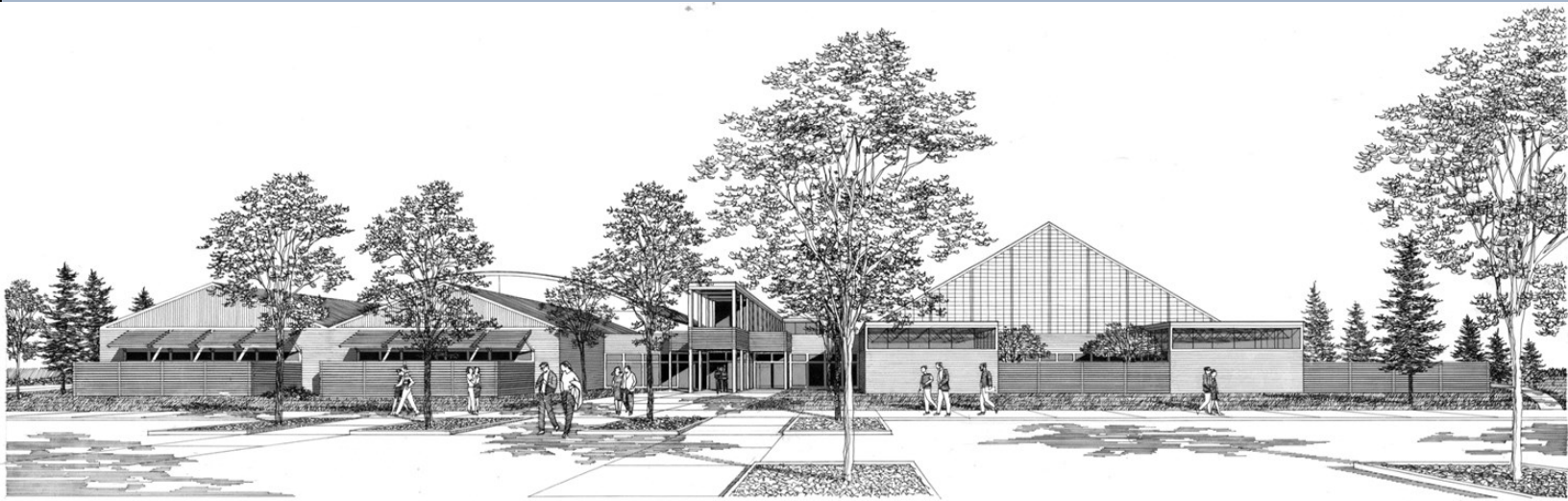


C.V. STARR COMMUNITY CENTER—PHASE 3

Final Draft MASTER PLAN



January 20, 2016

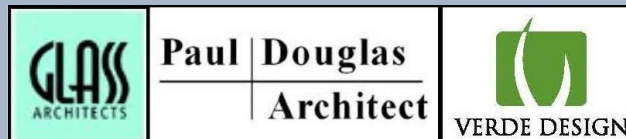


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1. EXECUTIVE SUMMARY

The City of Fort Bragg engaged the firm of GLASS ARCHITECTS, and their consultants, Paul Douglas, Architect and Verde Design, Landscape Architects to perform two master planning studies, the C.V. Starr Phase 3 Master Plan, and the Athletic Fields Master Plan for four (4) local school sites.

The purpose of the C.V. Starr Phase 3 Master Plan was to review and provide options and recommendations for the third and final phase of the C.V. Starr Community Center, which are contained herein. The Athletic Fields Master Plan, whose purpose was to review and provide recommendations to improve current conditions at Dana Gray Elementary School, Redwood Elementary School, Fort Bragg Middle School and Fort Bragg High School, is presented as a separate stand-alone document.

The **Project Methodology** included a series of meetings with City and MCRPD staff representatives, a Community Workshop, several teleconferences with City and MCRPD staff and a joint meeting of the City Council and MCRPD Board of Directors. These meetings served to explore opportunities, present options and identify the highest priorities for the development of Phase 3 of the C.V. Starr Community Center.

The **Community Workshop**, attended by approximately thirty interested community members, City Council members, and MCRPD Board members, as well as C.V. Starr and City staff members, served to identify the attendees' most desired spaces for inclusion in the final phase of the Community Center development.

Potential Funding Sources are discussed in the Master Plan, including Grant proposals, Foundation fundraising programs and other Financing vehicles. The other Financing vehicles include: Public-Private Partnerships; Design-Build Lease, Lease-Back; Lease Purchase Option; Tax-Exempt Leases; Certificates of Participation; and Lease Revenue Bonds.

Background and Research included review of all pertinent available documents from the 1991 Architectural Program, the C.V. Starr Center Phase 1 and 2 developments and included the original Topographic Survey, as well as the Dog Park and Skate Park development.

Programmatic Requirements are identified with detailed individual Space Sheets, a Space Summary listing all spaces to be included in the facility, Site Development Criteria and Building Performance Standards summarizing the overall development criteria for the ~20,500 square foot (sf) facility.

Initial Conceptual Design Options, including a Preliminary Statement of Probable Construction costs and the **Final Design Option** selected at the joint City Council and MCRPD Board meeting are illustrated with an overall Site Plan, Floor Plan, Exterior Elevations and Building Sections drawings.

A **Final Statement of Probable Construction Cost** presents a space-by-space summary of anticipated construction cost ranges for two different building construction types: Concrete Masonry Unit (CMU) / Standard Framed Construction; and a Pre-Fabricated Metal Building Structure. These two cost models, for the two different construction types, include allowances for an Estimating Contingency, Soft Costs (design and permit fees, testing and inspection costs), and a Construction Contingency to establish a realistic project budget ranging from \$11.3 - \$12.2 million (Pre-Fab), to \$12.2 - \$13.0 million (CMU/Std.) option.

2. PROJECT METHODOLOGY, GOALS and OBJECTIVES

Project Methodology

The Master Plan process began with a kick-off meeting including the design team and representatives from the City of Fort Bragg and the Mendocino Coast Recreation and Park District (MCRPD). The purpose of this meeting was to establish project goals, expectations and overall schedule. Background research was then conducted into the historical project materials available dating back to 1990 and including documents prepared during the first two phases of the project.

Initial conceptual design options were developed based on direction from the kick-off meeting and subsequent discussions with City and District staff. A community workshop was held to inform the public about the current planning effort and to solicit public feedback about desirable Phase 3 building elements.

The conceptual design options were further developed based on community input and additional discussions with City and District staff. A preliminary construction cost estimate was prepared for each of the design options. The final conceptual design options and cost estimates were presented to a joint meeting of the City Council and MCRPD Board. The Council and Board agreed upon a single most desirable option at this meeting.

The selected design option was then more fully developed along with an updated construction cost estimate for inclusion in the final Master Plan document.

Goals and Objectives

At the initial Steering Committee meeting, it was affirmed that project goals and objectives should include design elements that:

1. reflect current community needs;
2. result in operationally-sustainable programs;
3. incorporate energy efficiency measures to offset increased utility costs; and
4. include design elements and features that serve the highest number of users.

Consistency

Support for the C.V. Starr Center is consistent with City Council's Priority Areas set in March 2015, particularly the following:

1. Priority 1 - "A Healthy Environment." In addition, the City's 2014 Economic Development Strategy,
2. Goal 2.3 - "Increase Recreation Facilities", includes Item 3 "complete and improve facilities at the C.V. Starr Center...;" and
3. Item 5 - "Participate in efforts to improve and increase athletic facilities throughout the City, to improve area visitation and to sustain local opportunities for fundraising through tournaments, meets, etc."

3. SUMMARY OF COMMUNITY WORKSHOP

On October 7, 2015, a Community Meeting was held at the Redwood Coast Senior Center to inform the public about the current planning effort and to solicit public feedback about desirable Phase 3 building elements. The meeting was attended by approximately thirty interested community members, City Council members, and MCRPD Board members, as well as C.V. Starr and City staff members. Glass Architects presented a pictorial history of the current C.V. Starr facility including original and as-built design and floor plans. Lists of components, as originally designed for Phase 1 (Natatorium, lobby/offices, and community rooms), Phase 2 (Gymnasium and other spaces), and as actually built in the existing center were provided and discussed. These graphic materials are included in EXHIBIT A.

As currently constructed, the C.V. Starr center includes most of the original Phase 1 elements plus some elements that were included in the original Phase 2. Phase 2 elements included in the existing facility include: Weight Training / Exercise Room; Weight Training Storage; Aerobics / Exercise Room; and Aerobics / Exercise Room Storage. Subsequently, the Conference Room originally provided was repurposed as an additional Exercise Room due to use demands. Elements from the original Phase 1 Program that remain unbuilt include: several Office Spaces; and the Snack Bar / Dining area. The remaining, unbuilt, original Phase 2 elements include: the Catering Kitchen; Arts and Crafts Room / Storage; Multi-Use Room (Babysitting); and Multi-Use Classroom.

At the October 7th community meeting, City planner Scott Perkins clarified that the existing Dog Park would not be impacted by the Phase 3 project and that parking at the Center is adequate to include expansion of the existing C.V. Starr facility without displacement of the Dog Park. The large Petanque ground currently located on the north side of the existing facility would likely be impacted by development of Phase 3. A proposal was distributed at the meeting by the Noyo Yoyo Petanque Club suggesting that the existing south Petanque ground should be expanded and space to the west of the Skate Park, if available, should be developed to replace any lost courts.

Glass Architects presented design and programmatic needs as identified by C.V. Starr staff based on usage data and unmet needs (including overcrowding at peak hours). The consultants then requested community input regarding other desired spaces and facility uses. After recording community suggestions, Eric Glass provided information about alternative gymnasium sizes, providing examples of layouts and uses for 12,000 sf, 9,720 sf, and 7,000 sf options. With potential space needs listed on poster boards, as well as alternative gymnasium sizes, attendees were asked to “vote” on their priorities. It should be noted that construction cost, revenue potential, and operating costs were not factored into the selection process. Each attendee was provided five dots to post next to their highest priorities for the gymnasium size and other spaces.

The results of this exercise showed that the highest Community Priorities included the following, in order of importance (see also Figure 1, right and Figure 2 below):

1. Multi-Purpose Gymnastics/Circus/Cheer room (32 votes)
2. Large Gymnasium - 12,000 sf (27 votes)
3. Kids Club room (15 votes)
4. Rock climbing wall and sauna/steam room/whirlpool (tied at 10 votes each)
5. Cardio room (7 votes)
6. Arts and Crafts room and Music room (tied at 6 votes each)
7. Weight Training and Catering Kitchen (tied at 5 votes each)

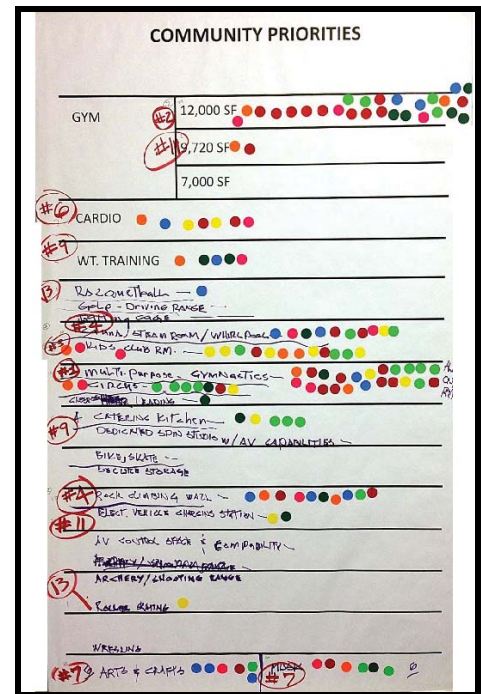


Figure 1

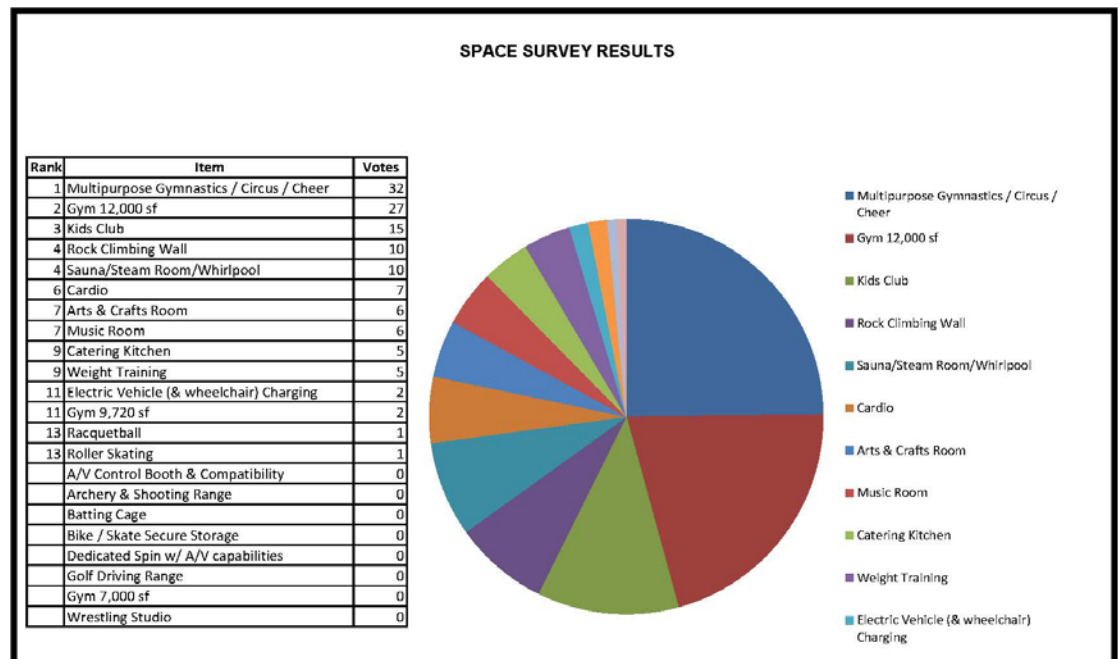


Figure 2

4. POTENTIAL FUNDING SOURCES

The C.V. Starr Community Center Capital Campaign for improvements can be achieved through Grant proposals, Foundation fundraising programs and other Financing vehicles available to public agencies.

To accomplish fund raising goals a qualified and experienced fundraiser should be recruited. The fundraiser can research and apply for Foundation funding as was done for the first two phases of the C.V. Starr Aquatic Facility project. Presenting these projects to Mendocino County Supervisors and local State Assembly District Members may lead to successful funding as was experienced for the now completed phases of the C.V. Starr Center.

In addition to successful grant applications, community events and individual donor drives have raised project funding in Fort Bragg.

Other Financing vehicles available to public agencies include:

- **Public-Private Partnership**

A public-private partnership (P3) is a contractual arrangement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public.

- **Design-Build Lease, Lease-Back**

The lease-leaseback structure permits builder-financed construction. A public entity leases real estate it owns to a construction firm for a minimum of \$1.00 per year and the contractor agrees to build new facilities on that real estate. This gives the contractor sufficient property rights to “leaseback” the property, and serves as collateral the construction firm can use to obtain third-party financing. Under the financing method, the public entity can pay the builder back, via the terms of a lease, which can last up to forty years.

- **Lease Purchase Option**

A Lease-Purchase Contract, also known as a Lease Purchase Agreement, is the heart of Rent-To-Own properties. It combines elements of a traditional rental agreement with an exclusive right of first refusal option for later purchase on the home. It is a shortened name for Lease with Option to Purchase Contract.

- **Tax-Exempt Leases**

A tax-exempt lease or lease-purchase agreement is an installment purchase, conditional sale or lease with an option to purchase for nominal value. It may also be referred to as a municipal lease.

- **Certificates of Participation**

A Participation Certificate (PC) (also known as a Certificate of Participation) is a financial instrument, a form of financing, used by municipal or government entities which allows an individual to buy a share of the lease revenue of an agreement made by these entities.

- **Lease Revenue Bonds**

A Lease Revenue Bond is a bond secured by lease payments made by the party leasing the facilities that were financed by the bond issue. Typically, lease rental bonds are used to finance construction of facilities (e.g., schools or office buildings) used by a state or municipality.

5. SUMMARY of BACKGROUND and RESEARCH

Background research included review of the following documents:

1. Original Architectural Program, dated June 12, 1991 (see excerpts in EXHIBIT B);
2. Phase 1 Construction Documents;
3. Phase 2 Construction Documents;
4. Phase 1 and 2 actual Construction Costs;
5. Original Topographic Survey;
6. Construction Plans for the Dog Park;
7. Construction Plans for the Skate Park.

The Original Architectural Program was compared to the facilities actually constructed in Phases 1 and 2, as shown in Figure 3, below. Updated Site and Building plans were developed to reflect the actual existing facilities for use in developing the Master Plan.

PHASE I	PHASE II	ACTUAL PHASE I BUILT
Natatorium	<i>Gymnasium / Multi-Purpose</i>	Natatorium
Lobby / Reception	<i>Gym Storage</i>	Lobby / Reception
Lounge / Waiting	<i>Multi-Purpose Storage</i>	Lounge / Waiting
Vending	<i>Catering Kitchen</i>	Vending
District Offices	Weight Training	District Offices
Center Offices	Weight Training Storage	Center Offices
Aquatics Office	Aerobics / Exercise	Aquatics Office
General Purpose Room	<i>Arts & Crafts Room</i>	General Purpose Room
General Purpose Storage	<i>Multi-Use Room - Babysitting</i>	Multi-Purpose Storage
Conference Room	<i>Classroom</i>	Multi-Purpose Room
Utility Kitchen		Utility Kitchen
Men's Locker Room		Men's Restrooms
Women's Locker Room		Women's Restrooms
Family Dressing Rooms (2)		Men's Locker Room
General Building Storage		Women's Locker Room
<i>Snack Bar / Dining</i>		Family Dressing Rooms (2)
Building Mechanical		General Building Storage
Pool Mechanical		Building Mechanical
Electrical Room		Pool Mechanical
Pool Storage		Electrical Room
		Pool Storage
		Weight Training
		Aerobics / Exercise
		Aerobics Storage

Figure 3

6. PROGRAMMATIC REQUIREMENTS

INTRODUCTION

This Architectural Program is a compendium of facts, requirements and a statement of goals for the C.V. Starr Phase 3 Master Plan. This document is a summary of the project space requirements established in a series of work sessions with user group representatives and a Community Workshop.

The Program is presented as follows:

1. The **Space Summary** lists all proposed building spaces and summarizes the recommended area for each space in square feet. The summary also makes accommodation for the unallocated area which will be required for wall thicknesses, circulation, corridors spaces.
2. Individual **Space Sheets** for each proposed room describe in detail the physical and functional requirements of the subject space and its interrelationship with other rooms in the facility.
3. **Site Development** criteria, considerations and parking requirements give general direction to guide the site design.
4. **Building Performance Standards** that summarize the overall development criteria for the project.

These Programmatic Requirements will be the basis for the facility standards and should serve to guide the design team in the creation of the physical facility design.

STATEMENT OF PURPOSE

The purpose of this project is to complete the original vision to create a regional facility that is a focal point to serve the community and recreational needs of the entire broad spectrum of the population of the Fort Bragg and Mendocino coastal communities. The building should be designed to allow for maximum flexibility and multiple uses.

The design and arrangement of the facility must enhance the site and surrounding development. The design must consider climatic conditions, respond to the surrounding development, local environment and provide a strong relationship between indoor and outdoor spaces.

The design should consider the long term operating and maintenance costs, as well as initial construction cost in the design of the structure and selection of materials and finishes.

KEY DESIGN STATEMENTS

The City of Fort Bragg and the Mendocino Coast Recreation and Park District (MCRPD) have a distinguished tradition of providing services and resources to enhance the quality of life for all residents. The C.V. Starr Center is a reflection of this commitment and the proposed Phase 3 will complete the vision of providing recreational and social opportunities for the entire community it serves. The following Key Design Statements are to be considered in the development of the project design:

- The building location, access and orientation must be functional for the operation, respond to the existing development, topography, streets, traffic flow and general parking criteria;
- The building image must be compatible with its surroundings and appropriate to the Fort Bragg and coastal community. The scale and massing should create a building image and site development compatible with the existing facilities and surrounding residential neighborhoods.
- All building interior and exterior materials must be of durable, easily maintained and cost effective materials;
- Energy-saving design should be employed in the building design, including consideration for appropriate passive and active (photovoltaic) solar techniques, natural daylighting, thermal envelope insulation and energy efficient electrical and mechanical systems;
- Sustainable materials, energy efficiency and environmentally sensitive design techniques should be incorporated into the building design;
- The building should be aesthetically pleasing and incorporate appropriate landscape screening to minimize impacts on the residential neighborhood.
- The building should be as flexible as possible and should:
 1. reflect current community needs;
 2. result in operationally-sustainable programs;
 3. incorporate energy efficiency measures to offset increased utility costs; and
 4. include design elements and features that serve the highest number of users.
- The building design must include adequate and convenient storage located adjacent to the space it is intended to serve throughout the building;
- The building design should consider infrastructure for future changes in technology, administrative needs and operations. Allow for Wi-Fi throughout;
- The building design must meet all ADA, State Building Code and Title 24 Energy Code requirements and create a physical environment that encourages use by persons of all physical and mental abilities without compromising station functionality.

SPACE SUMMARY LIST – C.V. STARR COMMUNITY CENTER PHASE 3

Space	Net Area
Gymnasium / Multi-Purpose.....	12,160 sf
Gymnasium Storage / Snack Bar Window	430 sf
Gymnastics / Cheer / Circus.....	1,700 sf
Gymnastics Storage	100 sf
Cardio Studio / Stretching.....	1,300 sf
Family Dressing Rooms (2).....	200 sf
Kids Club.....	1,500 sf
Building Electrical & Mechanical Equipment.....	650 sf
Building Maintenance & Storage	480 sf
Activity Lobby and Circulation	1,980 sf
TOTAL BUILDING AREA	20,500 sf

GYMNASIUM / MULTI-PURPOSE

Area	12,160 NASF
Min. Dim.	Based on courts sizes and adequate safety clearances.
Min. Ceiling	28' Clear
Capacity	One (1) Feature 50' x 84' Basketball Court Two (2) Cross-Court 50' x 84' Basketball Courts Three (3) Cross-Court 30' x 60' Volleyball Courts Six (6) 20' x 44' Badminton Courts Indoor Soccer
Function	Gymnasium and Multi-Purpose Room for community gatherings, events, dinners and potentially performances.
Relationship	Adjacent to Activity Lobby, past Reception / Control Desk.
Fixed Equip.	Retractable Bleachers, Retractable Basketball Backstops, Scoreboards, Wall Clocks, Wall Safety Padding and Retractable Room Divider Curtain.

SPECIAL REQUIREMENTS

Ceilings	Acoustical treatment, controlled natural light desirable.
Walls	Durable finish.
Floors	Cushioned seamed sports flooring.
Windows	Desirable to exterior and to Activity Lobby.
Access	Through existing building Lobby and Reception / Control Area, directly accessed from Activity Lobby. Alarmed, emergency egress hardware on emergency exit door(s).
HVAC	Heating, ventilation and air conditioning.
Plumbing	None.
Lighting	Impact resistant sports lighting and secondary lighting system for other events or performances.
Audio / Visual	Sound reinforcement, play-back and public address system.
Telephone	None.
Intercom	Intercom / paging system.
Computer	None.
Other Electrical	Convenience outlets for multi-purpose use, events and janitorial purposes.
Security	Video security monitoring system.
Other Considerations	Over-layment, colors and organization of court markings for basketball, volleyball and badminton. Room acoustics. Accommodations for large social gatherings.
Non-Contract Equipment	Sports equipment: balls, ball racks, volleyball and badminton standards nets and rackets, portable soccer goals, tables, chairs and carts.

GYMNASIUM / MULTI-PURPOSE STORAGE

Area	430 NASF
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	12'
Capacity	N/A
Function	Storage room for sports equipment: ball racks, volleyball and badminton standard racks nets and rackets, portable soccer goals, tables, chairs and carts. Provision for use as a temporary Snack Bar for events and tournaments.
Relationship	Adjacent to Gymnasium and Activity Lobby.
Fixed Equip.	None.

SPECIAL REQUIREMENTS

Ceilings	Painted gypsum board.
Walls	Painted gypsum board.
Floors	Concrete or vinyl tile.
Windows	Service window to Activity Lobby for temporary Snack Bar.
Access	Two pairs of 3'-0" x 7'-0" doors to Gymnasium.
HVAC	None.
Plumbing	None.
Lighting	Standard utility fluorescent (protected bulbs).
Audio / Visual	None.
Telephone	None.
Computer	None.
Other Electrical	None.
Security	Storeroom lock function.
Other	None.
Considerations	
Non-Contract Equipment	Rolling rack storage.

GYMNASTICS / CHEER / CIRCUS

Area	1,700 NASF
Min. Dim.	40 ft. x 40 ft.
Min. Ceiling	28' Clear
Capacity	15 to 20
Function	Gymnastics / circus training studio.
Relationship	Adjacent to Activity Lobby, past Reception / Control Desk.
Fixed Equip.	Wall Safety Padding and Mirrors.

SPECIAL REQUIREMENTS

Ceilings	Acoustical treatment, controlled natural light desirable.
Walls	Durable finish.
Floors	Cushioned seamed sports flooring.
Windows	Desirable to exterior (operable) and to Activity Lobby.
Access	Through existing building Lobby and Reception / Control Area, directly accessed from Activity Lobby.
HVAC	Heating, ventilation and air conditioning.
Plumbing	None.
Lighting	Impact resistant sports lighting.
Audio / Visual	Sound reinforcement, play-back and public address system.
Telephone	None.
Intercom	Intercom / paging system.
Computer	None.
Other Electrical	Convenience outlets for general use and janitorial purposes.
Security	Video security monitoring system.
Other	None.
Considerations	
Non-Contract Equipment	Sports equipment: balls, ball racks, volleyball and badminton standards nets and rackets, portable soccer goals, tables, chairs and carts.

GYMNASTICS STORAGE

Area	100 NASF
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	12'
Capacity	N/A
Function	Storage room for Gymnastics equipment.
Relationship	Adjacent to Gymnastics Studio.
Fixed Equip.	None.

SPECIAL REQUIREMENTS

Ceilings	Painted gypsum board.
Walls	Painted gypsum board.
Floors	Concrete or vinyl tile.
Windows	None.
Access	One pair of 3'-0" x 7'-0" doors to Gymnastics Studio.
HVAC	None.
Plumbing	None.
Lighting	Standard utility fluorescent (protected bulbs).
Audio / Visual	None.
Telephone	None.
Computer	None.
Other Electrical	None.
Security	Storeroom lock function.
Other	None.
Considerations	
Non-Contract Equipment	None.

CARDIO STUDIO / STRETCHING

Area	1,300 NASF
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	12'
Capacity	5
Function	Dedicated space for Cardio Studio.
Relationship	Adjacent to Activity Lobby and existing Strength Fitness Studio, proximate to Locker & Restrooms.
Fixed Equip.	Safety Glass Mirror, Wall Clock, Bulletin Board, Cabinet space for AV, cleaner, straps & bands, ceiling fan.

SPECIAL REQUIREMENTS

Ceilings	Acoustical treatment or suspended acoustical tile.
Walls	Durable material and finish.
Floors	Cushioned hardwood flooring
Windows	Desirable to exterior (operable) and to Activity Lobby.
Access	One pair of 3'-0" x 7'-0" doors (glass doors desirable), directly accessed from Activity Lobby.
HVAC	Heating, ventilating and air conditioning with separate zone controlled in room. 10 - 12 air changes per hour. Additional ceiling fan.
Plumbing	None.
Lighting	Indirect lighting or lenses to avoid glare and view of exposed bulbs. Consider natural day-lighting.
Audio / Visual	Provide conduit for future high-quality sound system in room. Provisions for multiple wall-mounted televisions located for cardio equipment.
Telephone	None.
Intercom	Intercom / paging system.
Computer	None.
Other Electrical	Conduit for concealed stereo speaker wiring and wall mounted televisions at ±8' AFF. Provide adequate floor and wall convenience outlets for cardiovascular equipment connections.
Security	None.
Other Considerations	Sound separation from other adjacent spaces. Natural light desirable.
Non-Contract Equipment	Cardiovascular Equipment, Exercise Mats, Stereo System and Speakers, Television(s) / VCR(s).

FAMILY DRESSING ROOMS (2)

Area	200 NASF (100 sf each)
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	9'
Capacity	2-3
Function	Dedicated space for family dressing, changing, shower and restroom.
Relationship	Adjacent to Activity Lobby, proximate to existing Family Changing Rooms and Locker & Restrooms.
Fixed Equip.	Baby diaper changing station.

SPECIAL REQUIREMENTS

Ceilings	Painted gypsum board.
Walls	Ceramic tile to 7'-0", painted gypsum board above, to match existing Family Changing Rooms.
Floors	Ceramic tile or resinous epoxy coating, to match existing Family Changing Rooms.
Windows	None.
Access	One 3'-0" x 7'-0" door.
HVAC	Heating, ventilating and air conditioning with ceiling fan and 100% exhaust.
Plumbing	Accessible lavatory, shower and toilet fixtures.
Lighting	Standard lensed fluorescent or LED lighting.
Audio / Visual	None.
Telephone	None.
Intercom	None.
Computer	None.
Other Electrical	Provide adequate convenience outlets.
Security	Privacy lock on door.
Other Considerations	Sound separation from other adjacent spaces.
Non-Contract Equipment	None.

KIDS CLUB

Area	1,500 NASF
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	12'
Capacity	10-20
Function	After-school care similar to a Boys & Girls Club approach. Combination of study area / computer lab and activity room with adjacent secure patio area.
Relationship	Adjacent to main Lobby and proximate to District Offices.
Fixed Equip.	None.

SPECIAL REQUIREMENTS

Ceilings	Acoustical treatment or suspended acoustical tile.
Walls	Durable material and finish.
Floors	Carpet or ceramic tile
Windows	Desirable with views to exterior.
Access	3'-0" x 7'-0" entrance door (glass door desirable). One pair of storefront doors to exterior patio(s). Alarmed, emergency egress hardware on patio gate(s).
HVAC	Heating, ventilating and air conditioning. Additional ceiling fan (s).
Plumbing	None.
Lighting	Indirect lighting or lenses to avoid glare and view of exposed bulbs. Consider natural day-lighting.
Audio / Visual	Provide conduit for future high-quality sound system in room. Provisions for multiple computers and monitors.
Telephone	None.
Intercom	Intercom / paging system.
Computer	Multiple computer workstations.
Other Electrical	Provide adequate wall convenience outlets for computer workstations and monitors.
Security	None.
Other Considerations	Sound separation from other adjacent spaces. Natural light desirable.
Non-Contract Equipment	Computers and monitors, Stereo System and Speakers, Television, Ping-pong or other game tables & equipment, indoor and outdoor furniture.

ACTIVITY LOBBY AND CIRCULATION AREAS

Area	1,980 NASF
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	12'
Capacity	10-20
Function	Circulation and waiting area.
Relationship	Adjacent to Gymnasium, Snack Bar window, Gymnastics / Cheer / Circus and Cardio Studio / Stretching. Proximate to main Lobby and existing circulation.
Fixed Equip.	None.

SPECIAL REQUIREMENTS

Ceilings	Acoustical treatment, painted gypsum board or suspended acoustical tile to match existing Lobby finishes.
Walls	Durable material to match existing Lobby finishes.
Floors	Carpet or ceramic tile to match existing Lobby finishes.
Windows	Desirable with views to the various activity areas.
Access	One pair of 3'-0" x 7'-0" entrance doors (glass door desirable) with the ability to lock this area off when not in use. Alarmed, emergency egress hardware on emergency exit door.
HVAC	Heating, ventilating and air conditioning. Additional ceiling fan (s).
Plumbing	None.
Lighting	Indirect lighting or lenses to avoid glare and view of exposed bulbs. Consider natural day-lighting.
Audio / Visual	Provide conduit for future high-quality sound system in room. Provisions for multiple computers and monitors.
Telephone	None.
Intercom	Intercom / paging system.
Computer	Multiple computer workstations.
Other Electrical	Provide adequate wall convenience outlets for computer workstations and monitors.
Security	None.
Other Considerations	Sound separation from other adjacent spaces. Natural light desirable.
Non-Contract Equipment	Computers and monitors, Stereo System and Speakers, Television, Ping-pong or other game tables & equipment, indoor and outdoor furniture.

BUILDING ELECTRICAL & MECHANICAL EQUIPMENT

Area	650 NASF
Min. Dim.	8'
Min. Ceiling	12'
Capacity	N/A
Function	Mechanical Equipment, Fan Coil units, Water Heater, Central Vacuum System; separate Room for Electrical Equipment.
Relationship	Adjacent to exterior.
Fixed Equip.	Mechanical and electrical equipment.

SPECIAL REQUIREMENTS

Ceilings	Painted gypsum board or unfinished acceptable.
Walls	Painted gypsum board. Painted plywood wall paneling as required.
Floors	Sealed concrete.
Windows	None.
Access	One pair of 3'-0" x 7'-0" doors to exterior.
HVAC	Exhaust fan or louvers.
Plumbing	None.
Lighting	Standard utility fluorescent (protected bulbs).
Audio / Visual	None.
Telephone	None.
Computer	None.
Other Electrical	None.
Security	Storeroom lock function.
Other	None.
Considerations	
Non-Contract Equipment	None.

BUILDING MAINTENANCE & STORAGE

Area	480 NASF
Min. Dim.	Flexible, generally rectangular.
Min. Ceiling	12'
Capacity	N/A
Function	Storage of building supplies, paper products and equipment. General building storage. Storage of seasonal supplies and decorations.
Relationship	Adjacent to exterior.
Fixed Equip.	None.

SPECIAL REQUIREMENTS

Ceilings	Painted.
Walls	Painted.
Floors	Concrete.
Windows	None. Some natural light desirable.
Access	One pair of 4'-0" x 7'-0" doors to exterior.
HVAC	General space conditioning.
Plumbing	Laundry and mop sinks.
Lighting	Standard utility fluorescent (protected bulbs).
Audio / Visual	None.
Telephone	None.
Computer	None.
Other Electrical	None.
Security	Storeroom lock function.
Other	None.
Considerations	
Non-Contract Equipment	Work bench(es), tools, equipment, supplies and rack storage.

SITE DEVELOPMENT

The existing site improvements created with the development of Phases 1 and 2, plus the additional development of the Dog Park and the Skate Park, including the existing parking spaces have been determined by the City of Fort Bragg to be adequate to support the Phase 3 development. Additional on-site development is not anticipated in Phase 3 (except within the building footprint), although the eastern parking area which is currently a gravel surface may be considered for future asphaltic concrete pavement.

The existing Petanque ground to the north of the existing building will be displaced by Phase 3 construction. There was discussion of replacing this Petanque area on another site in the City and including the expansion of the other existing Petanque ground on this site south of the existing Natatorium. This work should be considered in the Phase 3 development.

BUILDING PERFORMANCE STANDARDS

AESTHETICS

The spaces which are created from the design effort must meet the functional requirements of the activities conducted in the specific areas and must also present an attractive and inviting atmosphere. Such an environment is assisted with the use of materials of varying textures and color combinations. Colors and materials should be selected according to the activity taking place and the type of atmosphere that is desirable.

THERMAL AND HUMIDITY CONTROL

Within the envelope of the building, a thermal environment will be created, keeping in mind the research which discovered that optimal human performance reaches a peak within a narrow temperature range. Because of this, and the year-round use of the building, the facility will be designed for full environmental consideration within the context of energy efficiency. "Environmental consideration" is used here to include all aspects of conditioning the air, including heating, cooling, ventilation, air exchanges and humidity control.

The primary objective in providing optional thermal environment is the control of under and over-heating, and the maintenance throughout the year of minimum variation of temperature. In order to attain the full effectiveness of such temperature control, the following additional criteria pertain:

- Relative humidity in the pool enclosure cannot exceed 60%.
- Simple, adequate controls and zones to accommodate areas opened at a variety of times. Both environmental needs and energy conservation must be considered.
- Rapid response of the system to maintain thermal environment.
- Dilution of odors to an acceptable threshold by provision of adequate quantities of clean, fresh, filtered outdoor air, supplemented, when necessary, by odor absorption provision. Mechanical filtration of air quantity and quality is required. Special attention shall be given to the exhausting of air from all activity areas, toilet rooms, locker rooms and work/storage rooms.
- Air movement must be sufficient for even distribution throughout the working level and to minimize excessive temperature gradient from floor to ceiling.
- Safety of operation.
- Harmony with the architectural and structural design and with visual and sonic environment.
- Easy access to all mechanical equipment, particularly any equipment located above ceilings.
- HVAC shall be zoned with sufficient number of individually controlled air handlers to provide maximum flexibility in functional use of building. The Gymnasium/Multi-purpose Room and Natatorium are each to be separately zoned to allow individual room shutdown when not in use.

FLOOR SURFACES

Surface materials shall be selected to respond to maintenance needs as well as to the function and acoustical needs of the spaces. Materials shall generally be long-lasting and easily cleaned. It is well recognized that carpeting is of assistance in the control of sound and environment, and should be specified in those areas where acoustical needs and comfort are essential.

ACOUSTICS

Each space in this project shall be designed to provide optimal mitigation of sound within the space, with consideration given to the preclusion of unwanted sounds from entering the space. Spaces that will contain noise generating sources shall be designed away from spaces requiring quiet, or shall be adequately isolated acoustically. Consideration shall be given to the transmission of sound through ceiling, floors, the mechanical system, or over a partition that does not extend to the structure.

Activity spaces require special care, particularly when considering reverberation. Consideration shall be given to sculptured ceilings, acoustical flooring, non-parallel walls with coverage in the direction of the source of sound and other techniques that will avoid the necessity of adding sound absorbing materials after the facility is completed.

SPACE ALLOCATION***Circulation***

In the overall design, careful attention shall be given to circulation planning patterns. The relative sizes of the horizontal circulation elements (lobbies and corridors) shall be appropriate to those areas directly served, while minimizing unnecessary user movement. Circulation space shall be creatively designed to provide space for passive activities, programmed activities and informal lounge spaces. Circulation space shall be designed with due consideration to the ratio of net assignable square feet to gross square feet.

Storage

Adequate storage is essential to minimize safety hazards to users and secure and maintain a very costly inventory of equipment. In many instances throughout this document, requisite storage spaces are identified and included. However, since the Consultant has the opportunity to provide additional storage areas within the specific design, this should be done.

Toilets and Custodial Service

The various comfort and convenience functions must be accommodated in locations that depend on the design scheme and code requirements. Toilet facilities for men and women (including handicap facilities) shall be accessible in each area of the facility, and drinking fountains should be located conveniently in corridors. Custodial closets shall be provided and shall be sized to accommodate the equipment required for the space served. Custodial closets shall have easily cleaned surfaces and have a floor-mounted service sink, mop hooks, shelves for supplies and other items as may be required.

In public spaces, provide functional as well as aesthetically compatible trash receptacles.

Building Services

The need for delivery of materials and the removal of wastes from the building dictates that consideration be given to designation of a delivery entrance, separate and removed from the principal access of the building, and for the location of a dumpster where it can be readily collected.

MATERIAL SELECTION

Materials and finishes, both interior and exterior, shall be selected to meet the following six criteria: (1) functional requirements of space, (2) aesthetic considerations, (3) life cycle cost, (4) acoustical requirements, (5) ease of maintenance, and (6) conservation of energy. Exterior materials shall be compatible to general patterns, textures, style and colors of the existing structures. All material, including design details, shall be analyzed for their effect on the conservation of energy.

Interior material and finishes shall be considered for their durability and ease of maintenance, and shall be selected to minimize painting, polishing and routine repair. Special care shall be taken at building entrances to provide for the removal of dirt and sand.

UTILITIES

The project must include the complete design of all new utility extensions from the points of the connection with existing systems to the building site.

New and existing demands on utilities in the building area are to be taken into account.

HANDICAPPED ACCESSIBILITY

The design concept for the facility must create a barrier-free environment that allows for full integration of handicapped persons to social, instructional and recreational programming.

The building must incorporate the most recent Federal and State standards in the design solution.

The design will consider such external accessibility barriers as parking, curbs, topography, handrails and walkways.

ENERGY AND ENERGY ANALYSIS

In designing for energy conservation, the entire facility, its site and prevailing climatic conditions must be considered. Interactions among these elements as well as the facility's energy using systems must be taken into account. Design elements and sub-systems must be analyzed to arrive at the most appropriate mix of energy conservation measures.

The Community Center includes a diverse collection of spaces and functions with varying environmental requirements. The system must be both efficient and functionally responsive. The following considerations have been specifically designated for evaluation to improve the quality of the building environment and reduce the cost of operating its system.

- Design variations in the fenestration, thermal resistance for the exterior surfaces and building geometrics which take advantage of passive energy conservation systems.
- Systems selection contingent on life cycle cost and compatibility with building needs.
- Functional zoning of the building by use and exposure.

FIRE PROTECTION SYSTEM

The following equipment will be required as part of a comprehensive system for fire protection and will be designed as an extension of the existing fire protection system:

- A complete fire alarm system with a control panel.
- A graphic annunciator in the main lobby areas and other locations as designated.
- Standard fire alarm signals, horn-strobes, throughout the building.
- The use of smoke detectors, magnetic door releases, manual pull stations and HVAC controls where appropriate.
- A complete automatic sprinkler system throughout the building.

LIGHTING

The design of lighting systems shall include detailed consideration of the activities to be performed in the room, reflectance of all surfaces, special lighting effects required, normal sight lines and zone control of larger areas.

A total evaluation based on functional requirements, particularly in activity spaces, energy conservation and fixture compatibility will be necessary. The functional quality of the space requires uniformity of illuminance. Spaces must be free from areas of high and low levels of lighting. The general criteria to be considered are as follows:

- Design the lighting system in accordance with the latest engineering practices and standards.
- Coordinate lighting layouts with the architectural design so as to control interior and exterior brightness; secure non-glare surface finishes with maximum reflection factors and minimum deterioration; incorporate flexibility to accommodate space changes.
- Provide a convenient means to re-lamp, clean, repair or replace lighting fixtures. Give special consideration to fixtures mounted over the swimming pools and other inaccessible or hazardous locations by providing chain or cable-operated disconnecting hangers, winches, overhead access, etc.
- Consider fixture lamp life. Incandescent lamps should only be used to meet design specifications for special areas.
- Consider the requirements for night cleaning and security all-night lighting in swimming pool areas.
- Transparent, non-breakable plastic covers will protect lighting units in activity areas where balls may be thrown.
- Vapor-proof lighting units should be used in damp areas such as toilets, showers, locker rooms and swimming pools.

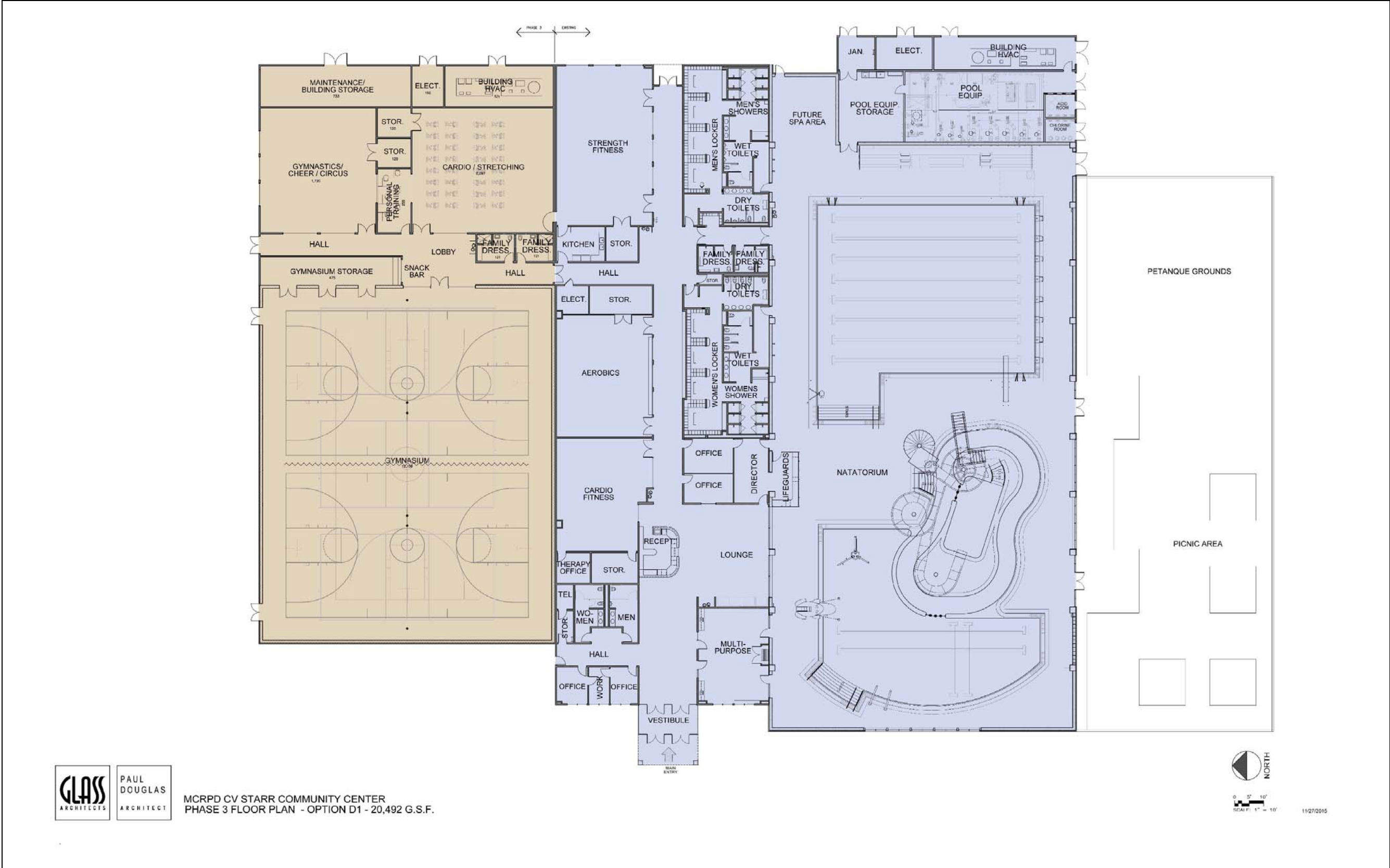
HEATING AND VENTILATING

Providing a comfortable environment that minimizes thermal stress is essential to the success of the building and health and well-being of building users.

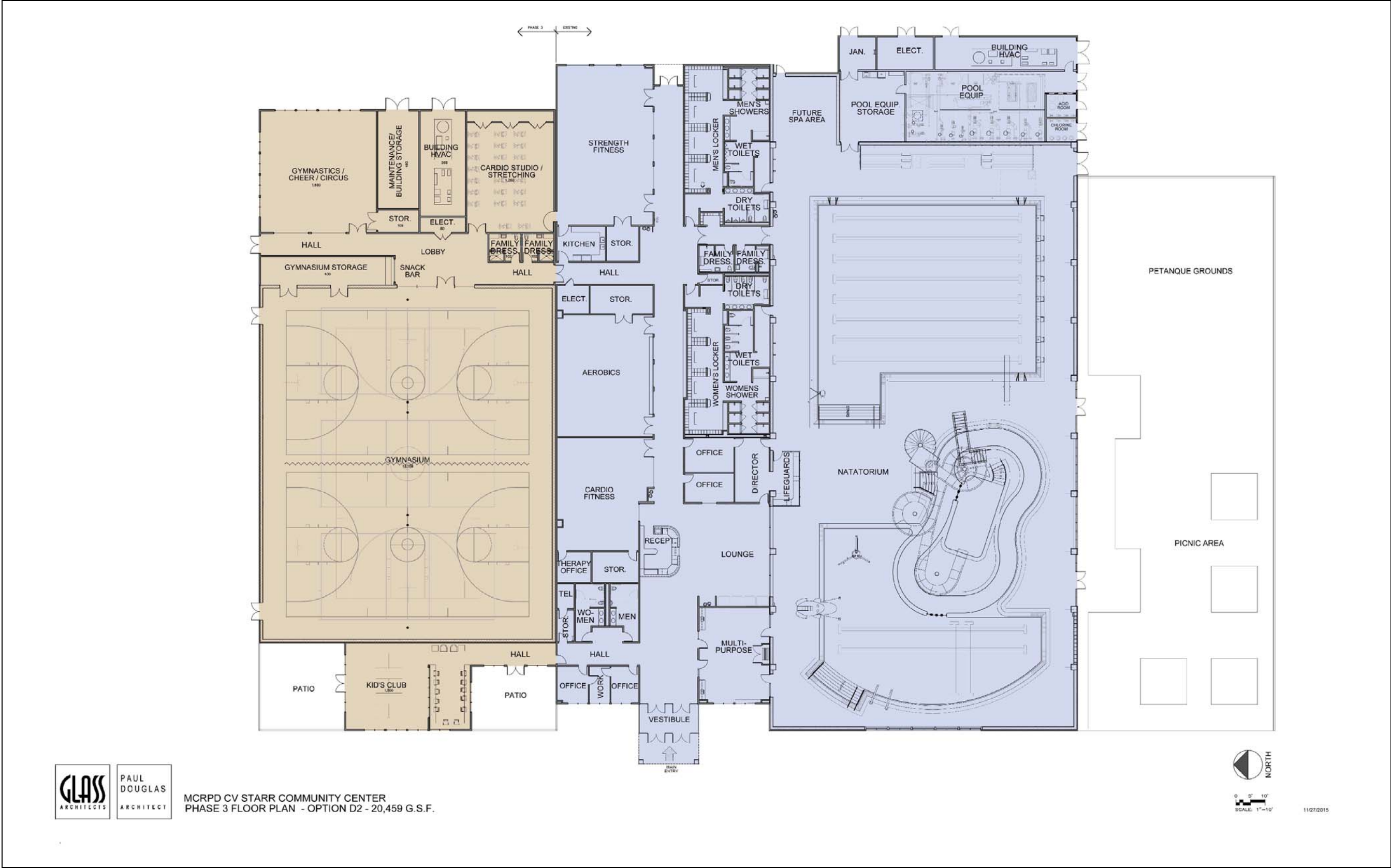
The selection of the type of heating and ventilating system must consider economy of operation, flexibility of control, quietness of operation, and capacity to provide comfortable thermal conditions.

Space occupancy and types of activities will vary throughout the day and time of year. Room controls should be provided in each major activity space to provide responsive climate control. Individual room thermostats must be flush-mounted and provide lockable metal casing. Placement of thermostats must ensure highest efficiency.

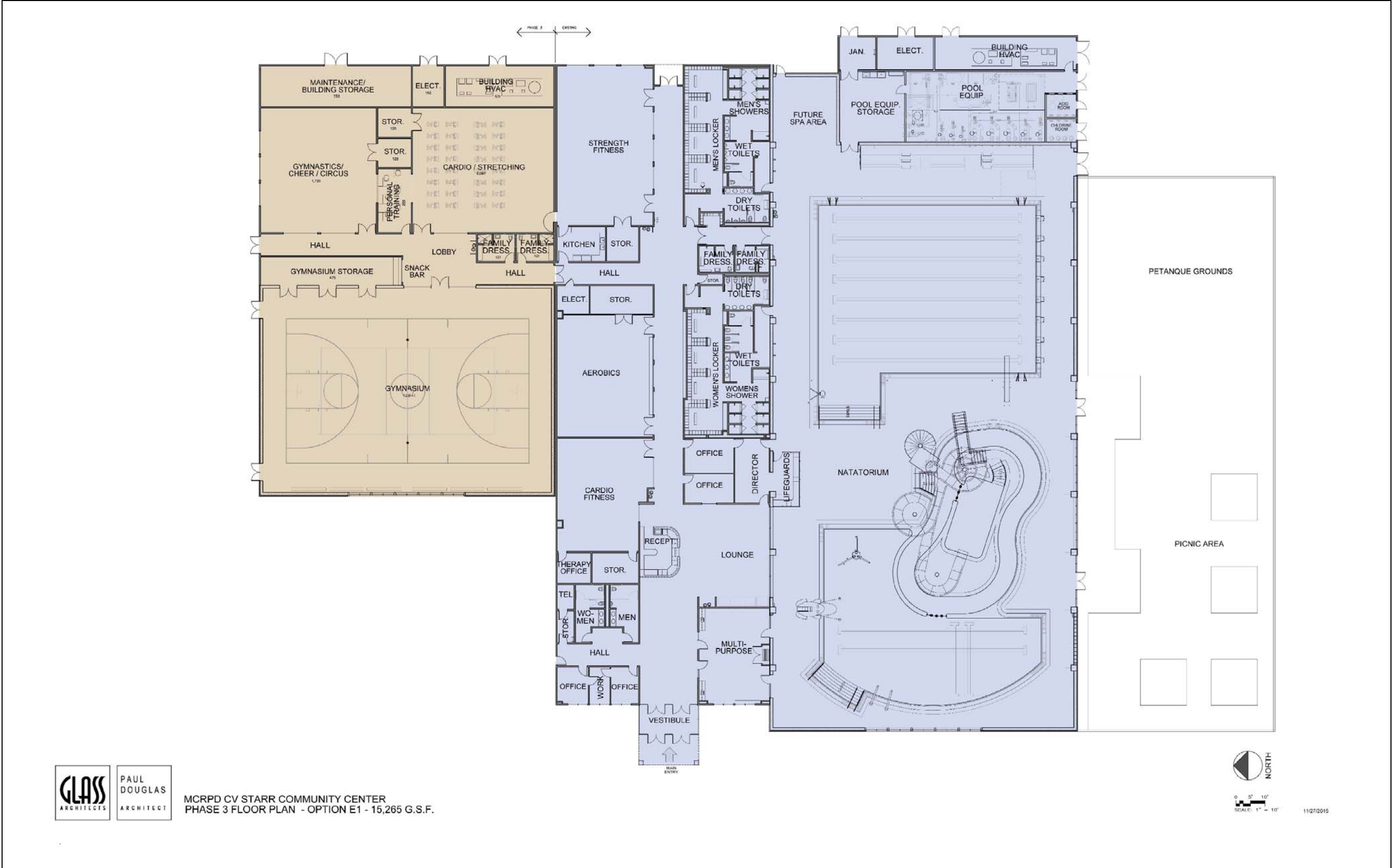
7. INITIAL CONCEPTUAL DESIGN OPTIONS



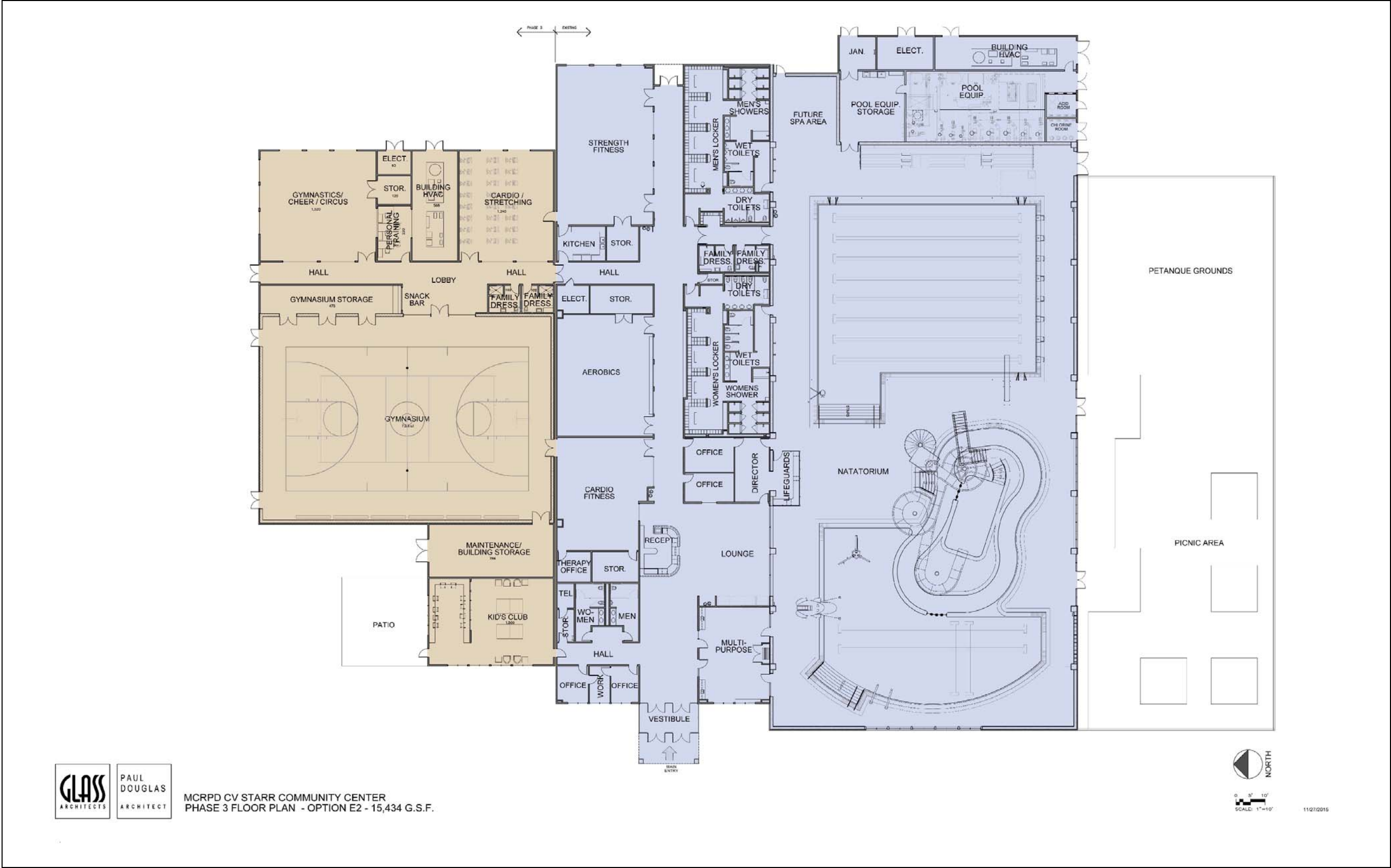
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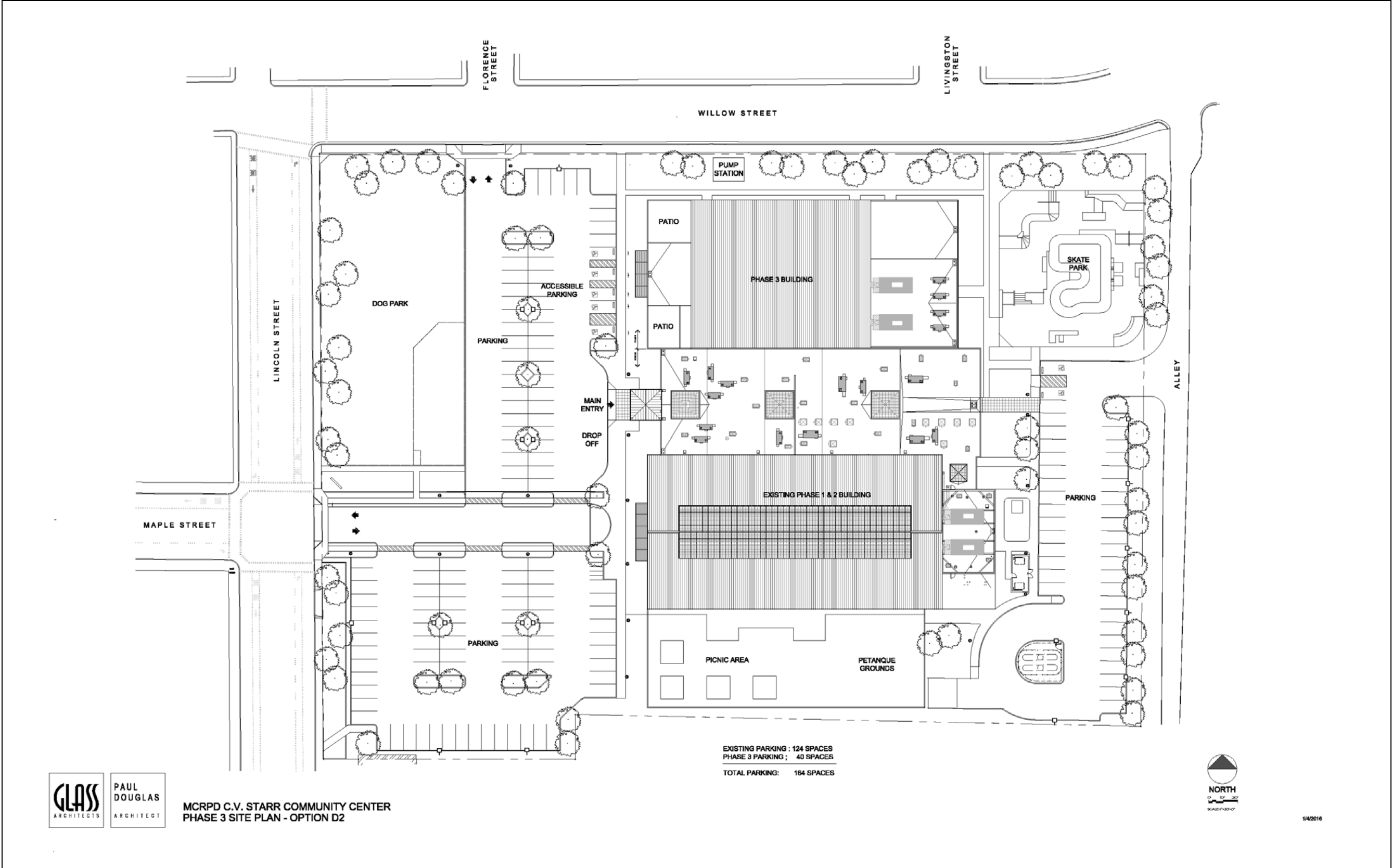
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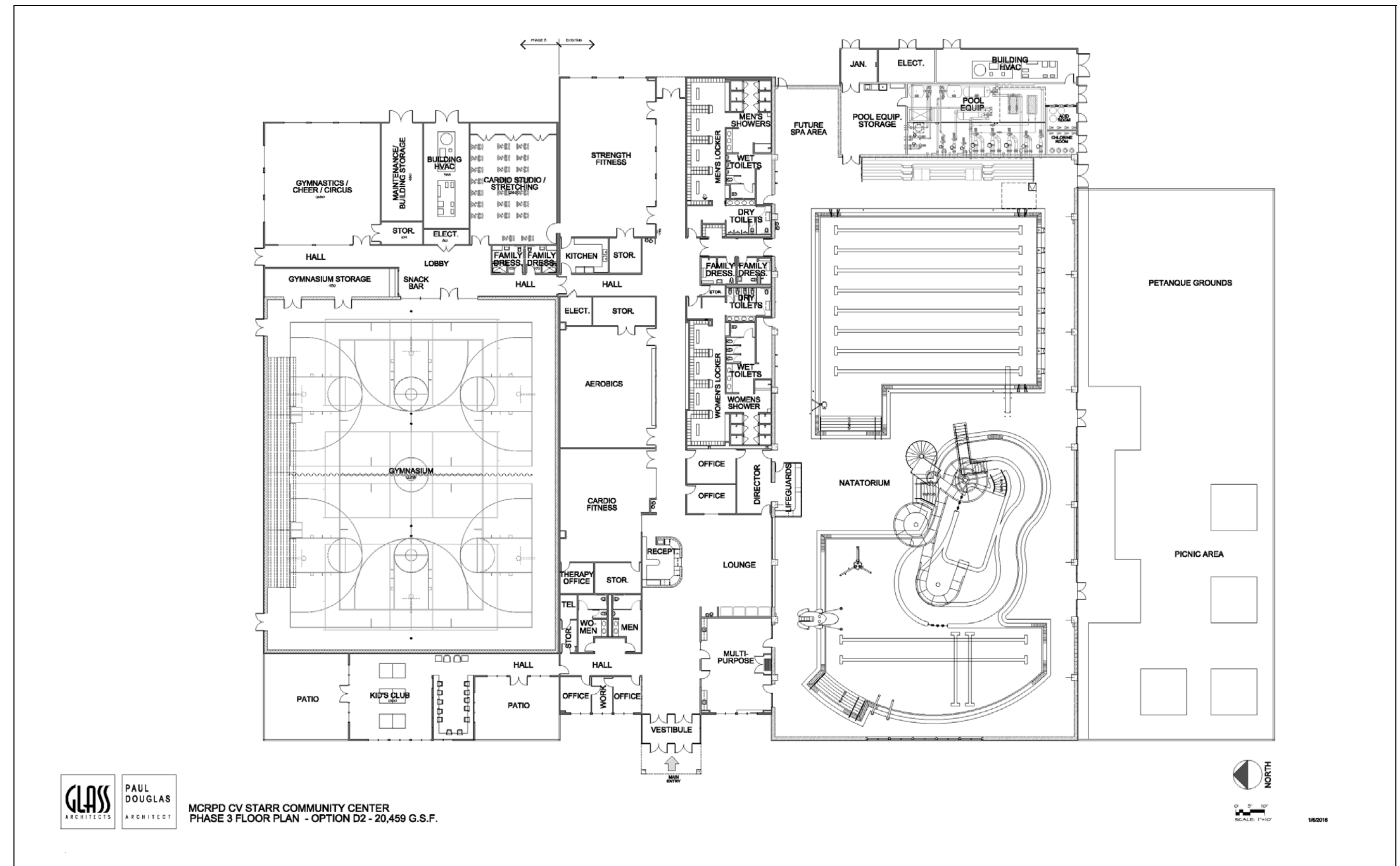
7. INITIAL CONCEPTUAL DESIGN OPTIONS



8. FINAL CONCEPTUAL DESIGN OPTION



8. FINAL CONCEPTUAL DESIGN OPTION

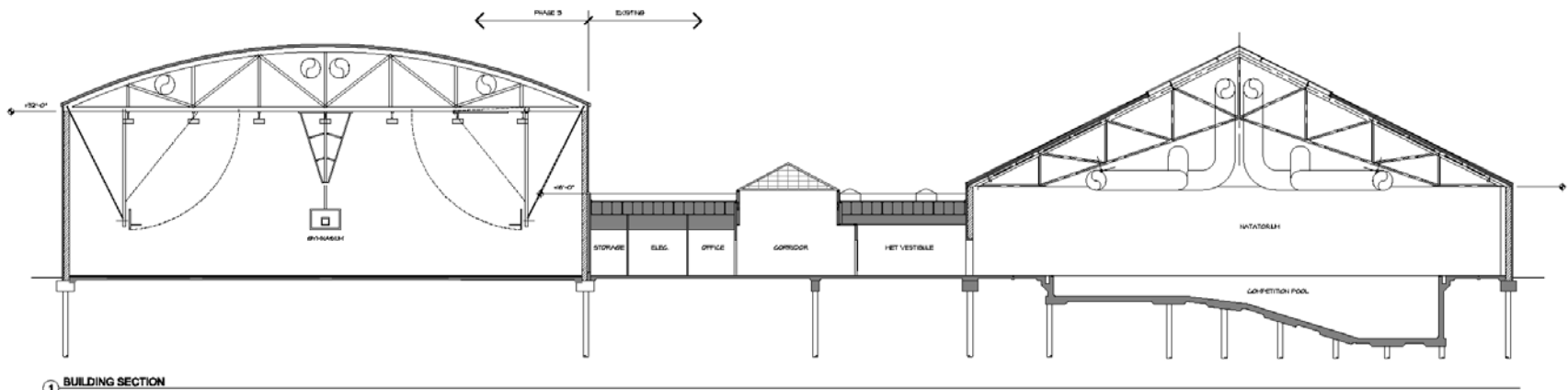


8. FINAL CONCEPTUAL DESIGN OPTION

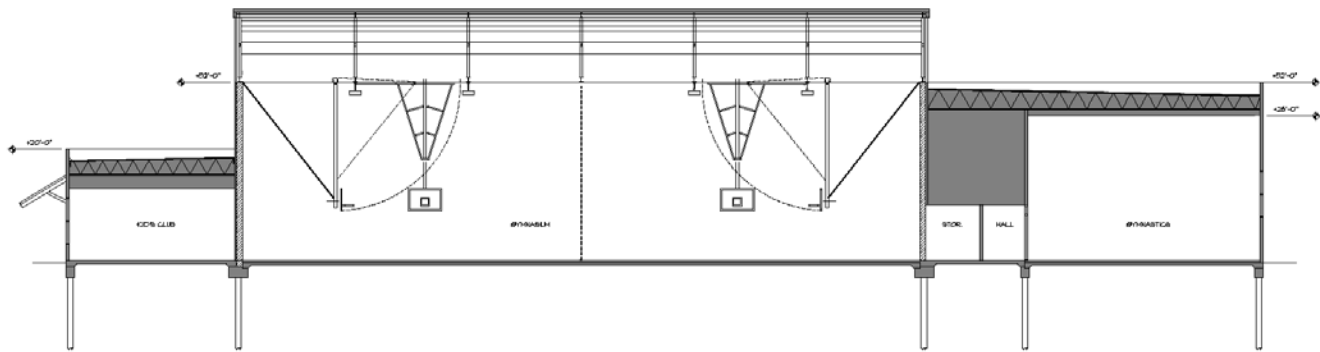


MCRPD CV STARR COMMUNITY CENTER
PHASE 3 ELEVATIONS - OPTION D2

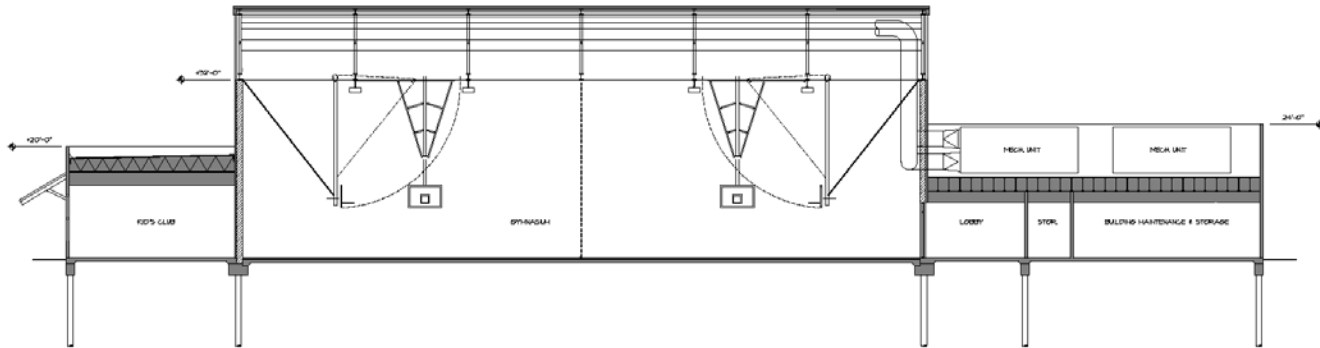
8. FINAL CONCEPTUAL DESIGN OPTION



1 BUILDING SECTION
1" = 10'



2 BUILDING SECTION
1" = 10'



3 BUILDING SECTION
1" = 10'



MCRPD CV STARR COMMUNITY CENTER
PHASE 3 SECTIONS - OPTION D2



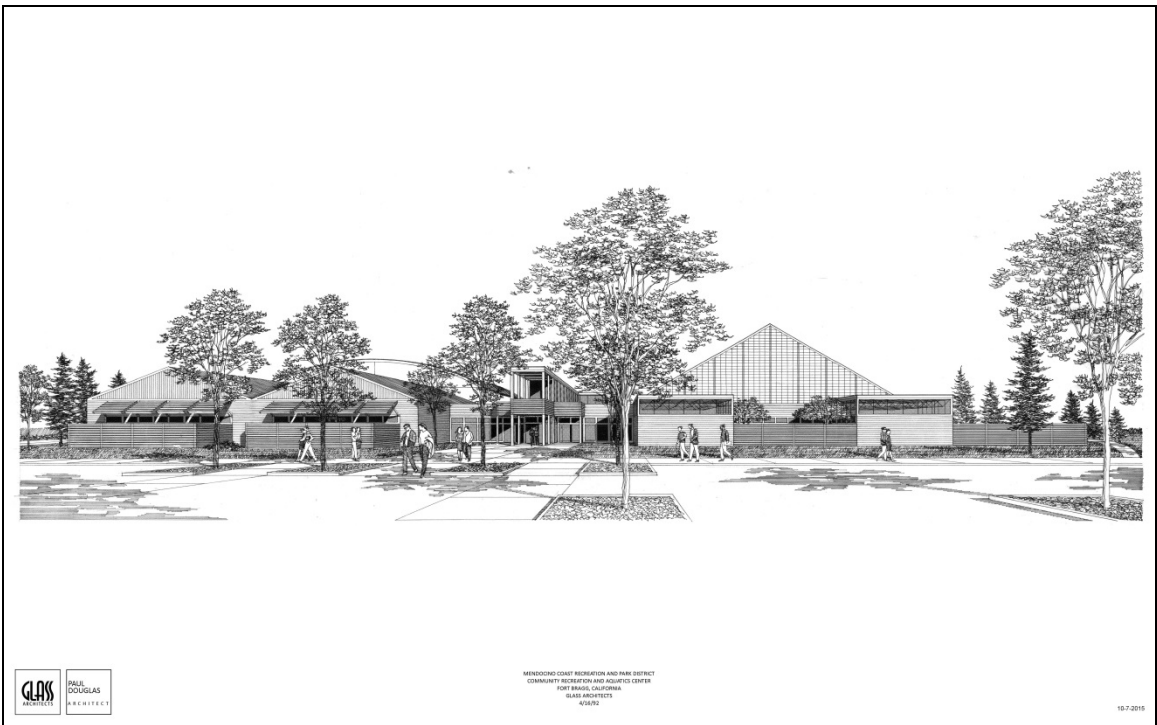
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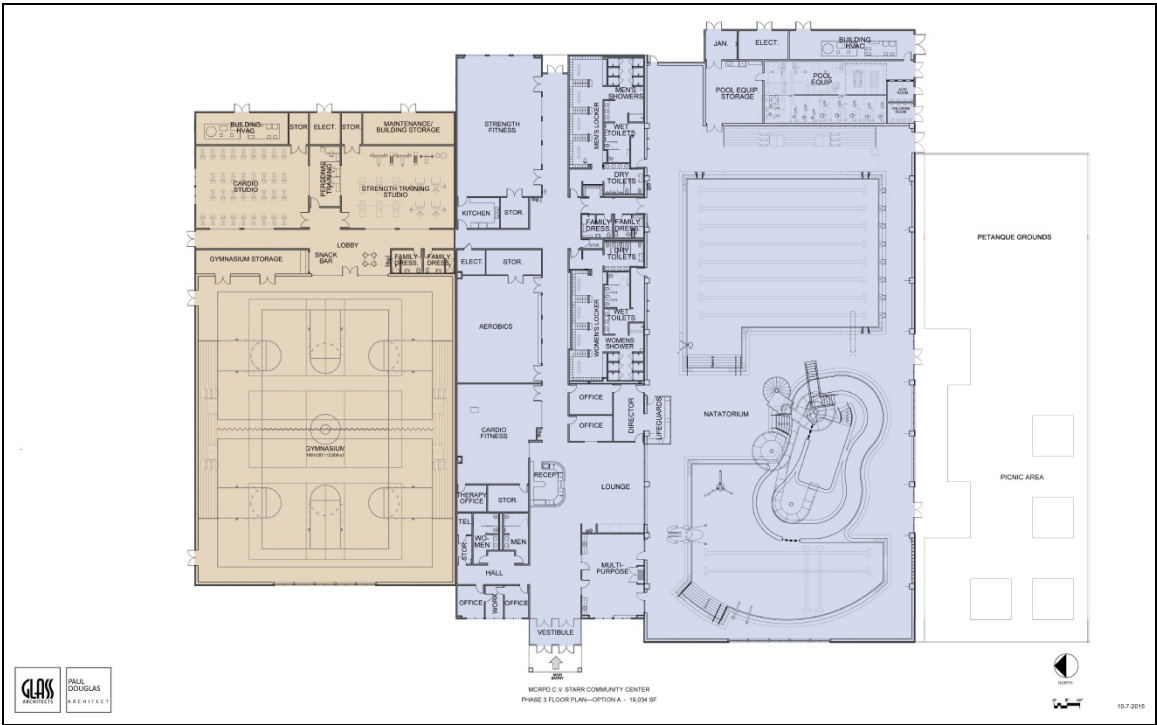
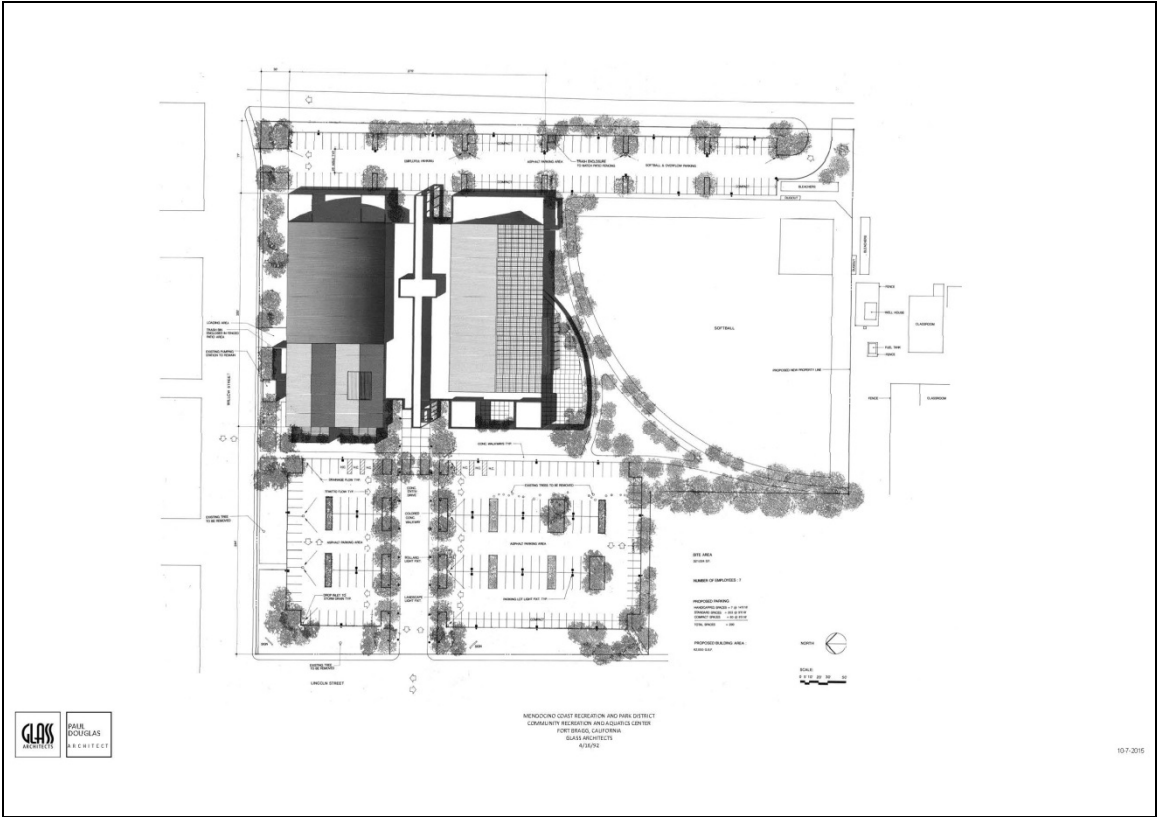
9. FINAL STATEMENT of PROBABLE CONSTRUCTION COST

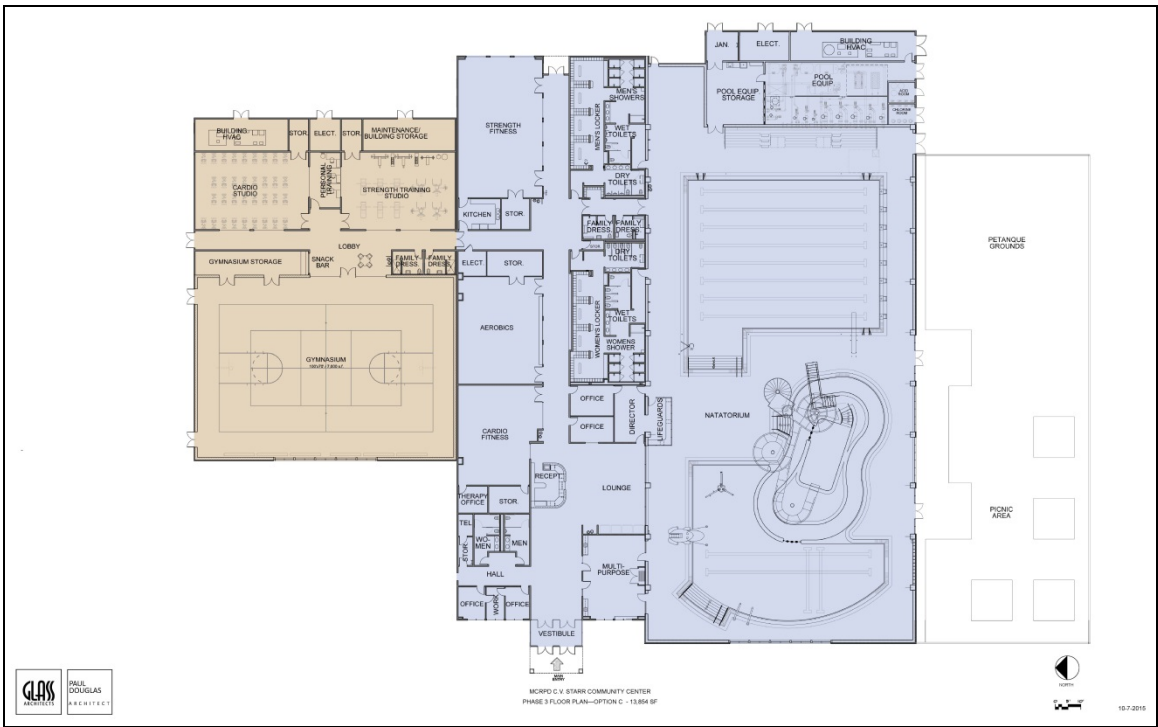
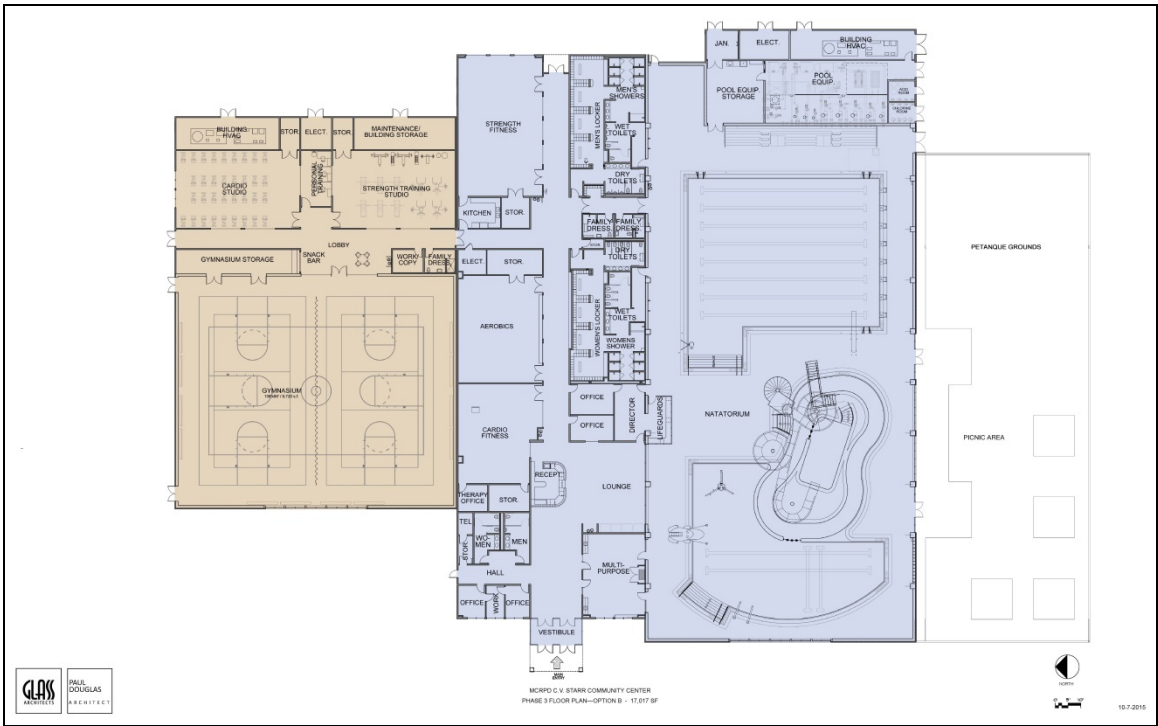
		Probable Construction Cost Range	
		Construction System <u>CMU / Standard</u> (low cost range)	Construction System <u>CMU / Standard</u> (high cost range)
SELECTED OPTION (OPTION D2)			
Large Gymnasium with Kids Club	20,459 sf		
Gymnasium	12,158 sf	@ \$401.68 /sf = \$4,883,596	@ \$428.13 /sf = \$5,205,182
Gymnastics / Cheer / Circus	1,680 sf	@ \$401.68 /sf = \$674,818	@ \$428.13 /sf = \$719,255
Cardio / Stretching	1,260 sf	@ \$401.68 /sf = \$506,114	@ \$428.13 /sf = \$539,441
Family Dressing	204 sf	@ \$401.68 /sf = \$81,942	@ \$428.13 /sf = \$87,338
Stor. / Maint. / Elec. / HVAC	1,667 sf	@ \$365.00 /sf = \$608,455	@ \$395.00 /sf = \$658,465
Kids Club	1,500 sf	@ \$365.00 /sf = \$547,500	@ \$395.00 /sf = \$592,500
Lobby / Circulation	1,990 sf	@ \$401.68 /sf = \$799,338	@ \$428.13 /sf = \$851,975
Subtotal		\$8,101,764	\$8,654,157
Est. Contingency (20%)		\$1,620,353	\$1,730,831
Probable Construction Cost		\$9,722,117	\$10,384,988
Soft Costs (20%)		\$1,620,353	\$1,730,831
Const'n Contingency (10%)		\$810,176	\$865,416
TOTAL PROBABLE PROJECT COST		\$12,152,646	\$12,981,235

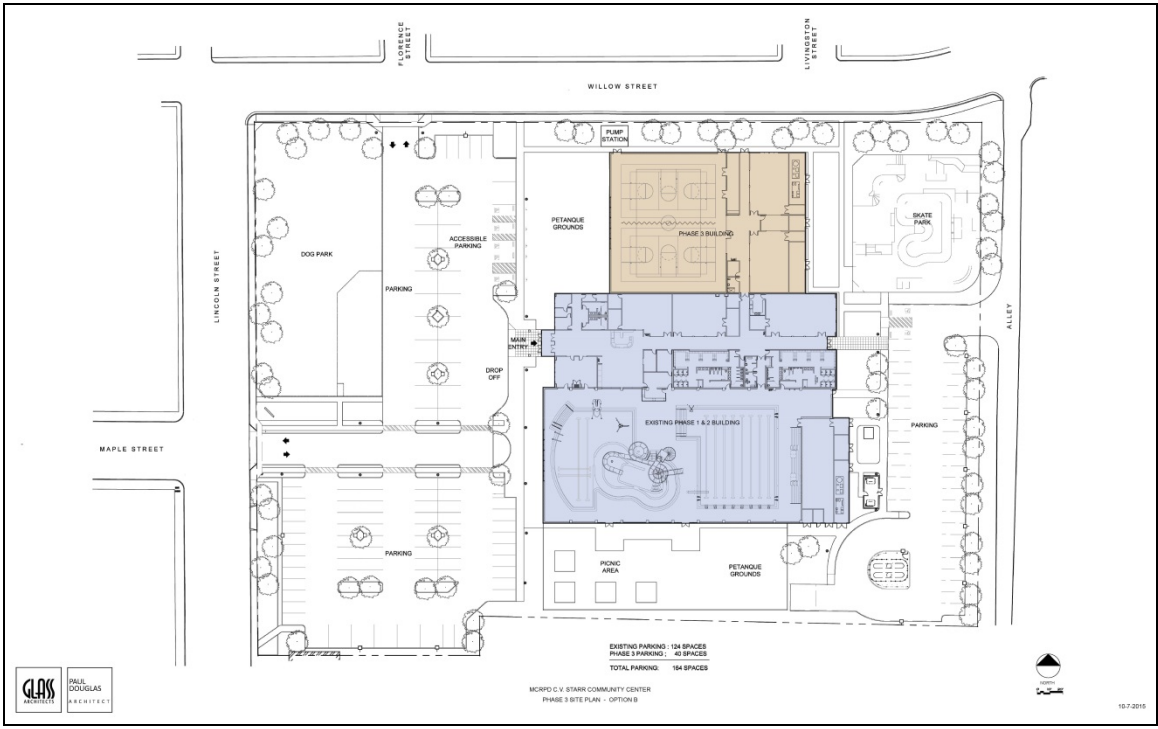
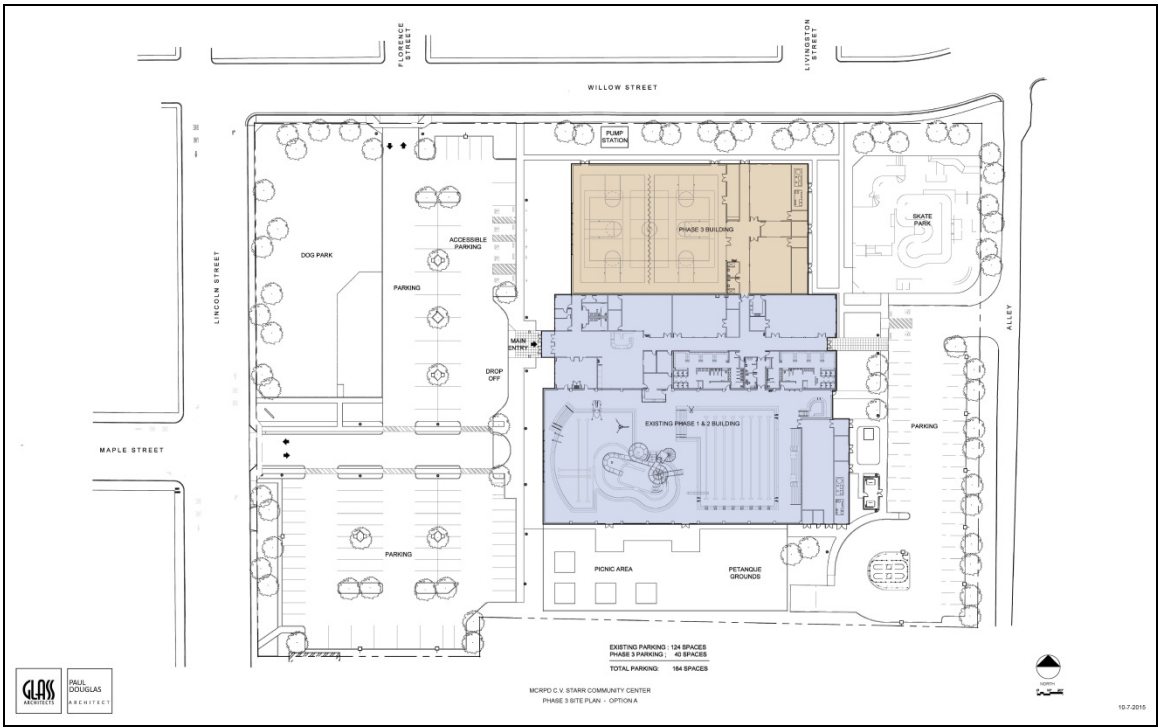
		Probable Construction Cost Range	
		Construction System <u>Pre-Fab Metal</u> (low cost range)	Construction System <u>Pre-Fab Metal</u> (high cost range)
SELECTED OPTION (OPTION D2)			
Large Gymnasium with Kids Club	20,459 sf		
Gymnasium	12,158 sf	@ \$376.04 /sf = \$4,571,942	@ \$401.68 /sf = \$4,883,596
Gymnastics / Cheer / Circus	1,680 sf	@ \$376.04 /sf = \$631,754	@ \$401.68 /sf = \$674,818
Cardio / Stretching	1,260 sf	@ \$376.04 /sf = \$473,815	@ \$401.68 /sf = \$506,114
Family Dressing	204 sf	@ \$376.04 /sf = \$76,713	@ \$401.68 /sf = \$81,942
Stor. / Maint. / Elec. / HVAC	1,667 sf	@ \$337.00 /sf = \$561,779	@ \$365.00 /sf = \$608,455
Kids Club	1,500 sf	@ \$337.00 /sf = \$505,500	@ \$365.00 /sf = \$547,500
Lobby / Circulation	1,990 sf	@ \$376.04 /sf = \$748,327	@ \$401.68 /sf = \$799,338
Subtotal		\$7,569,830	\$8,101,764
Est. Contingency (20%)		\$1,513,966	\$1,620,353
Probable Construction Cost		\$9,083,796	\$9,722,117
Soft Costs (20%)		\$1,513,966	\$1,620,353
Const'n Contingency (10%)		\$756,983	\$810,176
TOTAL PROBABLE PROJECT COST		\$11,354,745	\$12,152,646

EXHIBIT A – Community Meeting Graphic Materials









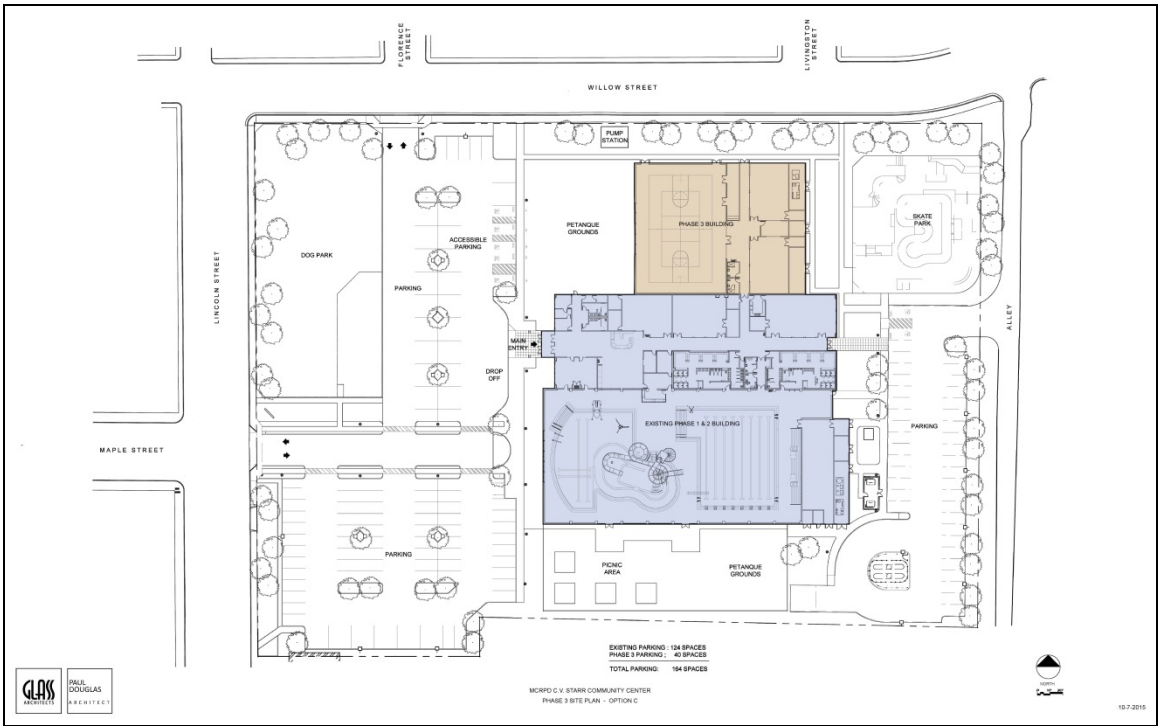
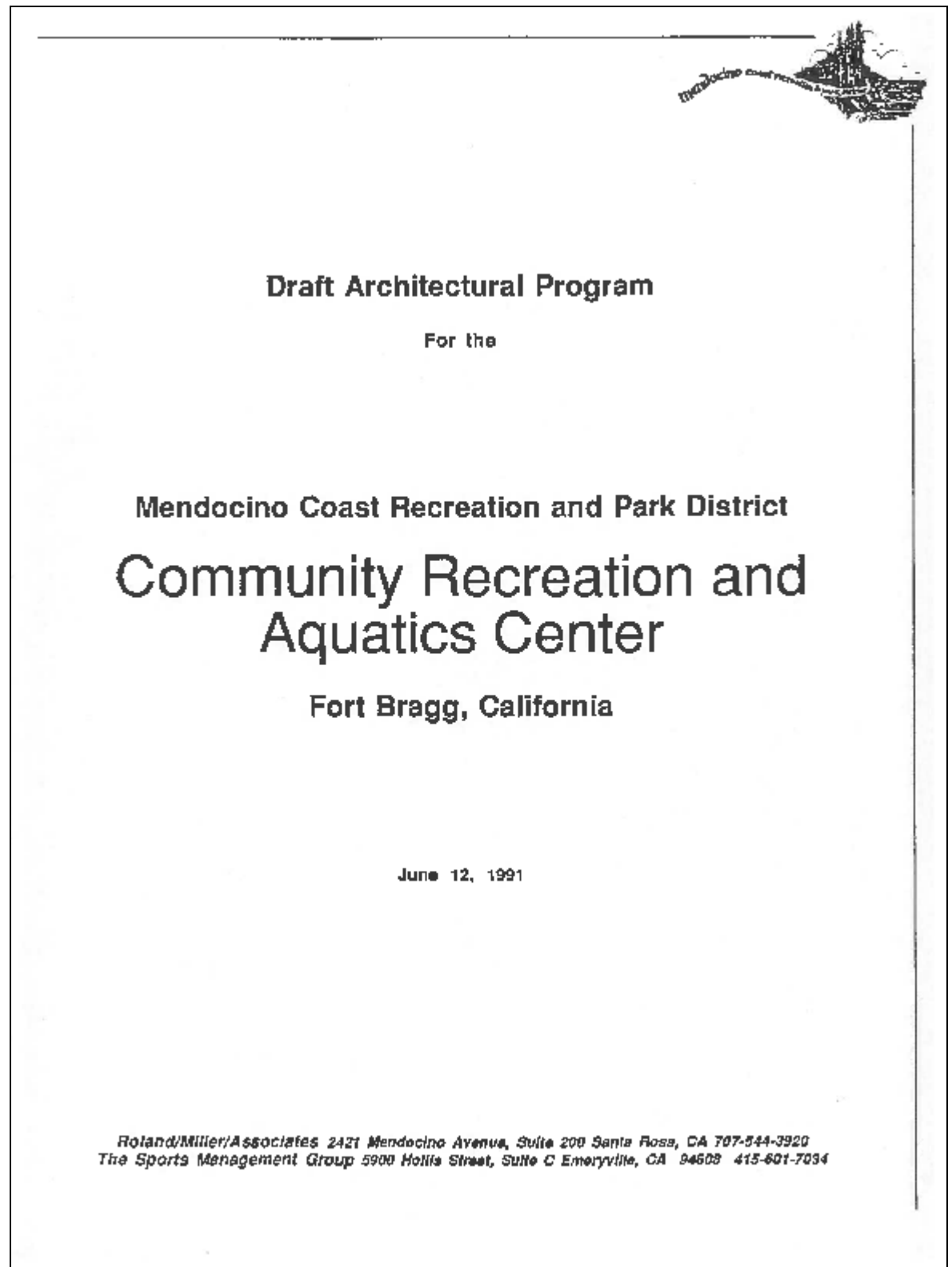


EXHIBIT B – Excerpts from Architectural Program 1991





**Mendocino Coast Recreation and Park District
COMMUNITY RECREATION AND AQUATICS CENTER**

PROGRAM TEAM

**Mendocino Coast Recreation and Park District
Board of Directors**

Pat Tilley, Chair
Pat Reed, Vice-Chair
Tom Charters
Merelline Shepherd
Joanne Frazer

Ad-Hoc Program Committee

Tom Charters, Board of Director
Joanne Frazer, Board of Director
Dave Goble, Engineering Coordinator, City of Fort Bragg
Paul Tichinin, Mendocino County Regional Occupation Program
Steven Tiger, President, Friends of MCRPD
Charlie Boise, District Administrator
Tessie Branscomb, Aquatics Director
Susan Larkin, College of the Redwoods, Elderly Swim Program

Design Team

Craig W. Roland, FAIA, Roland/Miller/Associates, Architects
Eric M. Glass, AIA, Roland/Miller/Associates, Architects
Lauren Livingston, The Sports Management Group
Dr. William Rowley, Rowley International Inc

**Mendocino Coast Recreation and Park District
COMMUNITY RECREATION AND AQUATICS CENTER**

6/12/91



SPACE SHEETS SUMMARY

Phase 1

Room	Estimated Area - ASF	Estimated Area - GSF
Natatorium	16,100	
Lobby / Reception	900	
Lounge / Waiting	625	
Vending	200	
District Offices	700	
Receptionist	120	
Administrator	190	
Bookkeeper	120	
Programmer	120	
Storage / Workroom	160	
Center Offices	540	
Facility Manager	150	
Programming Staff (3)	270	
Bookkeeper	120	
Aquatics Office	480	
Aquatics Director	120	
Aquatics Staff	140	
Lifeguards	140	
First Aid	60	
General Purpose Room	600	
General Purpose Storage	125	
Conference Room	1,000	
Utility Kitchen	140	
Men's Public Restrooms	300	
Women's Public Restrooms	300	
Men's Locker Room	1,400	
Women's Locker Room	1,400	
Family Dressing Rooms (2)	300	
General Building Storage	175	
Snack Bar / Dining	1,000	
Building Mechanical	900	
Pool Mechanical	1,250	
Electrical	150	
Pool Storage	600	
Phase 1 Total	31,165	34,828 GSF (90%)

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6/12/91

Phase 2

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