



AGENCY:	City Council
MEETING DATE:	February 8, 2016
DEPARTMENT:	Community Development
PRESENTED BY:	J. Owen

AGENDA ITEM SUMMARY REPORT

TITLE:

**RECEIVE REPORT AND CONSIDER APPROVAL OF C.V. STARR COMMUNITY CENTER
PHASE 3 MASTER PLAN**

ISSUE:

On December 16, 2015, City Council and the Board of the Mendocino Coast Recreation and Park District (MCRPD) conducted a workshop to receive a report and provide direction regarding the C.V. Starr Center Phase 3 Master Plan. At the meeting, the two agencies selected the major design elements to be included in the final Master Plan, including a decision as to the size of the gymnasium facility.

Both the City Council and the Board discussed the various project configurations for some length of time and expressed concerns about construction cost and operations and maintenance of the facility. However after a lengthy discussion of the available options, the consensus of City Council and the MCRPD Board was that Option "D-2", comprised of the largest possible gymnasium space and including the Kids Club space, was the preferred single design option for inclusion in the Master Plan. There also was consensus that the entire Option 2 may not be built but that it would be a good idea to get a sense of the costs of all the various components to provide maximum flexibility. It was well understood that a smaller subset of program features might be carried forward to construction, depending on funding availability. Additionally, the architects were directed to include bleachers in the design and were asked to provide segregated costs as much as possible for the various spaces included in the design. The Master Plan includes costs estimates for the entire project that range from \$11.3 to \$13 million. The "Final Draft" Master Plan has been prepared by Glass Architects for City Council's review and approval.

RECOMMENDED ACTION:

Approve Draft Master Plan.

ALTERNATIVE ACTION(S):

Continue action on the matter and provide direction to staff regarding further revisions to the Master Plan. The Master Plan must be approved and final invoices submitted prior to the Housing Related Parks deadline of April 30, 2016 in order for the grant funds to be reimbursable to the City.

ANALYSIS:

Glass Architects has prepared the Final Draft C.V. Starr Community Center Phase 3 Master Plan (Master Plan) per direction received at the December 16, 2015, City Council/MCRPD workshop. At the workshop, Eric Glass of Glass Architects and Paul Douglas, Architect, provided a summary of their investigation and research and displayed four Phase 3 design options for consideration. City Council and MCRPD board members were advised that the architects' contract scope of work included conceptual design, drawings and cost estimates for only one major design option.

The discussion included a presentation of a report of potential operating revenues and expenses for each of the four major design options by Ethan Newton, District Administrator of the Mendocino Coast Recreation and Park District and manager of the C. V. Starr Community Center.

The four major design options that were provided at the workshop were:

- Option D-1: 20,492 SF facility including a 12,000 SF gym plus gymnastics/circus room and cardio/stretch room;
- Option D-2: Includes space provided in D-1 but adds Kids Club space;
- Option E-1: 15,265 SF facility including a 7,000 SF gym plus gymnastics/circus room and cardio/stretch room;
- Option E-2: Includes the same spaces as E-1 but also includes the Kids Club space.

After extensive discussion, consensus of the City Council and the MCRPD Board was that Option D-2 should be included in the final Master Plan. In addition, the architects were asked to include bleachers in the Master Plan. They were also asked to further break down cost estimates to separate projected costs for the gymnasium space, exercise rooms, and Kids Club space.

The final components of the Master Plan as directed at the December 16, 2015 meeting include the gymnasium (12,160 square feet); gym storage and snack bar window; gymnastics/cheer/circus room; gymnastics storage; cardio studio/stretching room; two family dressing rooms; Kids Club area including outdoor patio spaces; spaces for building electrical and mechanical equipment; building maintenance and storage space, and area lobby and circulation spaces.

The final draft Master Plan is included as Attachment 1. The Master Plan includes the following sections:

1. **Executive Summary:** Provides a summary report of content of all following sections.
2. **Project Methodology, Goals and Objectives:** Describes planning process including meetings with the initial steering committee comprised of City and MCRPD staff representatives; community input, and public discussion with City Council and the MCRPD Board.
3. **Summary of Community Workshop Results:** This section provides information about the process and outcomes of the October 7, 2015, Community Workshop.
4. **Potential Funding Sources:** This section lists potential construction funding sources including grants, fundraising, and other financing. 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.
5. **Summary of Project Background and Research:** The architects' research included the original 1991 architectural program; Phases 1 and 2 construction documents and construction costs; original topographic survey; and construction plans for the existing dog park and skate park.
6. **Programmatic Requirements include:**
 - Introduction: This section explains how project space requirements were developed.
 - Statement of Purpose: The Statement describes purpose of the construction project as developed from the comprehensive planning process.
 - Key Design Statements: These Statements were compiled from public, City Council, and MCRPD Board input.
 - Space Summary List: This section provides a summary of Phase 3 spaces and net area, followed by detailed elements of each section. Detailed elements include dimensions, functions, capacities, and special requirements of each space as well as site development discussion.

- **Building Performance Standards:** Includes discussion and goals related to the following:

Aesthetics	Thermal and humidity control	Floor surfaces
Acoustics	Space allocation	Material selection
Utilities	Handicapped accessibility	Energy/energy analysis
Fire protection	Lighting	Heating and ventilating
- 7. **Initial Conceptual Design Options:** This section includes floor plan drawings of the four design options that were presented at the December 16, 2015, workshop (D-1, D-2, E-1 and E-2, as described above).
- 8. **Final Design Option:** Option D-1 site plan, floor plan, elevations, and section drawings are provided.
- 9. **Final Statement of Probable Construction Cost:** Probable construction costs for “low cost range” and “high cost range” cost is provided for two different building construction types: Concrete Masonry Unit (CMU)/Standard Framed Construction; and Pre-Fabricated Metal Building Structure. Construction costs are further broken down by type of space. Contingency costs (20% estimating contingency), soft costs (final design and permit fees), and construction contingency (10%) breakdowns of cost are also provided.

Exhibits to the Master Plan include:

- A. **Community Meeting Graphic Materials:** This section includes photographs and drawings presented at the October 2015 Community Meeting including existing conditions, 1991 proposed site plan, three potential Phase 3 site plan options, and visual parking analysis.
- B. **Excerpts from Architectural Program 1991:** Space Sheets Summary for planned Phase 1 and Phase 2, and “relationship plan” showing locations of proposed spaces from the 1991 MCRPD Community Recreation and Aquatics Center are provided.

The C.V. Starr Community Center Phase 3 Operational Feasibility Report prepared by Ethan Newton for the December 16, 2015, workshop (see Attachment 2) is not part of the Master Plan. However, it will provide valuable information about relative operating costs of facility elements as the project proceeds towards implementation.

FISCAL IMPACT:

The City’s 2014 Housing Related Parks grant provides funding to pay for preparation of the C.V. Community Center Starr Phase 3 Master Plan. Adoption of the plan does not result in fiscal impact to the City.

Implementation of the Phase 3 Master Plan will require a substantial fundraising campaign. There is currently no funding on hand nor has a major fundraising effort been launched. In addition, initial projections of operating revenues and costs show that the project design that is included in the Master Plan may result in significant net operating losses. These operating losses should be addressed and mitigated before the project is built.

CONSISTENCY:

Support for the C.V. Starr Community Center is consistent with City Council’s Priority Areas set in March 2015 especially Priority 1: “A Healthy Environment.” In addition, the City’s 2014 Economic Development Strategy, Goal 2.3 “Increase Recreation Facilities,” includes Item 3 “complete and improve facilities at the C.V. Starr Center...;” and 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.”

IMPLEMENTATION/TIMEFRAMES:

After approval of the final Phase 3 Master Plan by City Council, the timeline for implementation will depend upon availability of funding.

ATTACHMENTS:

1. Final Draft C.V. Starr Community Center Phase 3 Master Plan
2. C.V. Starr Community Center Phase 3 Operational Feasibility Report

NOTIFICATION:

1. Glass Architects: Eric Glass, Paul Douglas
2. MCRPD Board of Directors and Interim Executive Director

City Clerk's Office Use Only

Agency Action ☐ Approved ☐ Denied ☐ Approved as Amended

Resolution No.: _____ Ordinance No.: _____

Moved by: _____ Seconded by: _____

Vote: _____

☐ Deferred/Continued to meeting of: _____

☐ Referred to: _____