

# Capitola City Council

## Agenda Report



**Meeting:** June 8, 2023

**From:** Public Works Department

**Subject:** Community Center Renovation Project Conceptual Design

**Recommended Action:** Review a conceptual design for the Community Center Renovation Project, provide feedback, and authorize staff to prepare final design for approval.

**Background:** On November 22, 2022, the City Council authorized the City Manager to sign a Long-Term Use Agreement between the City of Capitola and Soquel Union Elementary School District for the Jade Street Park Property, including the Capitola Community Center. The agreement requires the City to complete certain specific infrastructure improvements to the Community Center within four years. Additional “ancillary” improvements, such as replacement of flooring and partitions, are also specified as intended improvements to be made by the City.

On February 23, 2023, the City Council authorized an agreement with Boone Low Ratliff Architects for the design of the remodel of the Community Center, inclusive of stakeholder input, site analysis, preparation of conceptual design, and development of initial construction documents.

**Discussion:** Table 1 is a summary of improvements specified in the Long-Term Use Agreement and proposed renovations included in the concept design, additional details for specific items noted with an asterisk (\*) are included below.

**Table 1. Summary of Improvements**

Item	Proposed Renovation	Lease Estimate
<b>INFRASTRUCTURE IMPROVEMENTS</b>		
Exterior siding/roof/paint	<ul style="list-style-type: none"> <li>Replace all siding</li> <li>Replace Roof Hatch and Gutters</li> <li>Roof improvements*</li> </ul>	\$120,000
Interior ADA – add single user restroom	<ul style="list-style-type: none"> <li>New single user ADA restroom opposite of multi-stall restrooms</li> </ul>	\$210,000
Plumbing	<ul style="list-style-type: none"> <li>Fixtures updated to comply with current code</li> <li>Addition of accessible water fountain and filling station</li> <li>Upgrades associated with single user restroom and kitchen renovations</li> </ul>	\$240,000
HVAC	<ul style="list-style-type: none"> <li>Replace unit*</li> </ul>	\$84,000
ADA Improvements	<ul style="list-style-type: none"> <li>Improvements throughout building, including: signage, door hardware, relocation of outlets and switches, and new reception desk.</li> <li>Upgrade accessible parking and path of travel to building.</li> </ul>	\$66,000
<b>ANCILLARY IMPROVEMENTS</b>		
Interior renovation (offices, closets, etc.)	<ul style="list-style-type: none"> <li>New paint and wainscot</li> <li>Acoustic ceiling treatments</li> <li>Reconfiguration of existing office space</li> </ul>	\$50,000
Flooring	<ul style="list-style-type: none"> <li>New flooring throughout, dance floor to remain</li> </ul>	\$50,000

Partitions	<ul style="list-style-type: none"> <li>Collapsible acoustic wall between Meeting Rooms B&amp;C</li> <li>Solid wall with storage between Meeting Rooms A&amp;B*</li> </ul>	\$125,000
Kitchen renovation	<ul style="list-style-type: none"> <li>Remodel kitchen per current code</li> <li>Replace pass through window</li> </ul>	\$150,000
Replace doors/windows	<ul style="list-style-type: none"> <li>Replace where required</li> </ul>	\$250,000
Electrical upgrades (exterior power and interior service)	<ul style="list-style-type: none"> <li>Upgrades throughout building, exterior patios, and accessible parking to meet current code</li> <li>Potential service upgrade to accommodate HVAC*</li> </ul>	\$50,000
Restroom renovations	<ul style="list-style-type: none"> <li>Fixtures</li> <li>New Paint and tile</li> </ul>	\$50,000
Site Improvements and Landscaping	<ul style="list-style-type: none"> <li>Proposed improvement to the exterior patios and entranceway*</li> <li>Not required by the lease agreement</li> </ul>	---
<b>Total Infrastructure</b>		<b>\$720,000</b>
<b>Total Ancillary Improvements</b>		<b>\$725,000</b>
<b>Total planned improvements</b>		<b>\$1,445,000</b>
<b>Design costs</b>	Required amendment to current \$150k to include final design, for total of \$265k	\$216,750
<b>Total planned building investment, per 2022 Lease Agreement</b>		<b>\$1,661,750</b>

### Roof Improvements

The Community Center is a wood-framed structure with wood trusses supporting the roof. The rafter from the wood truss extends to the exterior, many of which have dry rot and need to be cut or replaced. To address the wood tresses, the roof will need to be partially removed. The roofing primarily consists of concrete tiles, which are no longer commercially available and cannot be matched. The total planned improvements assume complete replacement of the concrete tile roof with a standing seam metal roof. This much lighter roofing will provide a uniform finish and will allow for easier installation of solar panels if desired in the future. The alternative to full roof replacement would require the use of a different roofing material on the bottom of the roof as the current tile roofing material cannot be matched.

With both full roof or partial roof replacement the exposed rafter tails can remain or be covered with roofing material. Retaining exposed rafters will maintain the historical façade of the building but will also require an additional expense of capping the rafter ends with copper to prevent future water intrusion and rot. Staff recommends retaining the exposed rafters on the front of the building and covering the remaining rafters.

### HVAC/Electrical Service

The current mechanical system, consisting of a single zone existing gas fired rooftop air handler unit, is original to the building and has reached the end of its useful life. The cost to replace this system (heating only) is approximately \$80,000. The existing electrical service to the building (200 amp) is likely sufficient to support an in-kind replacement unit.

The conceptual design proposes upgrading this system to a Rooftop Heat Pump with 2-pipe refrigerant piping to air handler located within attic space, to provide a more energy efficient unit to provide heating and cooling to the Community Center. This type of unit would require an upgrade to the building's electrical service. Costs above in-kind replacement of the HVAC unit is

approximated at \$50,000 for the unit and \$100,000 for the service upgrade, inclusive of coordination with PG&E.

### Partitions

Currently the meeting rooms in the Community Center have poor acoustics, even with the accordion room dividers closed. The conceptual design includes the replacement of the accordion room divider between Meeting Rooms B and C with a collapsible acoustic wall. The acoustic wall must be custom built for the space to provide adequate sound buffering. Rather than fabricate two custom acoustic walls, the conceptual design proposes a solid permanent wall between Meeting Rooms A and B. The wall will provide maximum sound buffering and additional storage for both meeting rooms. Meeting Room A is typically rented for small classes, and in particular small art courses due to its optimal lighting. There are very few instances where all three meeting rooms are simultaneously utilized with fully open walls. Staff anticipates those events that previously utilized the fully open configuration will still be able to be held in the modified space. The addition of a permanent wall reduces the overall maximum capacity of the Community Center by a negligible amount.

### Site Improvements and Landscaping

The conceptual design proposes modifications to the entranceway and three outdoor patios of the Community Center that are not required by the Long-Term Use Agreement. As a part of the accessibility upgrades to the exterior spaces and doors, improvements to these exterior breakout spaces would provide sheltered and functional outdoor meeting areas to support Community Center uses. Improvements to the patio adjacent to Meeting Room A would also improve connectivity to the adjacent playground, currently under design.

Boone Low Ratliff Architects is currently preparing the cost estimate for the conceptual design. Staff anticipates receiving the cost estimates prior to the City Council meeting on June 8, 2023, and will publish the estimate as additional materials upon receipt.

Staff anticipates the following schedule for the design and construction of this project.

**Table 2. Tentative Project Schedule**

Milestone	Date
Project Coordination	On-going
Conceptual Approval	June 2023
Construction Documents	June – Sept 2023
Planning Approval	July 2023
Authorization to Bid	October 2023
Award Contract	November 2023
Start Construction	December 2023
Meeting Rooms and restrooms available for use	June 2023
Complete Construction	August 2023

Project coordination efforts will include general project management, construction management services, and coordinating office and programming space for Recreation during construction.

**Fiscal Impact:** The FY 2022-23 Capital Improvement Program Budget has allocated \$150,000 to this project, currently incumbered for the design contract. Currently \$1.65M is included in the proposed FY 2023-24 budget for the completion of design and construction of this project.

Dependent on direction from the City Council, the project budget may be amended to include the proposed landscaping and/or electrical/HVAC upgrade.

Attachments:

1. Conceptual Design

Report Prepared By: Jessica Kahn, Public Works Director; Nikki Bryant LeBlond, Recreation Division Manager

Reviewed By: Julia Moss, City Clerk; Tamar Burke, Assistant City Attorney

Approved By: Jamie Goldstein, City Manager