

- Does the Council wish to receive the Hillview Community Center Schematic Design documents and direct Noll & Tam Architects to proceed with design?

**Summary:**

- Council received the Hillview Community Center Task Force Concluding Report on December 12, 2017 and provided feedback on the concept design and provided direction to the design team to move forward with the Schematic Design phase



**Subject:** Hillview Community Center Schematic Design

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- The Noll & Tam design team has completed the Schematic Design following the direction and input from Council and the Task Force

**Staff Recommendation:**

Receive the Hillview Community Center Schematic Design documents and direct Noll & Tam Architects to proceed with design



**Subject:** Hillview Community Center Schematic Design

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### **Purpose**

Receive the Hillview Community Center Schematic Design documents and direct Noll & Tam Architects to proceed with design.

### **Background**

On February 28, 2017, the Los Altos City Council approved their priorities for 2017, which included a goal to build a new or refurbish the community center. On April 25, 2017, the City Council unanimously approved the creation of a Capital Improvement Project for the design and construction of a new Community Center with a project budget of \$25,000,000. Additionally, Council unanimously adopted Resolution No. 2017-15 establishing the Hillview Community Center Project Task Force (Task Force) with the mission to recommend to Council the interior space allocation and exterior design and layout of the Community Center.

The Hillview Community Center Project Task Force has carried out its mission of providing recommendations to Council in the interior space allocation, exterior design and layout of the Community Center. On December 12, 2017 Hillview Community Center Project Task Force presented its Concluding Report to Council wherein Council supported and provided feedback to the Concluding Report and directed the design team to move forward with the Schematic Design.

The seven design elements identified by City Council at the September 26, 2017 Study Session are:

1. Increasing building quality
2. Increasing building functionality
3. Upgrading from LEED Silver equivalent to LEED Gold equivalent
4. Providing improved pedestrian connectivity
5. Increasing building square footage
6. Increasing outdoor program space
7. Refinishing existing parking lot

The Council committed to raising the project budget to \$34,700,000 at the September 26, 2017 Study Session and confirmed this commitment as part of the 10-year Capital Improvement Plan and Priorities Discussion at its November 14, 2017 Study Session.

### **Discussion/Analysis**

Following Council's direction on December 12, 2017 recommending interior space allocation, layout and interior design, staff formed a working group to meet regularly with the design team to ensure that these recommendations and visions are followed.

The working group continues to receive input has been received from the Recreation and Community Services Department, Information Technology Department, Facilities, and the Public Works Department. Staff will continue to solicit input with members and representatives of neighboring



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buildings including the Library, Bus Barn Theater, Police Station, and the History Museum. The Working Group is on-going and will remain involved in the design process moving forward.

There have been several outreach events to solicit feedback from teens and senior groups. Meetings to provide project updates to neighborhood groups, community center users groups, and the community at large are being planned. The purpose of these outreach events is to inform the public on the progress of the project and solicit input on potential impacts at key points during the design. Staff will continue to regularly engage, solicit feedback, and provide information at intervals throughout the design process.

With the feedback from the outreach events, the design team of Noll & Tam Architects have integrated both the Task Force Concluding Report and Council recommendations for interior space allocation, layout and exterior design into the Schematic Design documents.

### **Options**

- 1) Receive the Hillview Community Center Schematic Design documents and direct Noll & Tam Architects to proceed with design.

**Advantages:** The design team has incorporated the Task Force Concluding Report elements and Council's feedback on the concept design and direction into the Schematic Design documents. Receiving the Schematic Design documents moves the building design forward and keeps the project on schedule.

**Disadvantages:** None identified

- 2) Council provide additional feedback and direction on the Schematic Design documents.

**Advantages:** Incorporation of additional design elements that have not been previously stated.

**Disadvantages:** Potential cost associated with added elements and a delay in the project schedule.

### **Recommendation**

The staff recommends Option 1 - Receive the Hillview Community Center Schematic Design documents and direct Noll & Tam Architects to proceed with design.

**DRAFT!**  
**NOT FOR**  
**CONSTRUCTION**

PROJECT TITLE

**Los Altos Hillview Community Center**

97 Hillview Ave.  
Los Altos, CA 94022

ISSUE TITLE

**SCHEMATIC DESIGN**

ISSUE DATE 03/01/2018

NOLL & TAM JOB NUMBER 21730

REVISIONS

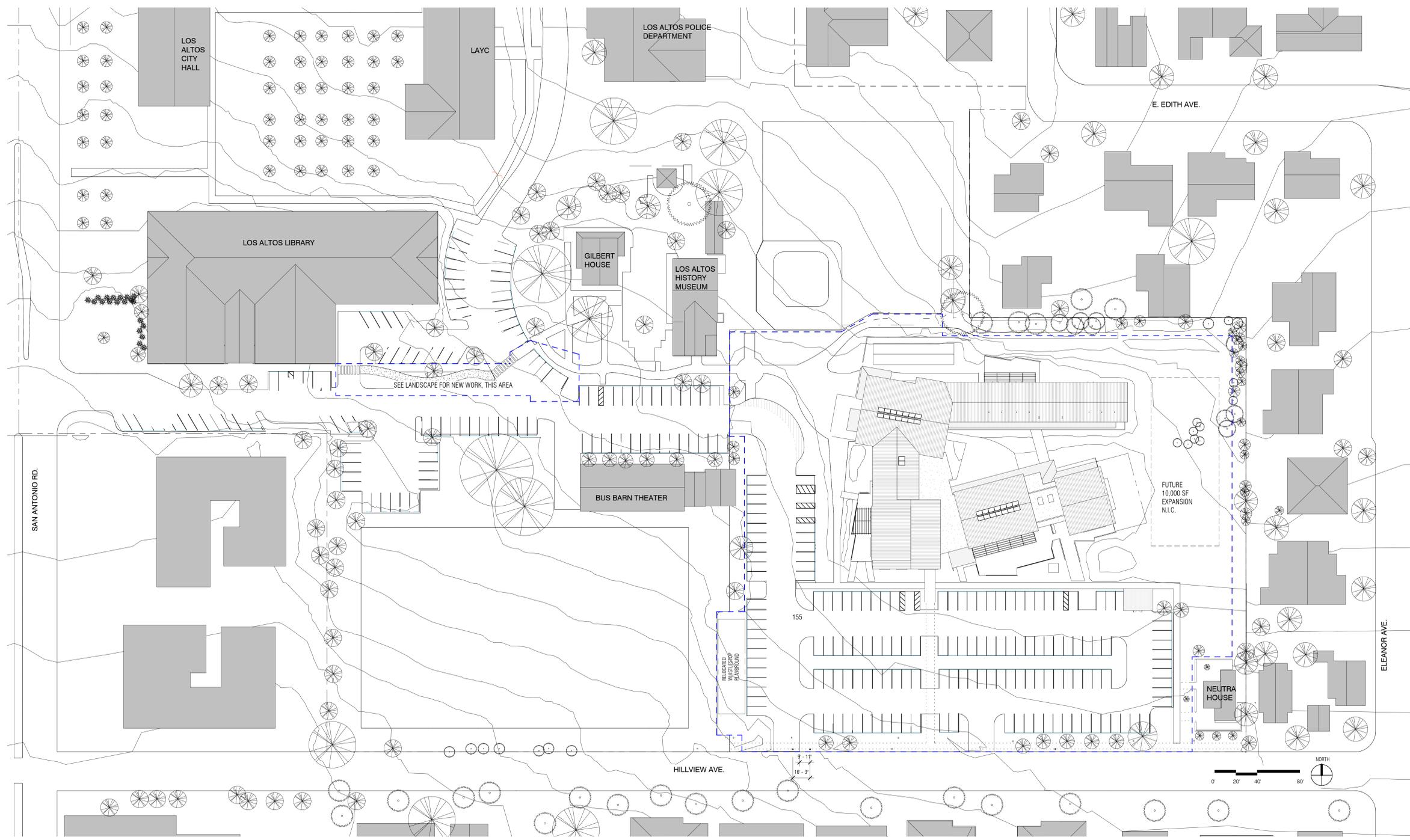
DATE	DESCRIPTION

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**A2.01**



**1** 01 - SITE PLAN  
A2.01 1" = 40'-0"

----- INDICATES BOUNDARY OF SITE AREA IMPACTED:

AT LIBRARY CONNECTOR - 8,250 SF  
AT COMMUNITY CENTER SITE - 184,500 SF

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03/12/18

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DATE	DESCRIPTION

SHEET TITLE

**ENLARGED SITE PLAN**

SHEET NUMBER

**A2.03**

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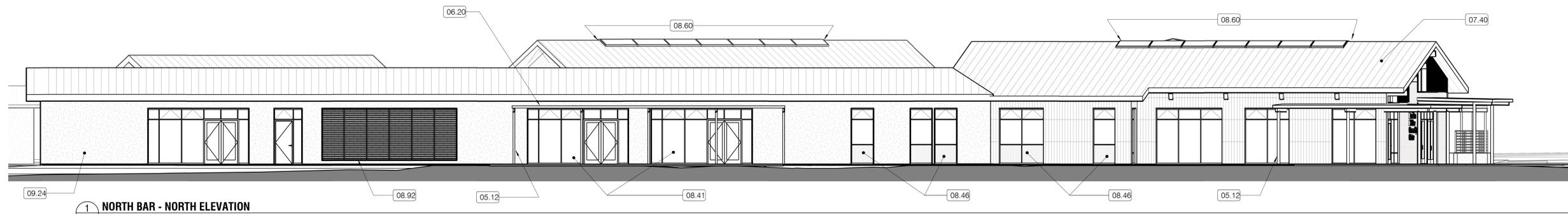
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SHEET NUMBER

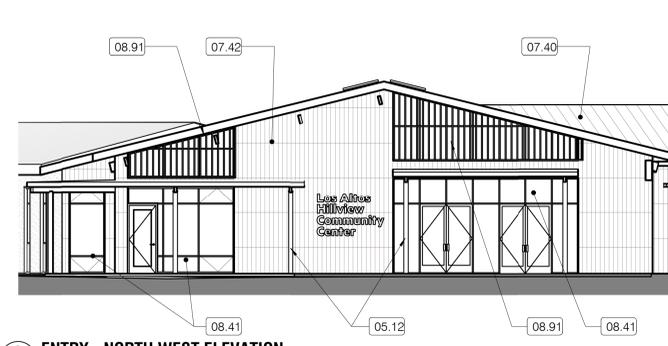
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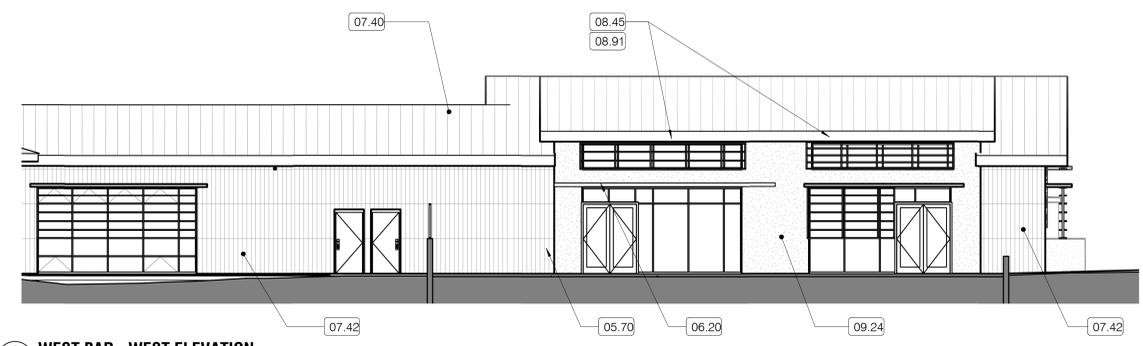
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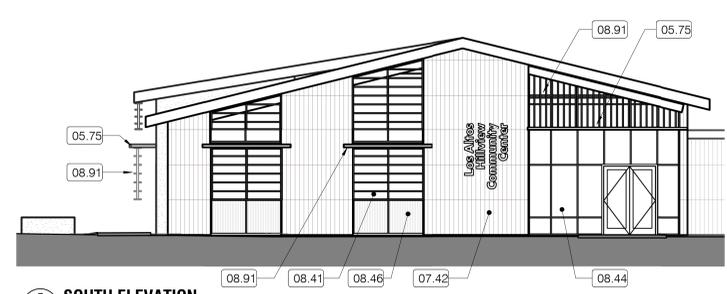
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A3.11 1/8" = 1'-0"



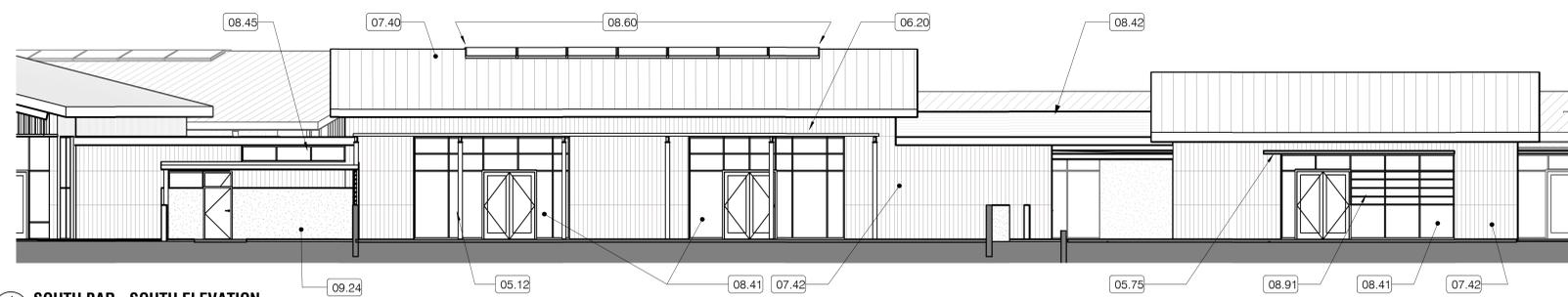
**3 ENTRY - NORTH WEST ELEVATION**  
A3.11 1/8" = 1'-0"



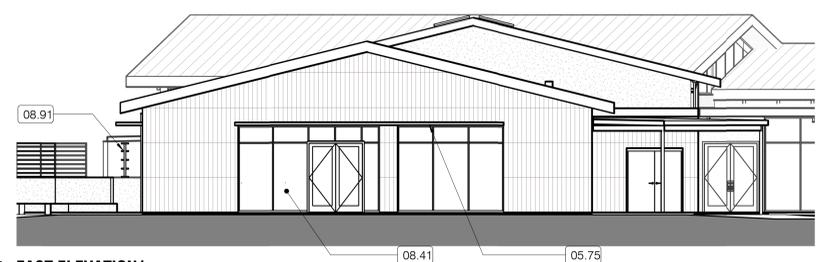
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A3.11 1/8" = 1'-0"



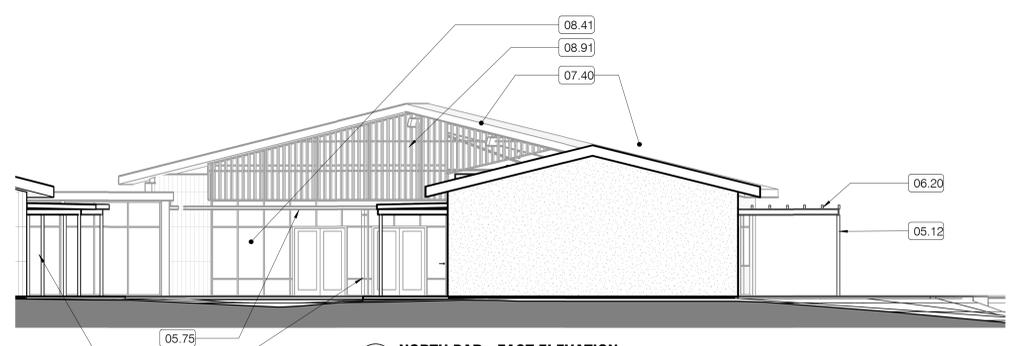
**5 SOUTH ELEVATION**  
A3.11 1/8" = 1'-0"



**4 SOUTH BAR - SOUTH ELEVATION**  
A3.11 1/8" = 1'-0"



**7 EAST ELEVATION1**  
A3.11 1/8" = 1'-0"



**8 NORTH BAR - EAST ELEVATION**  
A3.11 1/8" = 1'-0"

**KEY NOTES**

- 05.12 ARCHITECTURAL EXPOSED STR. STL. - CORR. ROOF OR TRELLIS ABOVE
- 05.70 POWDER COATED METAL SCREEN
- 05.75 FORMED METAL SUNSHADE
- 06.00 WOOD SOFFIT - PRODEMA PANELS
- 06.20 WOOD TRELLIS
- 07.40 STANDING SEAM METAL ROOF
- 07.42 RAIN SCREEN EQUITONE CEMENT PANEL
- 08.41 STOREFRONT
- 08.42 METAL PARAPET COPING
- 08.45 ALUMINUM FRAMED GLAZING - CLERESTORY
- 08.46 SPANROREL GLAZING
- 08.60 FRAMED ALUMINUM SKYLIGHT
- 08.91 POWDER COATED ALUMINUM LOUVERED SHADE
- 08.92 POWDER COATED ALUMINUM FIXED LOUVER
- 09.24 CEMENT PLASTER SMOOTH FINISH

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**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A3.11**

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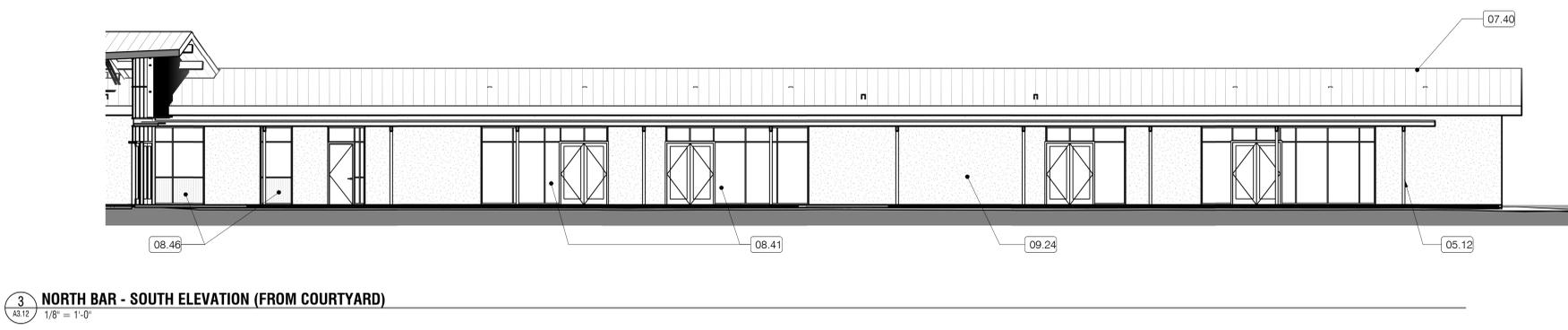
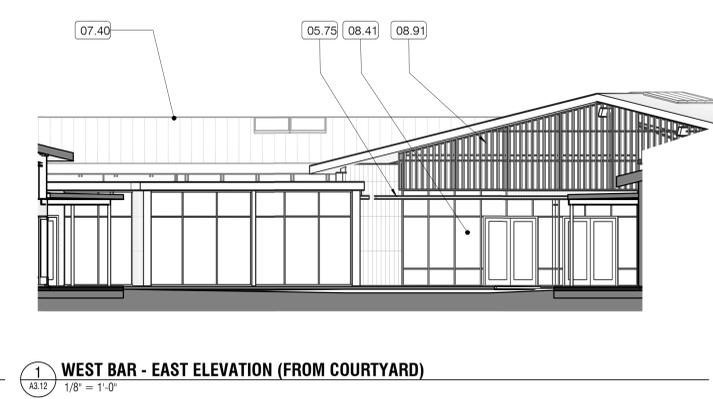
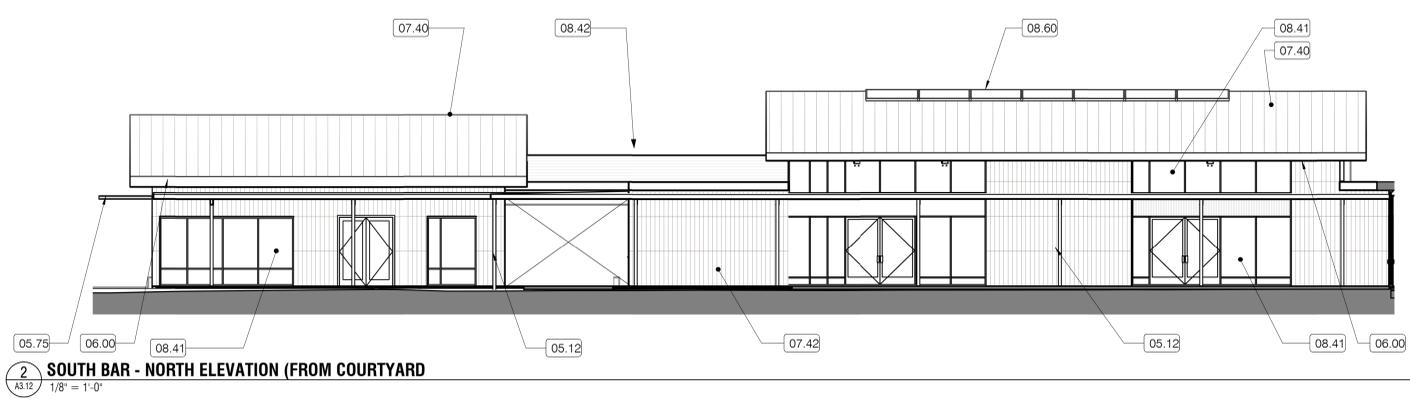
DATE	DESCRIPTION

SHEET TITLE

**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A3.12**



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- 05.12 ARCHITECTURAL EXPOSED STR. STL. - CORR. ROOF OR TRELLIS ABOVE
- 05.70 POWDER COATED METAL SCREEN
- 05.75 FORMED METAL SUNSHADE
- 06.00 WOOD SOFFIT - PRODEMA PANELS
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- 08.92 POWDER COATED ALUMINUM FIXED LOUVER
- 09.24 CEMENT PLASTER SMOOTH FINISH

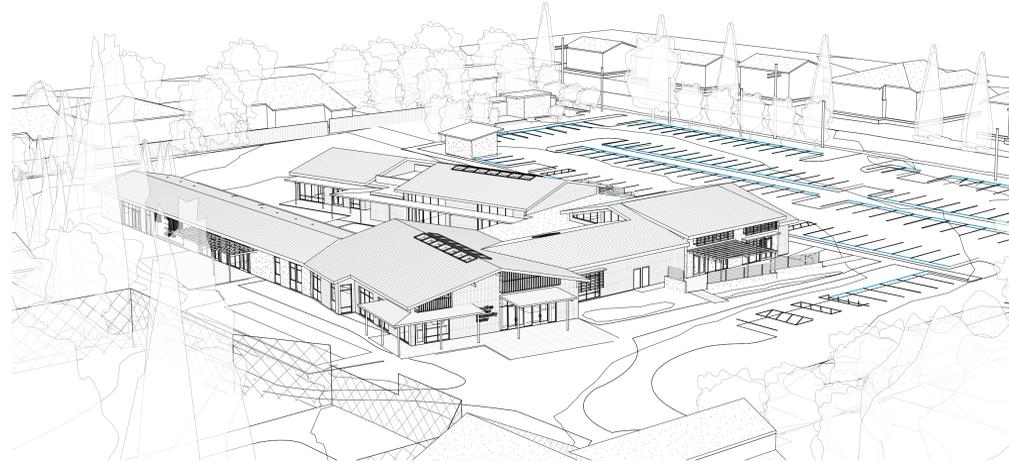
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**4 WEST VIEW**  
D1.01



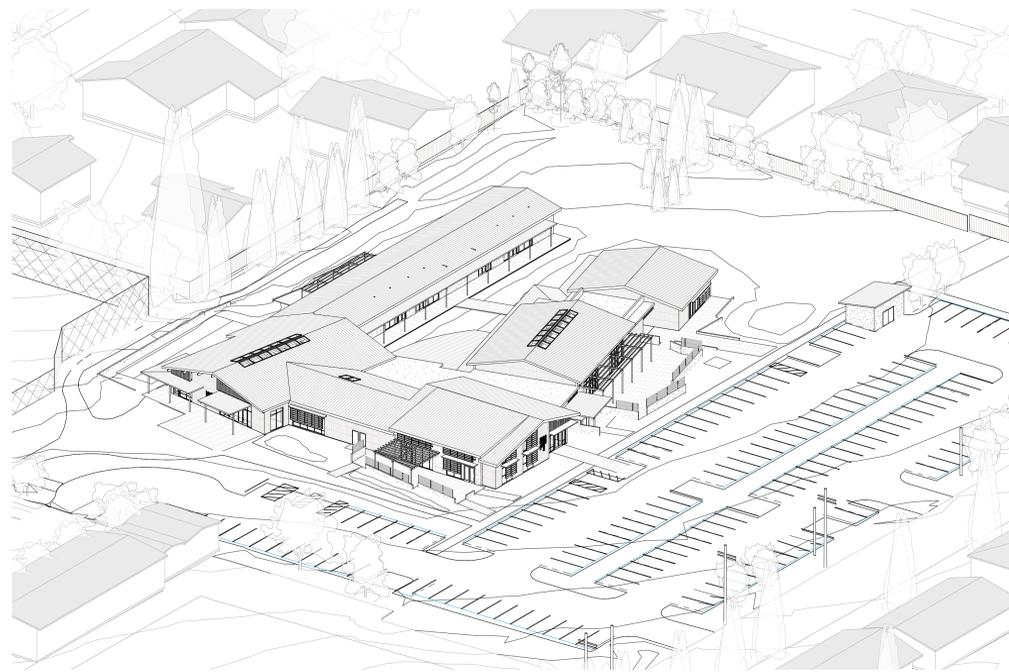
**3 NORTHWEST**  
D1.01



**2 MASSING AERIAL PERSPECTIVE**  
D1.01



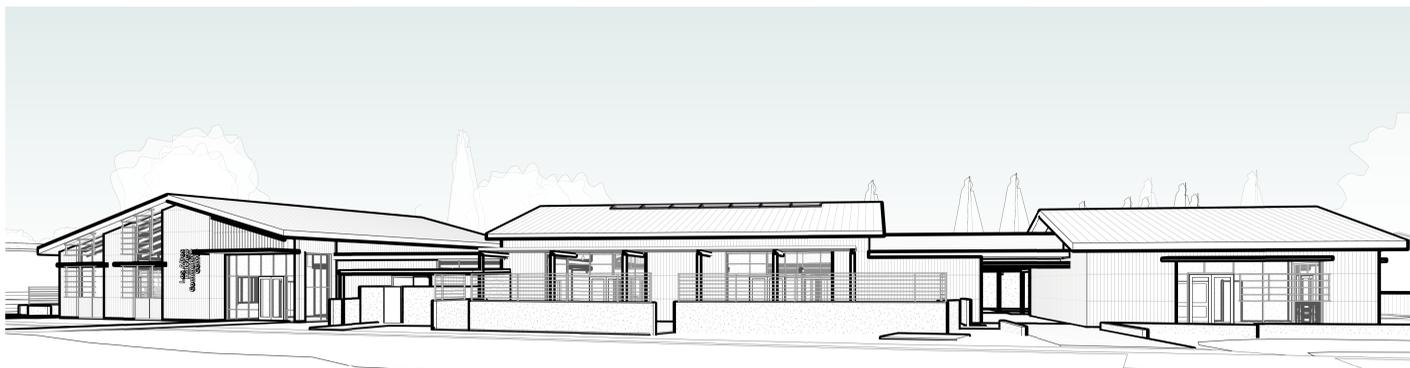
**6 SOUTHWEST**  
D1.01



**1 MASSING**  
D1.01



**7 SOUTH**  
D1.01



**5 SOUTHEAST**  
D1.01

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**MASSING & VIEWS**

SHEET NUMBER

**D1.01**