



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: May 15, 2012

To: Honorable Mayor & City Council

From: Nancy Hunt-Coffey, Assistant Director of Community Services

Subject: Update on the City Council –Recreation and Parks liaison process for Roxbury Park and Request for Direction from City Council on Elements Relating to the Park and Community Center

Attachments: Meeting agendas, minutes, handouts and summary of construction management company report

INTRODUCTION

At its January 26, 2012 meeting, City Council directed the Recreation and Parks liaison, comprised of Mayor Brien and Councilmember Gold, along with Commission ad hoc members Block and Friedman and staff, to meet with the public and further discuss plans for Roxbury Park. Four meetings have occurred and substantial feedback has been received from the liaisons and the community members in attendance at the meetings.

At the last meeting, the liaison committee felt that it had reached a first milestone in their process and wanted to update the full Council on their process to date as well as to request direction on key questions and potential recommendations for the park and community center.

DISCUSSION

The City Council—Recreation and Parks liaison met on February 14, March 14, April 5 and May 7. At the meeting on February 14th, the liaison provided direction and also laid out their goals for this process, as it relates to:

- Defining the building footprint for preservation of open space
- Preservation of park green space
- Scale of the community center building in both height and size
- Accommodate the programming needs for today and the future
- Impacts on the traffic, parking and quality of the park for any future expansion
- Removal of the climbing wall and basketball stadium seating from future plans

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- Rooms sized to accommodate seniors and young children on the ground floor
- Elements of “phase 2” of the parks master plan (e.g. field irrigation, drainage, walking path improvements, children’s play area, etc.) that could or should be included in Phase I
- Reduction in the overall cost of the project

It also was determined that the services of a construction management firm should be retained to examine the extent of work and costs that would be involved in bringing the existing building up to code. It was made clear that this study would not address any programmatic limitations and inefficiencies of the existing building, nor would it address any park improvements.

A second liaison meeting was held on March 14 at which time staff presented initial options for incorporating some of the elements from Phase 2 into the proposed project. Additionally, staff presented initial work on revising the program plan for the community center. A third meeting was held on April 5th at which time staff presented further options for possible phase 2 projects that could be incorporated into an initial phase. Staff provided a more detailed and refined program plan along with suggested space sizes to accommodate programming needs. Additionally, consideration was given to moving the community center building to the corner of Roxbury and Olympic with a presentation by former Beverly Hills Unified School District board member Gerald Lunn. Given the comments from the audience, it did not appear that the concept was well received by the attending community members.

The fourth meeting was held on May 7th. At this meeting, an update on the work of the construction management company was provided, including very preliminary cost estimates of approximately \$6.1 million to bring the existing community center up to current code. The program plan was discussed in further detail, and items for City Council direction were confirmed. Two possible single story options for the community center were considered, and needs related to engaging the services of an architectural firm were discussed.

Meeting agendas, summary notes and other materials are included in this packet, including visual aids and a summary of the construction management company report on the existing building. As the liaison meetings progressed, the attendance by community members grew from 1 member at the first meeting to approximately 25 members at the fourth meeting.

At this point in the process, the liaisons have recommended returning to the City Council to provide an update on the process and to ask for initial direction on a few key elements which have arisen through the various meetings. These direction points are as follows:

1. Based on the report from the construction management company on the work and costs associated with bringing the existing building up to code, should the liaisons continue examining both options of renovating the existing facility and construction of a new building? Or should the liaison focus on one option or the other? If the direction is to continue examining the possibility of a new building, it is the recommendation of the liaison that the services of an architectural firm be engaged.

2. If the decision above is to continue examining the possibility of a new building, should that building include a middle school size gymnasium which measures approximately 5,500 sf or a multipurpose room which measures approximately 4,500 sf?
3. If the decision above is to continue examining the possibility of a new building, should that building be two stories to maximize green space or should it be single story to minimize height?
4. If a new building were to be constructed, should it include underground parking and/or other uses to maximize green space or should it be surface parking to address concerns of access and security?
5. Should the liaisons continue to pursue incorporating into the plan some elements from the park proper, such as improved drainage, replacing playground equipment, providing shading over the equipment, replacing the poured in place flooring at the playground, and replacing the field restrooms? Or should all available funds be focused on a solution for the community center? Early estimates for the cost of these elements are:

Addressing field drainage:	\$348,908 - \$561,800
Replacing poured in place playground surface:	\$80,020 - \$276,299
Replace playground equipment, incl. shade structures	\$148,579
Replace the field restrooms:	\$204,750 - \$300,000+

FISCAL IMPACT

Direction given at this meeting by the City Council will likely have fiscal implications for the future of the project. For example, should Council want to move forward with replacing the poured in place playground surfaces, based on the options that are available, the costs will fall somewhere within the range defined above. Additionally, should Council recommend investigating a new building, the liaison recommend engaging the services of an architectural firm. With the goal of providing some estimates on these costs, staff has worked with the team that provided peer review of the work by Hirsch and Associates. Hirsch is the firm that prepared the construction documents for the previous proposal (also the team the City engaged for the design and construction documents for the Public Works Warehouse). They estimate that it would cost \$157,720 to bring the proposed project to the point where firm cost estimates could be determined. Should the Council decide to move forward with a new building, the costs for construction documents through the bidding process would be approximately \$653,000 (this figure is inclusive of the \$157,720 above). Funds have been provided for in the Parks and Recreation Fund to cover such design and related fees.

Should Council desire, staff will pursue and/or refine further any cost estimates which may assist in the decision making process. Should Council direct engaging a different architectural firm, a proposal can be brought to the next City Council meeting for decision.

Meeting Date: May 15, 2012

RECOMMENDATION

Staff and the City Council liaison, along with the Recreation and Parks Commission, seek general direction on the project aspects outlined above to help guide the decision making process.


Nancy Hunt-Coffey

Approved By

Attachment I:

Agendas dated:

- February 14, 2012
- March 14, 2012
- April 5, 2012
- May 7, 2012



**Beverly Hills City Council/Recreation and Parks Commission Liaison
Committee will conduct a Special Meeting, at the following time and place,
and will address the agenda listed below:**

**CITY HALL
455 N. Rexford Drive
2nd Floor Conference Room B
Tuesday, February 14, 2012
3:30 P.M.**

SPECIAL MEETING AGENDA

1. Public Comment

- a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.

2. Roxbury Park Community Center Project

The Liaison will discuss next steps on the project and follow up on the concerns expressed by the Community during the Council meeting on January 26th

3. Adjournment

A handwritten signature in black ink, appearing to read "Byron Pope".

Byron Pope, City Clerk

Posted: February 10, 2012



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.



Beverly Hills City Council/Recreation and Parks Commission Liaison Committee will conduct a Special Meeting, at the following time and place, and will address the agenda listed below:

**CITY HALL
455 N. Rexford Drive
2nd Floor Conference Room B
Wednesday, March 14, 2012
3:00 P.M.**

SPECIAL MEETING AGENDA

- 1. Public Comment**
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2. Discussion regarding Beverly Hills Unified School District plans for construction**
- 3. Evaluate program plan for Roxbury**
- 4. Update on evaluation of existing center**
- 5. Update on drainage, playground equipment and field restrooms**
- 6. Adjournment**

A handwritten signature in black ink, appearing to read "Byron Pope".

Byron Pope, City Clerk

Posted: March 12, 2012



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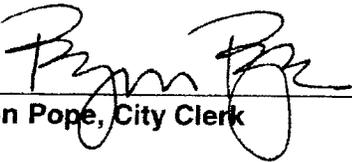


**Beverly Hills City Council/Recreation and Parks Commission Liaison
Committee will conduct a Special Meeting, at the following time and place,
and will address the agenda listed below:**

**CITY HALL
455 N. Rexford Drive
2nd Floor Conference Room B
Thursday, April 5, 2012
3:00 P.M.**

SPECIAL MEETING AGENDA

- 1. Public Comment**
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2. Continued discussion regarding drainage, playground equipment and field restrooms**
- 3. Programmatic goals**
- 4. Consideration of building size based on program**
- 5. Location of the community center**
- 6. Update on evaluation of existing center**
- 7. Adjournment**



Byron Pope, City Clerk

Posted: April 3, 2012



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.



**Beverly Hills City Council/Recreation and Parks Commission Liaison
Committee will conduct a Special Meeting, at the following time and place,
and will address the agenda listed below:**

**CITY HALL
455 N. Rexford Drive
2nd Floor Room 280 B
Monday, May 7, 2012
2:00 P.M.**

**SPECIAL MEETING AGENDA
Roxbury Park**

- 1. Public Comment**
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2. Update on evaluation of existing Roxbury Community Center**
- 3. Confirm proposed program plan**
- 4. Confirm decision points for City Council**
- 5. Examine opportunities for single story facility**
- 6. Discussion regarding need for architectural team**
- 7. Adjournment**

A handwritten signature in black ink, appearing to read "Byron Pope", written over a horizontal line.

Byron Pope, City Clerk

Posted: April 27, 2012



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Manager's Office at (310) 285-1014. Please notify the City Manager's Office at least twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility.

Attachment II:

Minutes dated:

- February 14, 2012
- March 14, 2012
- April 5, 2012

Summary

City Council/Recreation and Parks Liaison meeting regarding Roxbury Park

2/14/12

Attendance:

Recreation and Parks liaison members—Vice Mayor William Brien, Councilmember Julian Gold, Commissioner Alan Block, Commissioner Simone Friedman

Staff members—Assistant City Manager Mahdi Aluzri, Director of Community Services Steven Zoet, Assistant Director of Community Services Nancy Hunt-Coffey, Recreation Services Manager Teri Angel, Director of Project Administration Alan Schneider, Associate Project Manager Donielle Kahikina

Members of the Public—Thomas White, Beverly Hills Municipal League

The liaisons discussed that the goal of the meeting was to lay the foundation for the renovation of the existing or construction of a new community center at Roxbury. All agreed to the importance of as much transparency in the process as possible and directed staff to maintain a mailing list so that community members who have expressed an interest can be contacted regarding future meetings.

Each liaison member laid out their desires for the project:

- Preserve green space
- Smaller project in size and scope
- Reduce the overall cost of the project
- Assessment of current and future programming needs that do not have significant adverse impacts on the traffic, parking and quality of the park or neighborhood
- Recoup what's been spent so far (use as much of the plans as possible)
- Don't cut back so far that nothing is gained
- Eliminate climbing wall and stadium seating for basketball court
- Design rooms that keep seniors and young children on the ground floor.
- Look at need for phasing. Examine need/costs to do some items from phase 2 now. (irrigation, sprinkler, walking path improvements, children's play area, etc.)
- Look at parking needs for a smaller project

- Gather specific information from the school district on their time line and building plans. Clarify comments about adding multi-purpose rooms at each school site and additional athletic facilities at the High School.
- Determine whether there are different approaches to community center/park construction that have developed over the last few years
- Need for emergency sheltering and supporting systems
- Aggregate cost of all work needs to be known (whether phased or not)
- Issue of residents v. nonresidents
- Move forward with urgency.

The liaison established working definitions to be used in this and future discussions:

- Green space means places that are green. This is distinguished from open space which might be pathways or other areas that are not green
- Footprint will mean the perimeter of the building

The liaison laid out next steps:

- Have a construction company investigate rehabilitation of existing building to bring it up to code. This will provide more accurate cost estimates for upgrading the building as is. It will not address any of the programmatic driven changes, such as the need for a somewhat larger kitchen for the senior nutrition program.
- Have staff continue exploring the possibility of a new building. As a start, remove full basketball court with large stands, remove showers and locker facility. Determine whether a stage is necessary. Continue to explore using the building as an emergency shelter
- Request that someone from BHUSD attend next liaison meeting to provide clarification of their building plan
- Develop a prioritized programmatic grid which ties to the building and park plan
- Determine cost for fixing drainage/irrigation issues in the park
- Cost out replacement of play equipment and flooring in play area as well as the addition of shade structure

Mr. Thomas White was in attendance. He encouraged the liaison to provide transparency throughout the process. As part of the investigation of renovating the building, he asked that it be approached based on what is broken or not up to code.

***Beverly Hills City Council/Recreation and Parks Commission Liaison Meeting
3/14/12***

Called to order at 3 p.m.

City Council Liaisons Present -

Vice Mayor Brien & Councilmember Gold

Commissioners Present -

Recreation & Parks Commissioners Block & Friedman

City Staff Present-

Director of Community Services Steve Zoet, Assistant Director of Community Services Nancy Hunt-Coffey, Recreation Services Manager Teri Angel, Parks & Urban Forest Manager Ken Pfalzgraf, City Manager Jeff Kolin, Assistant City Manager Mahdi Aluzri, Director of Project Administration Alan Schneider.

Public comment – Vice Mayor Brien relayed that this would be an open meeting; that Public Comment could take place throughout the whole meeting.

Sign in sheet - All in attendance will be notified of future meetings on this topic..if anyone else you know would like to be notified, contact Assistant Director Nancy Hunt-Coffey (nhuntcoffey@beverlyhills.org or 310.288.2201) or Director Steve Zoet (szoet@beverlyhills.org)

Topics

A) BHUSD plans for construction

BHUSD Chief Facilities Official, Nelson Cayabyab spoke about the plans that have been submitted to the State of California for the possible addition of recreational facilities at various BHUSD School sites. Plans are still being reviewed; not final yet.

Plans for Horace Mann include a multi-purpose room and possible subterranean garage as well as renewed artificial turf. Plans for Hawthorne may include a middle-school sized gymnasium but this is still in the design phase. There are no long term plans for El Rodeo, Beverly Vista or the High School.

My. Cayabyab will keep us apprised as the plans are moved along.

B) Evaluate program plan for Roxbury

Assistant Director Nancy Hunt-Coffey handed out “concepts” and reviewed highest priorities based on last meeting.

Initial goal was to look at existing space and structure. The cost estimate to assess a “remodel” would be \$20,000.

Goals:

- To have a building smaller in size and scope and preserve green space;
- Assess current and future program;
- Have less impact on surrounding neighborhood.
- Recoup costs that have been spent already/do not want to duplicate costs.
- Plan for senior & child events on first floor;
- Cost out various phases..get hard numbers;
- Keep track of district plans;
- Discuss emergency sheltering plans;
- Define all areas in plans (everyone agree to definitions)

Green space – define what we are calling green space vs open space/opposition to reduction of “Green Space.”

Discussion about footprint of existing building.

Vice Mayor Brien reviewed the concepts from the last meeting. Wants a project for now and the future open and transparent communication from this time forward. Not our job to design it; our job is to get input from stakeholders and Council before moving forward.

Two options:

- 1) Tear down and rebuild
- 2) Refurbish existing structure

Comments from speakers:

Speaker wanted to know who gave the approval to design the original (now un-approved building) He wanted to know who to blame.

Another complained about not being notified for previous Liaison Meeting; but happy to have been notified for this one.

C) Update on evaluation of existing center

Reviewed rooms on 1st & 2nd Floor. Feedback on removing/reusing existing space.

Lower priority for the 1st Floor includes the climbing wall and dressing rooms (on the sides of the stage). The gymnasium concept was met with both positive and negative comments.

Higher priority items for the 1st Floor are an activity rooms for seniors that can be divided/flexible, dedicated space for seniors to eat, a meeting room/office for JFS, a programmable “exercise” room, the main floor of library, room for handicapped seniors to maneuver around, a lobby (sheltered space to

wait for rides), a portable stage rather than fixed stage, storage area and the kitchen for the Senior Nutrition Program and the restrooms. Café is a positive for some, not for all.

Lower priority for the 2nd Floor was the outdoor decks and the actual 2nd Floor of the Library.

Higher priority items for the 2nd floor include adults and older teen area for ceramics & activities. It was suggested to have 3 rooms with sinks, an office & small conference room and a computer training lab.

Staff would like to have a small room for story hour for the Preschool. Use of space needs to be flexible – and account for storage needs.

Decisions will need to be made regarding rebalancing the square footage. It is unknown whether rooms projected will fit in a single story building.

Suggestion from speaker that the liaison committee expand to include community members.

Importance of Emergency Shelter Function – Shelter is too far for many residents/parking issues/need more information to make decision (factor in costs) Schools may also serve this function.

Program space/s for today and for the future.

D) Update on outdoor space, playground equipment and field restrooms

Outdoor areas - Keep Lawn Bowling Green as is or merge with Croquet Area; Need an area for kids to ride trikes; Play equipment & surfacing needs to be replaced. Research possible shade structure. Sand Volleyball Court – not a high priority; Exterior basketball court - must be retained if there is no indoor basketball.

Café plaza – eliminate all other plazas & courtyards - activities could be held in café plaza. Possibly use for outdoor eating space for seniors. Important to have common meeting/waiting place for parents/helpers/caregivers waiting for children/adults to finish activities. Open courtyard is well used presently.

Tot lot – not necessary for our licensing

Dog park requests – the croquet green was voted as viable by Commission; no consensus here – Staff will research use of Orange Grove.

Maintenance facilities – plan was to rebuild – roof needs to be replaced.

E) Irrigation/Drainage

Parks & Urban Forest Manager Ken Pfalzgraf reviewed the labor for the maintenance of the green space. Presented Powerpoint with options and priorities. Drainage issue is a big concern. Multi use field – concerned with safety, need field recovery. Water efficiency is running at 50% – 55%.

Drainage issue exists because soil is heavy and compacted. How is this fixed? Change the current configuration – retain backstop assembly.

Below are 2 options to remedy:

Option 1 – Install Grid Drains into Existing Soil - no safety improvements, marginal field recovery time increase, marginal cost savings, fencing/backstop retained.

Option 2: Grade/Install Drain Grid/Import Sand Root Zone – improved safety, improvement in field recovery time, improvement in cost savings, upgrade required for fencing/backstop.

More on this topic at next meeting.

Meeting adjourned at 4:44 p.m.

***Beverly Hills City Council/Recreation and Parks Commission Liaison Meeting
4/5/12***

Called to order at 3:05 p.m.

City Council Liaisons Present –

Mayor Brien & Councilmember Gold

Commissioners Present -

Recreation & Parks Commissioners Block & Friedman

City Staff Present –

Director of Community Services Steve Zoet, Assistant Director of Community Services Nancy Hunt-Coffey, Recreation Services Manager Teri Angel, Parks & Urban Forest Manger Ken Pfalzgraf, City Manager Jeff Kolin, Assistant City Manager Mahdi Aluzri, Director of Project Administration Alan Schneider, Associate Project Manager Donielle Kahikina, Recreation Supervisor Patty Acuna.

Mayor Brien welcomed everyone to the meeting and relayed that as in the last meeting on this topic, the public comment could take place throughout the whole meeting; the public comment period would not close. Mayor Brien reviewed the minutes from the previous liaison meeting.

Topics

- 1) Continued discussion regarding drainage, playground equipment and field restrooms (taken out of order)

Parks & Urban Forest Manager Ken Pfalzgraf reviewed and completed his report on options and achieving goals for the field drainage issues. He re-introduced two choices for the solution to drainage issues. Proper drainage will help with maintenance cost savings over time. He discussed the field recovery issues, backstop configuration and fencing as well.

With regard to the playground equipment, although still passing inspection, it is due to be replaced. The “poured-in-place” surfacing, however, is failing inspection. A complete upgrade of both the play structures and surfacing will cost upwards of \$425,000+. Care must also be taken to not interfere with the surrounding mature plants/trees.

Comment from speaker:

Difficult to watch kids in different play structure areas; perhaps equipment can be placed closer together.

The field restrooms continue to be an issue among both staff and residents. Staff is researching a company that manufactures pre-fabricated restrooms. They are transported already built therefore are quite durable. Cost ranges between \$204,750-\$300,000+.

Comment from speaker:

Restrooms are currently poorly lit. "Universal"/family restrooms are requested.

- 2) Programmatic Goals
- 3) Building Size Based on Programs

Assistant Director of Community Services Nancy Hunt-Coffey outlined the programmatic goals and consideration of the building size based on class scheduling. The functional use of the space will be used to accommodate different class sizes. The main goal is to assess how much space is needed and if the classes we will offer meet the programming. All classes currently offered were reviewed and the size of the room needed for each was calculated. There is a separate chart for future projected classes/needs.

Comment from speaker:

Speaker asked why we need to offer fitness classes when there are many other options for fitness classes around town.

The space must be flexible/adjustable. At this time the total amount of building space is approximately 14,500 square feet, not including covered walkways or courtyard. Others issues still to be discussed:

1 story v 2 story; Surface parking vs. Underground parking; Maintaining current green space; Library size.

Comments from speakers:

Speaker wanted to know if numbers of seniors using the facilities has increased and whether the next generation will continue to use a community center. It may be important to take a generic approach and consider what the trends might be in the future. It is necessary to assess the needs of the community.

Staff noted augmenting classes for teens and youth. Staff also expressed the continued increase in seniors 55 and over participating in current programs.

Comment from speaker:

Speaker wants gymnasium and emphasis on youth sports at the facility.

- 4) Location of the Community Center

Mr. Gerald Lunn, former School Board member, has written three columns for the local BH Weekly and wanted to speak at this meeting and share his ideas for the placement of the facility. He is interested in placing the community center closer to Olympic Blvd. He stated that a building is needed that meets the needs of the community and maintains green space. He presented advantages of relocating the building including the use of the existing building while other is being built; underground parking at this location, which he proposes will reduce traffic along Roxbury Drive and by building closer to Olympic Blvd., "low quality" green space at the corner of Roxbury and Olympic would be used and high quality green space would be added in the southern part of the park. He explained his handout which had basic ideas of how the community center rooms and offices could be organized.

Additionally, he indicated that footings should be poured for a potential future second story and cameras and/or motion detectors in the underground parking.

Comments from speaker:

Some speakers were opposed to this plan. The idea to move the community center closer to Olympic Blvd. has been presented in the past and voted down in the past. The underground parking was also faced with opposition. There is often an undesirable element in parking garages and many expressed their displeasure with the idea. It was not agreed that parking & traffic issues along Roxbury Drive would be rectified with underground parking.

Mayor Brien & Dr. Gold both expressed their thanks to Mr. Lunn for presenting his ideas as another alternative to the placement of the community center.

5) Update on evaluation of existing center

Item #6 was tabled until next meeting.

Meeting adjourned at 5:15 p.m.

Attachment III:

Roxbury Community Center slideshow
dated:

- May 10, 2012

 ROXBURY PARK COMMUNITY CENTER

Liaison Meeting
Roxbury Community Center
February 14, 2012

 ROXBURY PARK COMMUNITY CENTER





ROXBURY PARK COMMUNITY CENTER

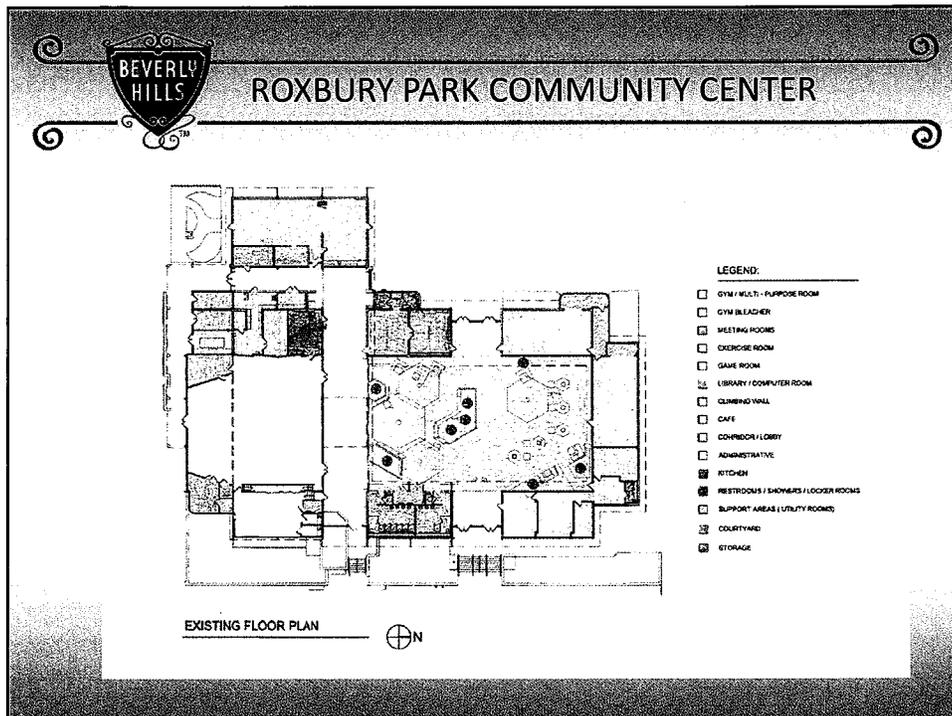
1. Investigate rehabilitation of existing building?



ROXBURY PARK COMMUNITY CENTER

Substantial issues with:

- Mechanical, Electrical and Plumbing
- Accessibility (ADA)
- Roof
- Structural



- BEVERLY HILLS**
ROXBURY PARK COMMUNITY CENTER
2. Continue exploring new building?
 3. Gym or multipurpose room?
 4. Prioritization of:
 - Building height
 - Preservation of green space
 - Surface parking
- Assumption #1: No climbing wall.



ROXBURY PARK COMMUNITY CENTER

Gym or Multipurpose room?

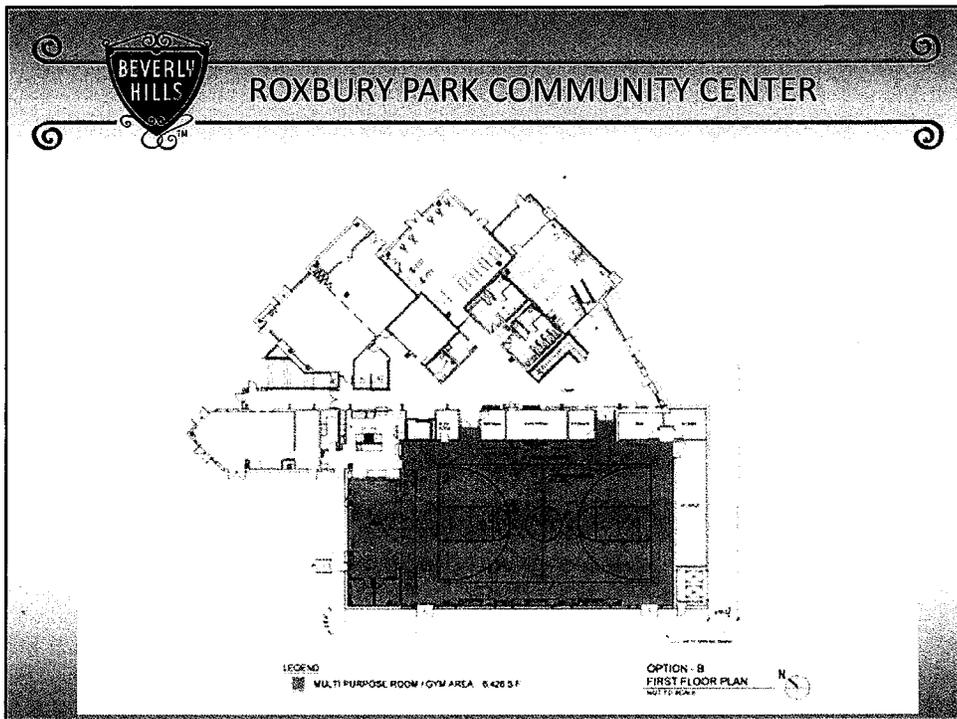
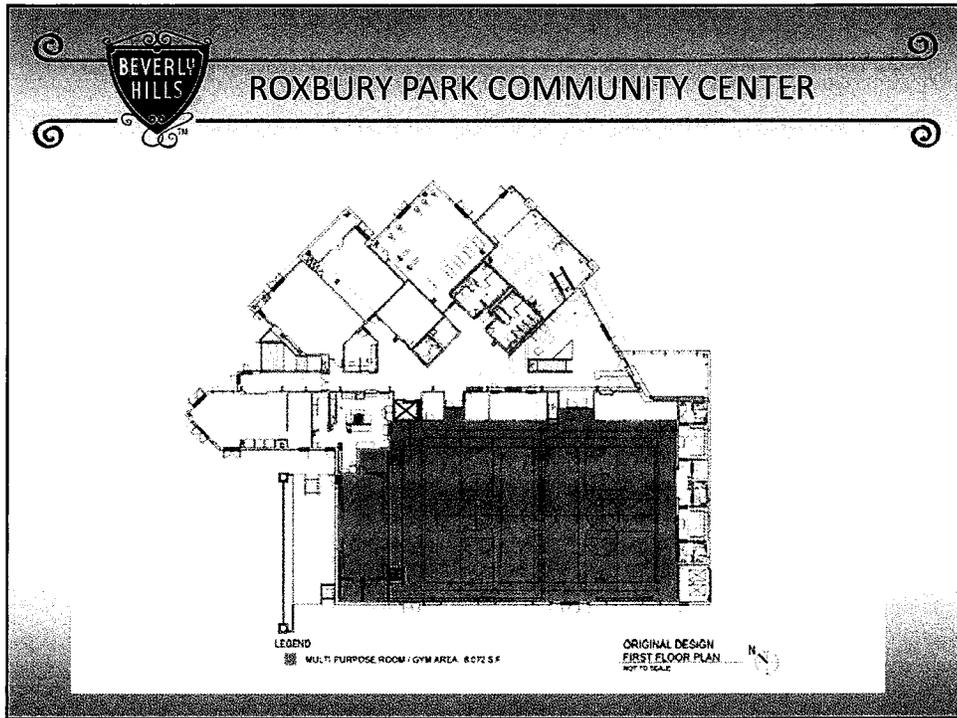
Fast facts on Beverly Hills Basketball:

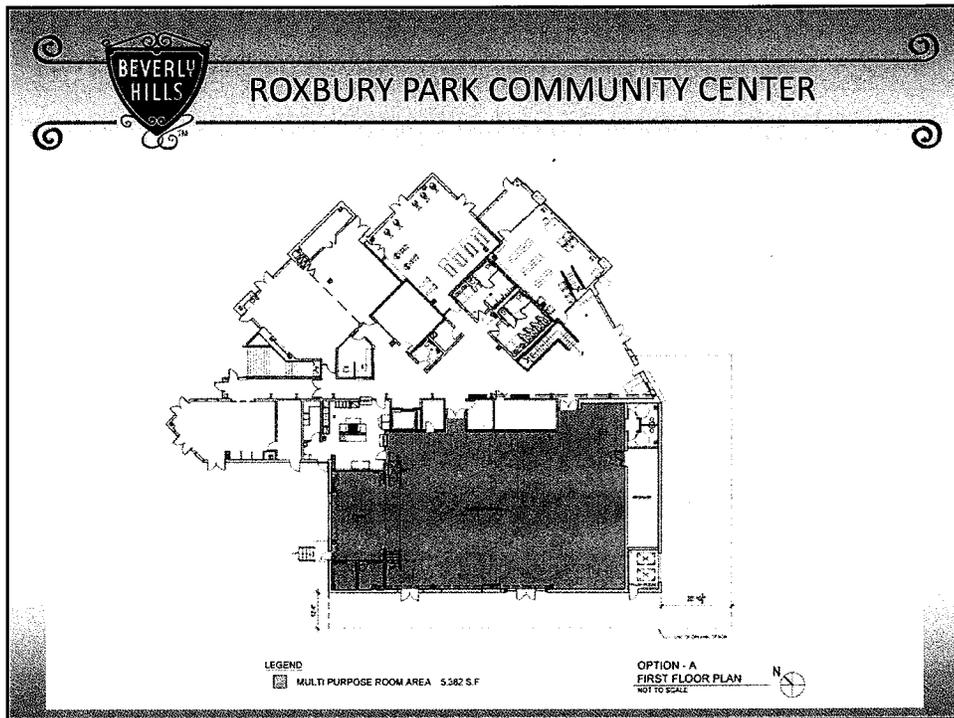
- Season runs January - March
- Serves children ages 5-15
- Over 100 teams
- 10 per team
- 64% resident
- 75 practices/wk
- 51 played at K-8s
- 153 games/wk at high school



ROXBURY PARK COMMUNITY CENTER

5. Continue exploring the proposed building?

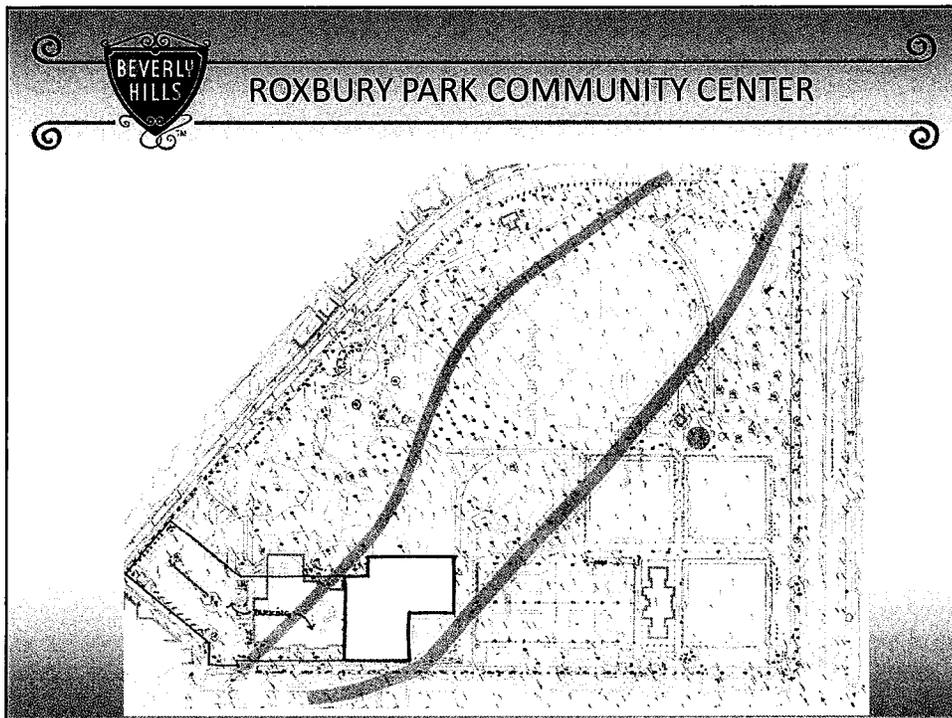




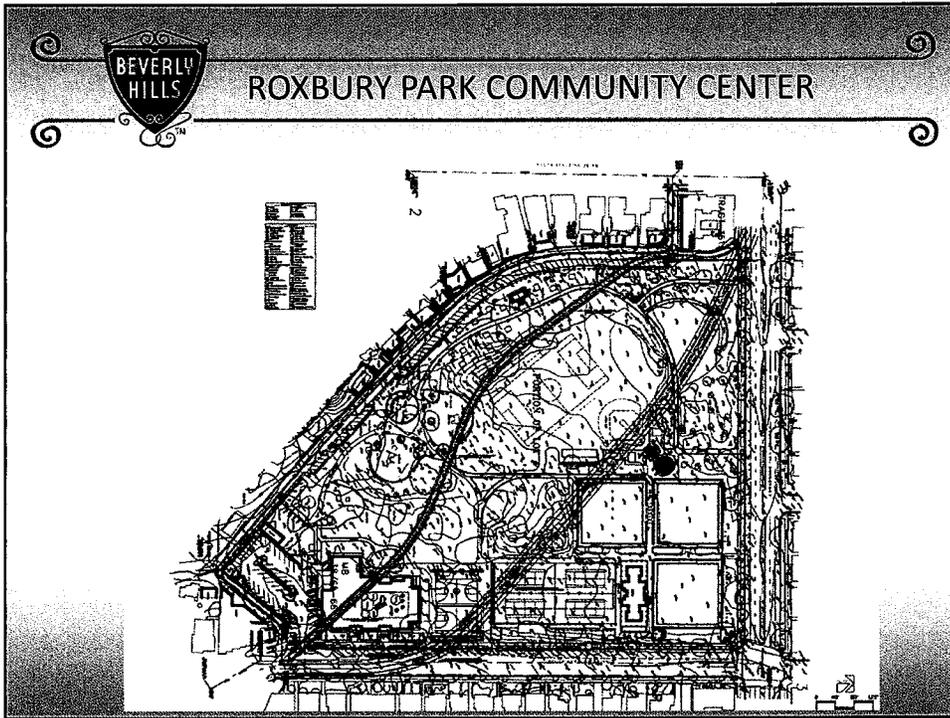
BEVERLY HILLS

ROXBURY PARK COMMUNITY CENTER

6. Explore other options for new building?

A decorative header for a presentation slide. It features the 'BEVERLY HILLS' logo on the left and the title 'ROXBURY PARK COMMUNITY CENTER' in a serif font on the right. The header is enclosed in a decorative border with scrollwork at the corners.

7. Explore any portions of Phase 2?



8. New design team?

A decorative header with the Beverly Hills logo and the text 'ROXBURY PARK COMMUNITY CENTER'. Below the header, the text '8. New design team?' is centered on the page.



ROXBURY PARK COMMUNITY CENTER

1. Investigate rehabilitation of existing building?
2. Continue exploring new building?
3. Gym or multipurpose room?
4. Prioritization of:
 - Building height
 - Preservation of green space
 - Surface parking
5. Continue exploring the proposed building?
6. Explore other options for new building?
7. Explore any portions of Phase 2?
8. New design team?

Attachment IV:

Roxbury Programmatic Priorities
spreadsheet:

Roxbury Programmatic Priorities						
Room No.	Description	Staff Priority	Public Priority	Disposition	Comments	Feedback from liaison
	Senior activity rooms 1 and 2	High	High		Needs to accommodate 150 seniors for programs and entertainment. May need to be slightly larger because it needs to be big enough for center and side aisles.	
	Small meeting room	High	High		Need for senior counseling, Roxviews meetings, youth sport, teens leadership, etc. meeting!	
	Fitness room	High	High		Need room with mirrors, wood floor and free weights. Maybe a couple of pieces of exercise equipment.	
	Library main floor	High	High		Seniors 9-2 and students 3-?	
	Lobby	High	High		Need for enclosed area where seniors can wait for pickup with seats and security check	
	Dressing room @ stage	Medium	Low		Change to a storage closet for stage equipment.	
	Kitchen	High	High		Square footage should be as small as possible which including all required and recommended equipment. Replace dry storage racks with lockable cabinets.	
	Senior services office	High	High		May not be large enough. Needs to accommodate 3 work areas. Consider relocating staff offices along corridor to have better view of patrons. Also consider adjacency to senior activities.	
	Gymnasium/multipurpose room	High	High		Need a multipurpose room at a minimum. SF can be reduced (lose some sports functionality). Need to keep ability to divide room.	Will be a decision of Council
	Stage / Platform	Medium	Medium		Can use a portable or one that folds down. Keep ADA issues in mind	
	Climbing wall area	Low	Low	Remove		
	Women's locker room	Low	Low	Remove	Keep small restroom.	
	Men's locker room	Low	Low	Remove		
	Dressing room @ stage	Low	Low	Remove		
	Children's Room (Library)	Medium	Medium	?	Use for storytelling, small collection of materials, target preschoolers. This was added through the process. Should it be removed?	Liaison would like to keep if possible
	Café and prep kitchen	Medium	Medium	?	Do we start as vending? Can square footage be reduced? Can it serve as the place for Monday coffee for seniors?	Liaison would like to keep if possible
	Activity room	High	High			
	Activity room	High	High			
	Activity room	High	High			
	Director's office	High	Low			
	Conference room	High	Low		Reduce	
	Staff offices	High	Low		Can be reduced by 2 workstations	
	Deck outside activity room	Low	Low	Remove		
	Library deck	Low	Low	Remove		
	Bleachers @ gymnasium	Low	Low	Remove	Only if retain basketball component. Purchase pull out bleachers - maybe 3 tiers	
	Program office	Low	Low	Remove		
	Deck outside staff offices	Low	Low	Remove		
	Computer/Study/Training Lab	High	High	?	Was library mezzanine. Are we comfortable with this repurposing?	Would like to see computer room be part of flexible design
General	Storage	High	Low		Can we reduce?	
General	Circulation	High	High		Can we reduce?	
General	Restrooms	High	High		Even though building will likely be smaller, we may want to keep at this size. Keep in gym/multipurpose room restroom-small is okay. Need more handicapped stalls.	
General	Utility Rooms	High	Low			
General	Emergency shelter	High	High	?	Ties to multipurpose room	Yes, but not built to emergency standards
General	Green building	Medium	High	?	More than silver standard? Pursue LEED certification?	Yes, if possible
General	Need cameras on outside courtyard	High	High	?		
General	Need dedicated space where seniors can eat lunch	Medium	High	?	This is a new space.	Liaison would like to keep if possible
Exterior	Lawn Bowling Greens	Low	Low		Dual use between lawn bowling and croquet.	
Exterior	Sand Volleyball Court	Low	Low		Depends on if we have a gym. Drainage is an issue that won't be addressed	
Exterior	Replace rubberized surface for play equipment	High	High		Recent study showed that material failed impact test	

Exterior	Café Plaza	High	High	Reduce	Can be partially replaced w/ soft scape area. Will be used by seniors for outdoor seating. Can we see about staff office adjacency to be able to view and adjacency to Senior Activity Rooms?	
Exterior	Senior Courtyard	Low	Low	Remove	Combine with the café plaza.	
Exterior	Loading Dock	Low	Low	Remove	Recommend removal, although if have stage, need means of delivering props, equipment	
Exterior	Exercise Courtyard	Low	Low	Remove		
Exterior	Gym plaza	Low	Low	Remove		
Exterior	Basketball Court	Medium	Medium	?	Depends on whether gym is retained as part of building design	Liaison would like to keep if no gym
Exterior	Replace play equipment	Medium	Medium	?	Reaching end of its life. Last replaced in 1998, although passing inspector	Would like to explore costs
Exterior	Add shade structure over play equipment	Low	Medium	?		Would like to explore costs
Exterior	Address drainage/irrigation problems on play fields	Medium	High	?	Does not account for reorientation issues, including need for larger backstop or desire for new scoreboard. Does not account for problems with drainage on DG pathways.	Liaison would like to do if possible
Exterior	Group and ADA compliant picnic tables with shade structure	Medium	Low	?	In proposed plan was placed next to building, can this be accommodated with existing picnic facilities next to alley? Need to consider shade and bathroom access. Would not address desire for pavers around picnic tables	Not at this time
Exterior	Renovate or replace field restrooms	High	High	?		Would like to explore costs
Exterior	Dog park	Low	Medium	?	RPC recommended croquet field. Also looking at Orange Grove	Not at this time
Exterior	Putting Green	Low	Low	?	Make open green space. Maintenance staff can handle conversion	Not at this time
Exterior	Tot Lot	Low	Low	?	Need if lose croquet. Preschoolers need a place to ride bikes.	Not at this time
Maint	Rebuild maintenance yard	Low	Low	?	Assuming parking lot configuration doesn't change which currently provides for deliveries	Not at this time.
Maint	Replace roof on maintenance bldg	High	High			Yes
Maint	Provide space for emergency generator			?	Depends on whether community center to be emergency shelter. Need to consider space for generator, fuel container, containment berm, etc. Not currently space for this. Could move wall out. Need to consider trenching to get power as well as fuel delivery	Probably not
High	Can't live without it					
Medium	Can live without it, but it will be difficult					
Low	Can live without it					
	Need to keep					
	Can reduce					
Remove	Can remove					
	Needs work, but can be done later					
3/14/2012						

Attachment V:

Roxbury Park Master Plan slideshow
dated:

- May 10, 2012



ROXBURY PARK MASTER PLAN

UPDATE TO RECREATION AND PARKS LIAISON
MARCH 14, 2012

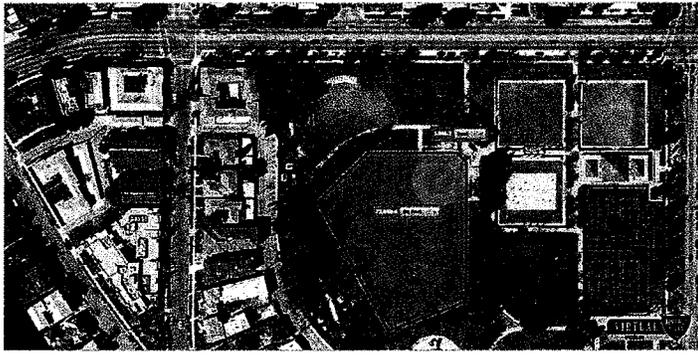


MULTI-USE SPORTSFIELD

- USER SAFETY
- FIELD RECOVERY
- MAINTENANCE COST SAVINGS

DRAINAGE/IRRIGATION IMPROVEMENT PRIORITIES

 **MULTI-USE SPORTSFIELD**



CURRENT CONFIGURATION

 **MULTI-USE SPORTSFIELD**



CURRENT CONFIGURATION ISSUES-COMPACTION/FIELD AVAILABILITY

 **MULTI-USE SPORTSFIELD**



CURRENT CONFIGURATION - RETAIN BACKSTOP ASSEMBLY

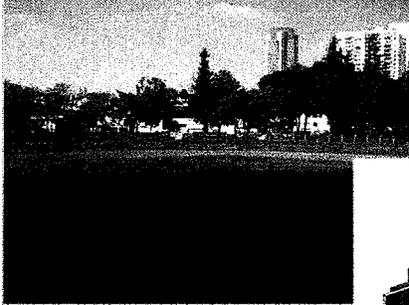
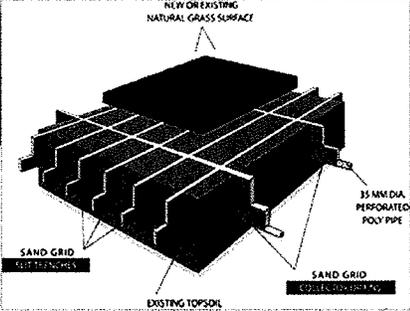
 **MULTI-USE SPORTSFIELD**



OPTION 1 - INSTALL GRID DRAINS INTO EXISTING SOIL

BEVERLY HILLS

MULTI-USE SPORTSFIELD

OPTION 2: GRADE/INSTALL DRAIN GRID/IMPORT SAND ROOTZONE

BEVERLY HILLS

MULTI-USE SPORTSFIELD

- OPTION 1: INSTALL GRID DRAINS INTO EXISTING SOIL**

NO IMPROVEMENT IN SAFETY CONCERNS
 MARGINAL INCREASE IN RECOVERY TIME
 MARGINAL IMPROVEMENT IN IRRIGATION COST SAVINGS
 NO IMPROVEMENT IN MAINTENANCE CAPACITY
 BACKSTOP/FENCING SYSTEM RETAINED

COST: \$348,908 - \$407,020
- OPTION 2: GRADE/INSTALL DRAIN GRID/IMPORT SAND ROOTZONE**

IMPROVED SAFETY
 SUBSTANTIAL IMPROVEMENT IN RECOVERY TIME
 SUBSTANTIAL IMPROVEMENT IN IRRIGATION COST SAVINGS
 SUBSTANTIAL IMPROVEMENT IN MAINTENANCE CAPACITY
 BACKSTOP RETAINED/FENCING SYSTEM UPGRADE REQUIRED

COST: \$503,688 - \$561,800

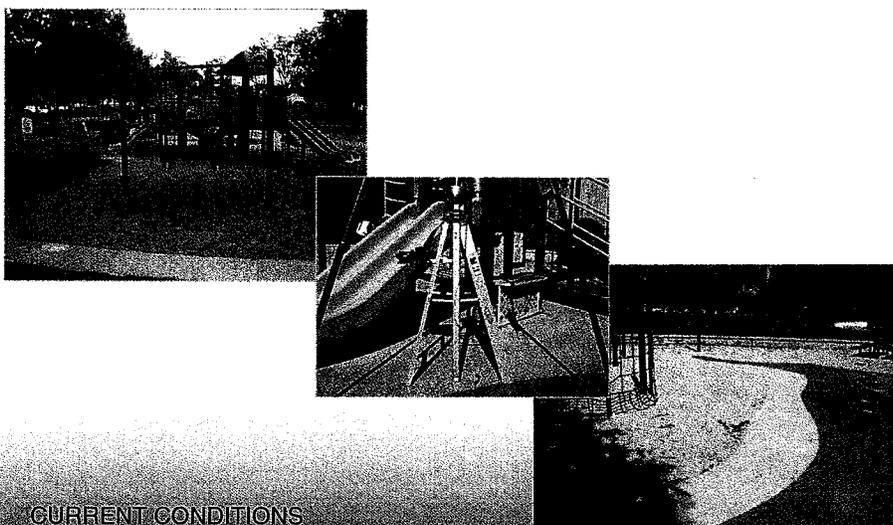
OUTCOME/COST COMPARISONS

 **PLAYGROUND EQUIPMENT**

- USER SAFETY
- USE FREQUENCY
- DURABILITY
- MAINTENANCE REQUIREMENTS

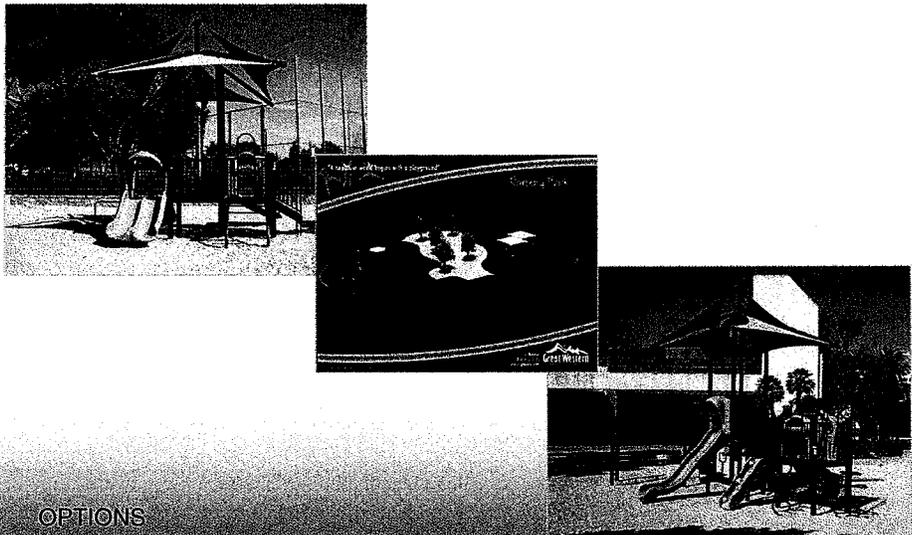
PRIORITIES

 **PLAYGROUND EQUIPMENT**



CURRENT CONDITIONS

 **PLAYGROUND EQUIPMENT**

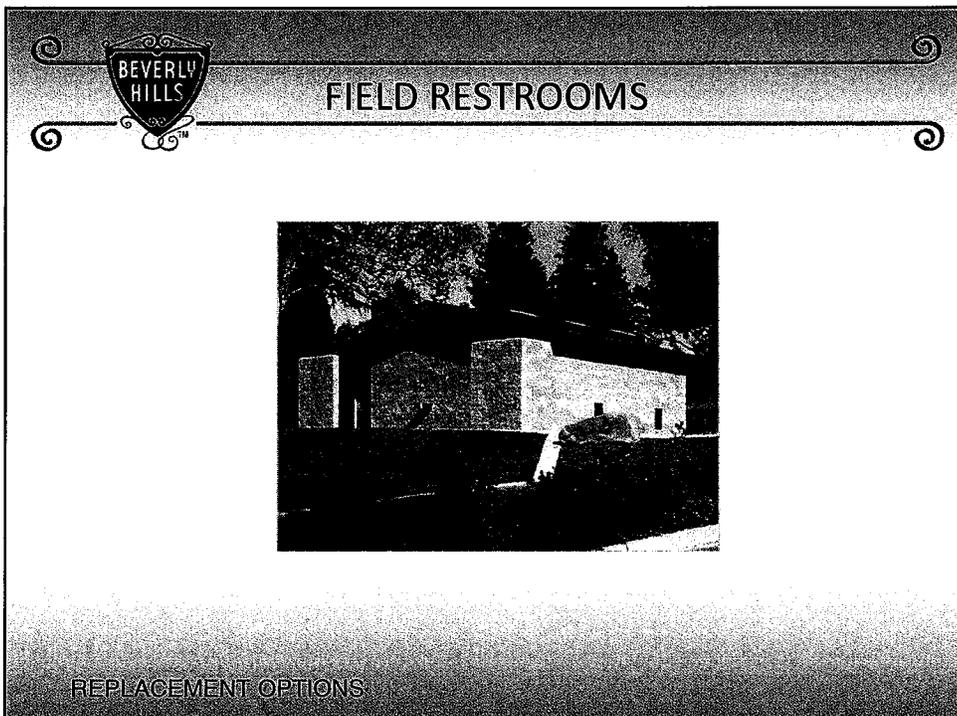
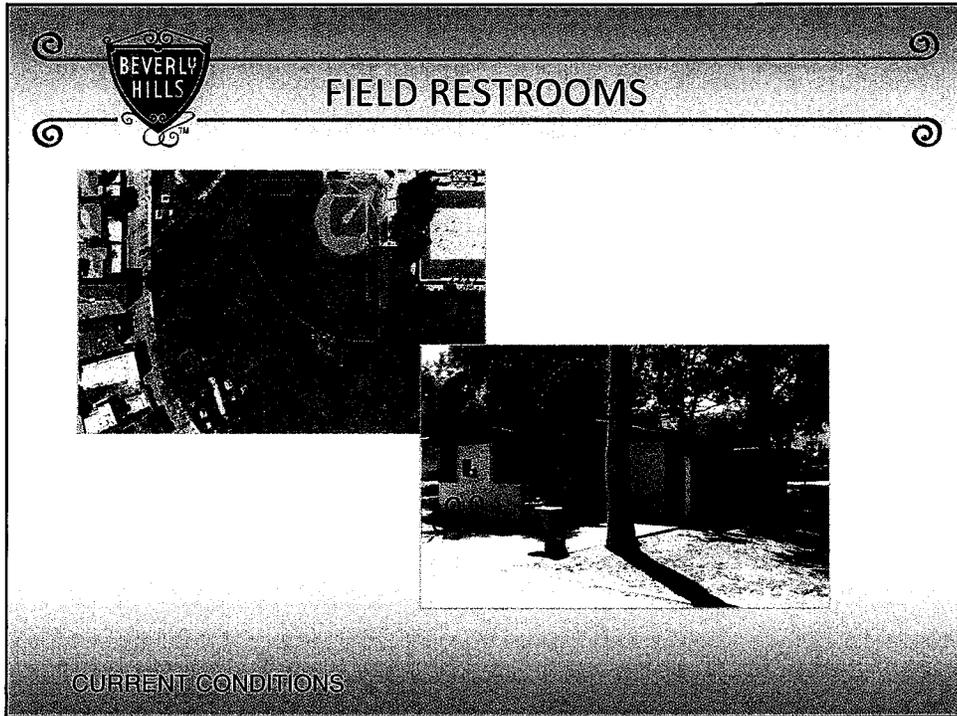


OPTIONS

 **PLAYGROUND EQUIPMENT**

- POURED IN PLACE (PIP) SURFACING
 - REPLACE EXISTING WORN PIP: \$80,020
 - REPLACE ALL EXISTING PIP: \$91,685
 - REPLACE EXISTING SAND AREAS WITH PIP: \$184,614
 - ALL AREAS MADE PIP: \$276,299
- PLAYGROUND EQUIPMENT
 - RETAIN/MAINTAIN EXISTING PLAYGROUND EQUIPMENT UNTIL NEXT PIP REPLACEMENT CYCLE: \$0
 - REPLACE PLAYGROUND EQUIPMENT WITH LA CIENEGA SHADED CONFIGURATION: \$148,579
- COMPLETE UPGRADE
 - ALL SURFACES PIP, NEW PLAYGROUND EQUIPMENT WITH BUILT IN SHADE STRUCTURES: \$425,000 +

STRATEGIES/COST COMPARISONS





FIELD RESTROOMS

- PRE-FAB CRANE IN UNIT
 - ADA COMPLIANCE ISSUES ADDRESSED
 - CHOOSE OPTIONS PRIOR TO CONSTRUCTION
 - MATERIALS DESIGNED TO PASS INSPECTION
 - HIGHER END MATERIALS MAY NOT BE AVAILABLE
 - DIFFICULT TO FIT TO EXISTING SLAB WITHOUT FACTORY CUSTOM BUILD
 - SLAB, CRANE, PERMIT, TRANSPORT FEES EXTRA
 - REPLACE EXISTING FIELD RESTROOMS WITH PRE-FAB UNIT(BUILDING ONLY): \$204,750 - \$300,000+

- DEMOLISH/REBUILD IN PLACE
 - ADA COMPLIANCE ISSUES ADDRESSED
 - MATERIALS DESIGNED TO PASS INSPECTION
 - HIGHER END MATERIALS CAN BE INCORPORATED
 - DESIGN COULD BE MADE TO FIT EXISTING SLAB
 - ESTIMATED 20% SAVINGS OVER PRE-FAB UNIT

STRATEGIES/COST COMPARISONS



ROXBURY PARK MASTER PLAN

QUESTIONS?

CONTACT INFORMATION:

KEN PFALZGRAF
PARKS AND URBAN FOREST MANAGER
310-285-2537
kpfalzgraf@beverlyhills.org



ROXBURY PARK COMMUNITY CENTER

RECREATION DIVISION PROGRAMMING AND ASSOCIATED SPATIAL REQUIREMENTS

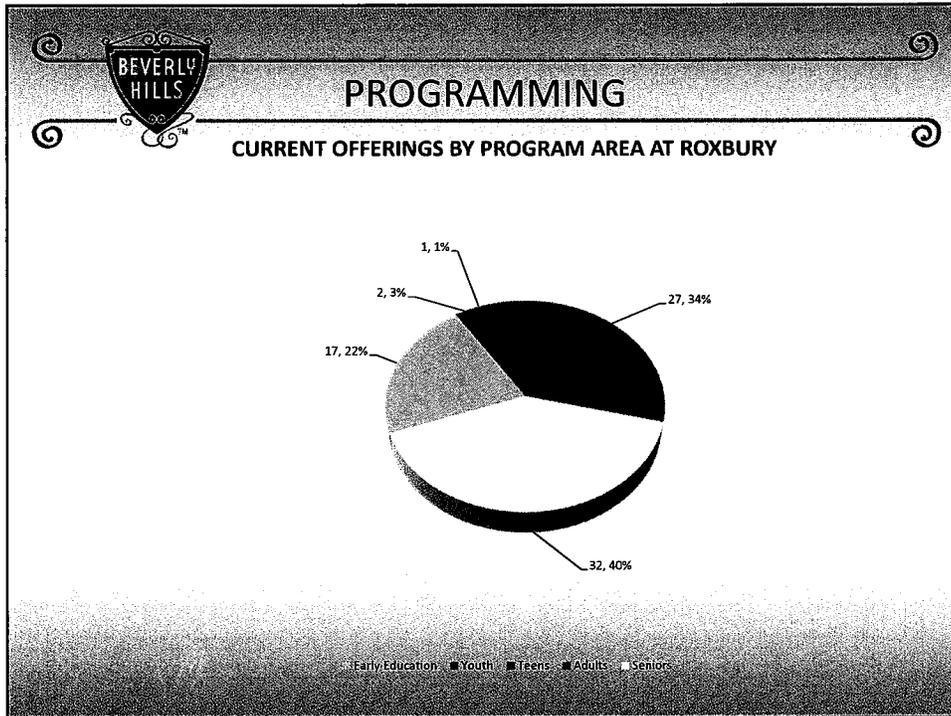
UPDATE TO CITY COUNCIL/RECREATION AND PARKS LIAISON
APRIL 5, 2012



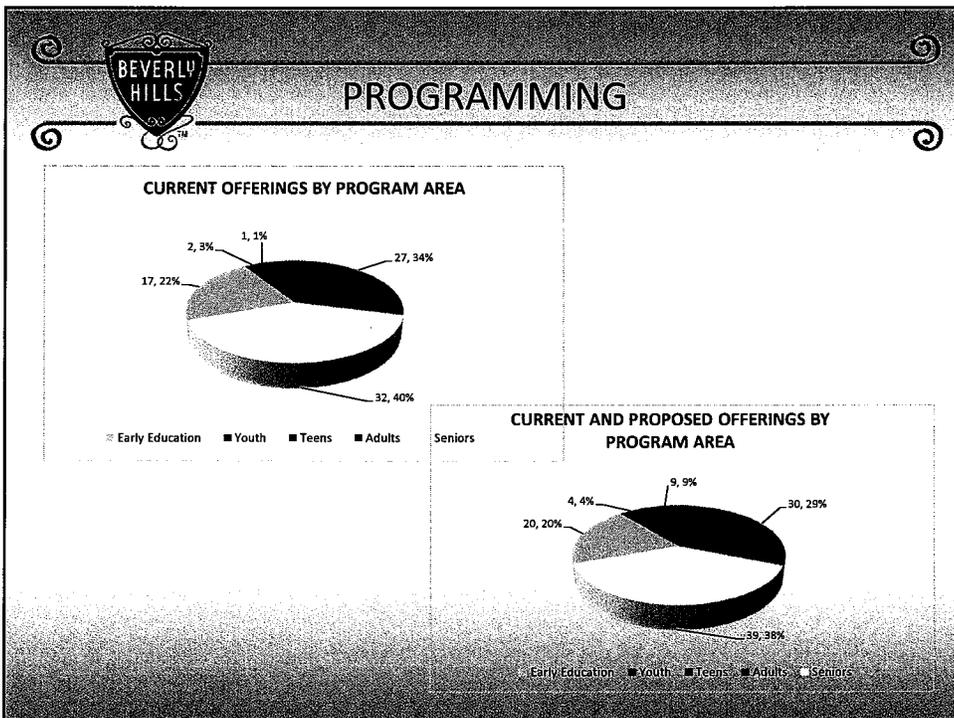
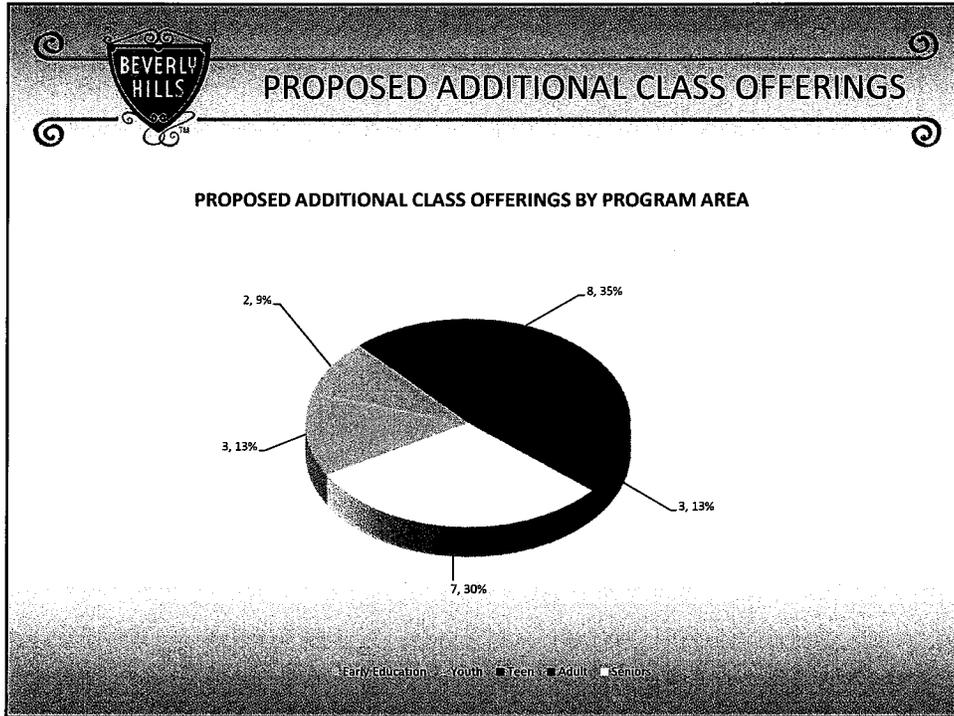
PROGRAMMATIC GOALS

- SERVE THE EARLY EDUCATION AND ENRICHMENT NEEDS OF BABIES AND YOUNG CHILDREN
 - PROVIDE SELECTED ENRICHMENT CLASSES FOR YOUTH (5-14 YRS OLD)
 - PROVIDE ENGAGING PROGRAMS FOR TEENS IN A SAFE ENVIRONMENT
 - SERVE THE RECREATIONAL NEEDS OF ADULTS
 - SERVE THE HEALTH AND WELL-BEING OF SENIORS

COMMUNITY CENTER ONLY



-
- PROPOSED ADDITIONAL CLASS OFFERINGS**
- | | |
|--|--------------------------------------|
| LITTLE TOTS EXERCISE | ADULT 1 DAY COOKING WORKSHOPS |
| PRINCESS DRAGONS AND FAIRY TALES | ADULT BADMINTON |
| SCIENCE TOTS | ADULT THEATER CLASS |
| YOUTH BASKETBALL LEAGUE (PRACTICES) | |
| YOUTH BASKETBALL GAMES | |
| TEEN 3-ON-3 BASKETBALL | |
| TEEN DODGE BALL | |
| TEEN DRAMA CLASSES | |
| TEEN FITNESS CLASSES | |
| TEEN HIP HOP DANCE CLASSES | |
| TEEN INDOOR VOLLEYBALL | |
| TEEN LATIN SIZZLE DANCE CLASS | |
| TEEN ZUMBA CLASS | |





CURRENT SPACES USED BY PUBLIC

101 (Can be divided into 2 rooms)	Can't have quiet/noisy classes together
102	
103 (L-shaped, can be divided into 2 rooms)	Odd shape doesn't lend to larger classes, doesn't have 2 separate entrances
Computer room	Conflict with senior nutrition
Library	Too small
Auditorium/Dance studio	Too small, ongoing prog. conflicts with nutrition. Difficult to have classes next to Aud.
Courtyard	Difficult to use in inclement weather



Proposed Room Size Based on Current Usage

Room type	Square footage	Abbr.	Number	Total
small room	400	S	1	400
medium room	700	M	3	2100
large	1400	L	1	1400
extra large	4500	XL	1	4500
Fitness	2000	F	1	2000
Kitchen	625	KIT	1	625

For current programs only Number taken from proposed building plan



Proposed Room Size Based on Current Usage

Services/Support	Square footage	Abbr.	Number	Total
Senior Exercise	650	EX	1	650 with equipment (need to verify)
Library	780	LIB	1	780 First floor only
Café	770		1	770
Children's Room	190		1	190
Staff	950			950 Reduced upstairs office by 1/3
Conference room	200			200 Reduced from proposed
Custodial	100			100 Could be reduced if have single story
Storage	730			730 Could be possibly reduced
				Need to keep family/universal restroom, possibility of reducing space with single
Restrooms	1090			1090 story
Circulation/lobby	2990			2990 Could be reduced
				Could be reduced if have single story,
Electrical/mechanical	1420			1420 smaller building

Number taken from proposed building plan



Proposed Facility Size Based on Current Usage

TOTAL PROGRAMMATIC SQUARE FOOTAGE: 20,895 SF

Does not include:

- Proposed new class offerings
- Nonrecurring rentals
- Courtyard
- Incorporation of preschool

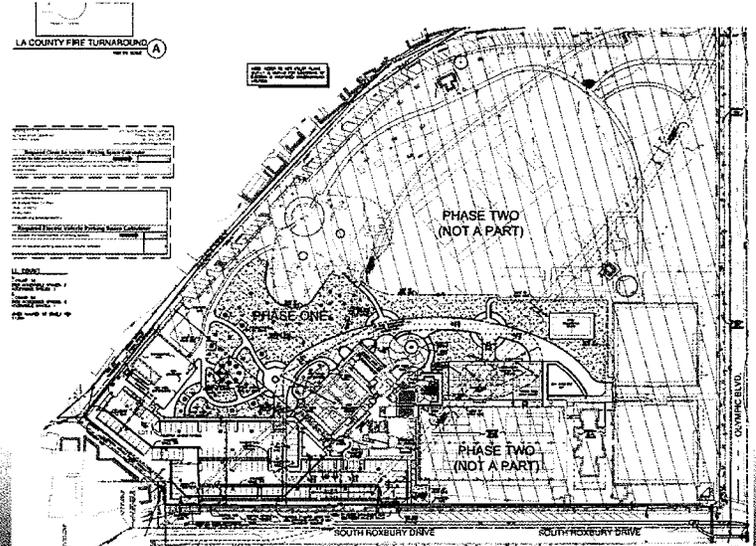
 **Balancing Space Needs and Building Placement**

Balance:

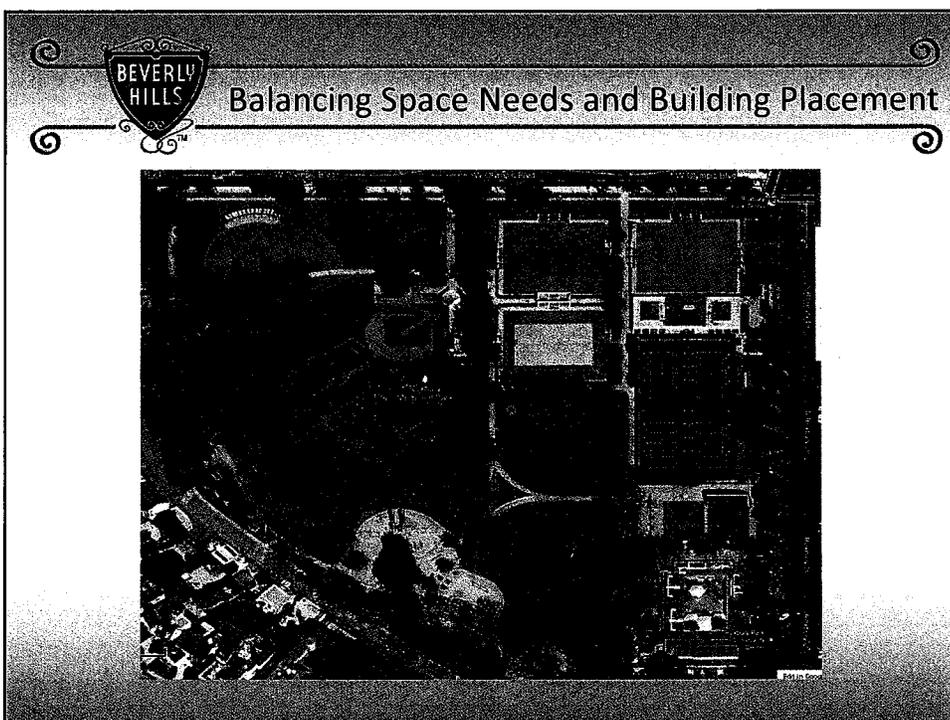
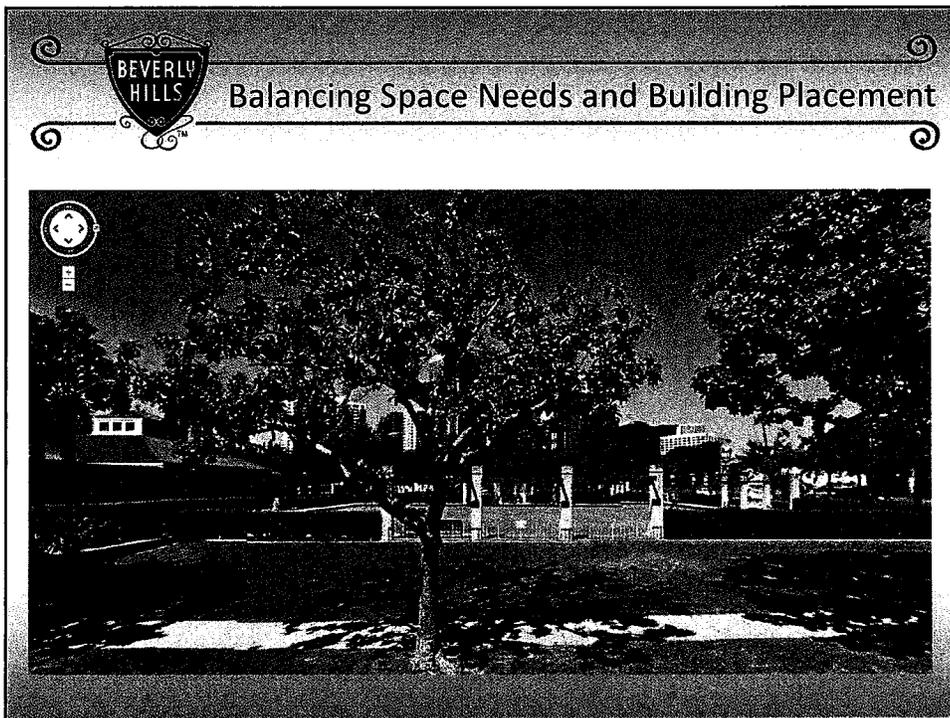
- 1 story v. 2 stories
- Surface parking, underground parking
- Maintaining green space

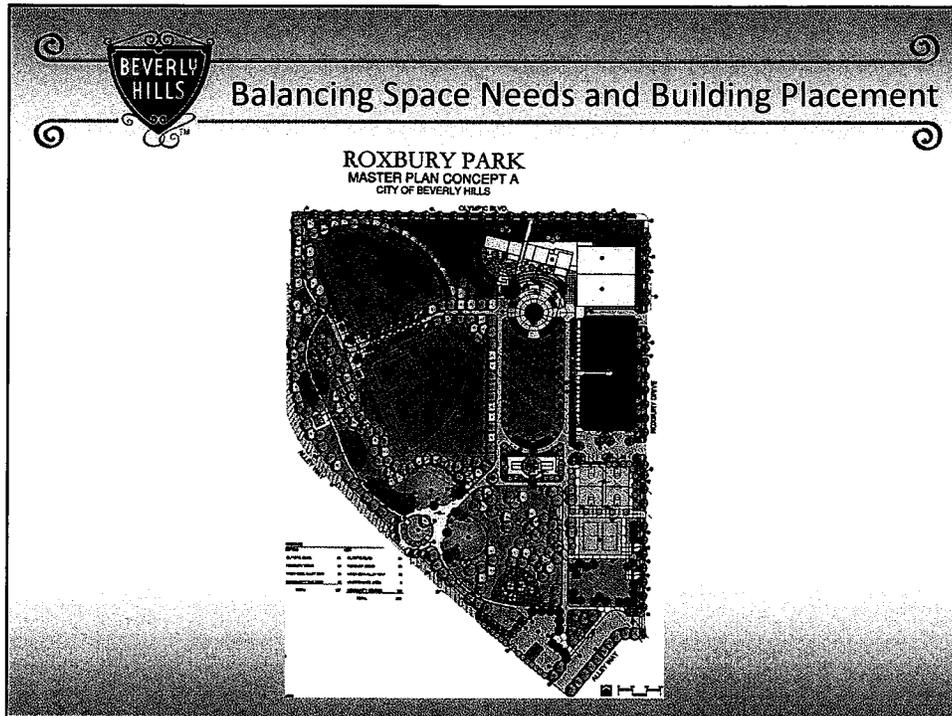
Placement of the facility

 **Balancing Space Needs and Building Placement**



The diagram is a detailed site plan for a development. It features a large, curved building footprint divided into sections. The central section is labeled 'PHASE ONE' and contains a complex arrangement of rooms and corridors. Two other sections are labeled 'PHASE TWO (NOT A PART)'. The plan includes extensive parking areas, both surface and underground, and various utility lines. A legend on the left side of the plan provides details for different types of parking and building areas. The plan is bounded by 'SOUTH ROXBURY DRIVE' at the bottom and 'OCEANIC BLVD' on the right side. A small inset map at the top left shows the location relative to 'LA COUNTY FIRE TURNAROUND'.





BEVERLY HILLS

ROXBURY PARK COMMUNITY CENTER

QUESTIONS?

CONTACT INFORMATION:

Nancy Hunt-Coffey, Assistant Director of Community Services
nhuntcoffey@beverlyhills.org
310-288-2210

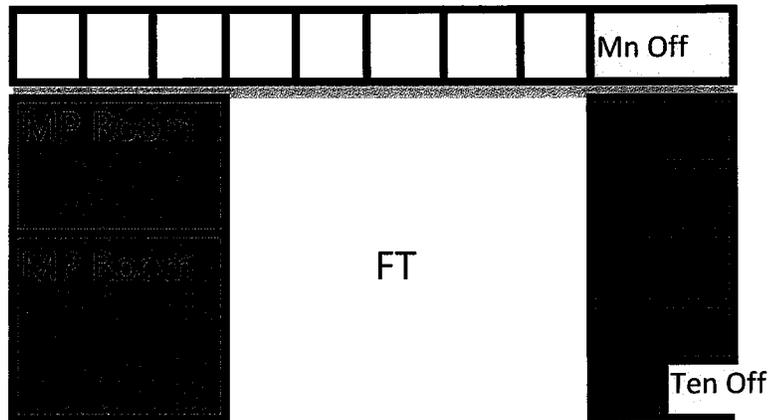
Tabular comparison of Olympic location to Roxbury location:

	Olympic site	Roxbury site
Plans		
Design result		
Traffic		
User access		
EIR		
Phasing/Use existing		
Noise		
Construction Activity		
Storm Drains		
Outdoor Basketball		
Outdoor Use at Corner	No dog park at croquet field (but could locate dog park just west of new building on western part of court #2) and could relocate play area to one of several possible locations	Maintain lawn bowling and croquet (also used as preschool play area), and potential dog park in one of existing croquet fields
Green space		
Air Quality and Noise Inside Park		

Provided by G. Lunn

	Olympic site	Roxbury site
Promoting sense of community	<p>Simple, modular design of building will accommodate all types of users, including those with disabilities. The building will be a central gathering place for the community.</p>	<p>Complex design of building will not accommodate all types of users, including those with disabilities. The building will not be a central gathering place for the community.</p>
Views from the new building	<p>Simple, modular design of building will provide clear views of the surrounding area.</p>	<p>Complex design of building will obstruct views of the surrounding area.</p>
Security of Park Users	<p>Simple, modular design of building will result in greater security and safety for park users.</p>	<p>Complex design of building will result in less security and safety for park users.</p>
Financial impacts	<p>Simple, modular design of building will be cost-effective and easy to maintain.</p>	<p>Complex design of building will be expensive and difficult to maintain.</p>
Future flexibility	<p>Simple, modular design of building will allow for additional use and expansion in the future.</p>	<p>Complex design of building will not allow for additional use and expansion in the future.</p>

Objective -- plan in 4 dimensions by rearranging existing pieces in more efficient manner.



Blue=multipurpose room, yellow=meeting room row, green=preschool, pink=offices and gray=hallway with floor to ceiling safety glass where faces courtyard.

Goal -- capture everything good about existing buildings, including charm and functionality, but with the following improvements:

1. Less SF yet more efficient.
2. Safer -- build second story capability per future codes.
3. Safer -- greater security than before -- integrated system.
4. Better access for seniors, preschool users and everyone else.
5. Lower energy and maintenance costs.
6. Simple and less expensive to build and maintain.
7. Far greater view opportunities -- courtyard and park.
8. Fire department dream situation -- fire lane to south provides excellent access, and building designed to be essentially fireproof.
9. Two elevator banks to garage -- one mainly for seniors, and designed to accommodate future 2nd stories.
10. Ability to expand in future at no cost to green space.
11. Tennis office location provides additional security.

Provided by G. Lunn



BEVERLY HILLS

ROXBURY PARK COMMUNITY CENTER

CITY COUNCIL/RECREATION AND PARKS LIAISON
May 7, 2012



BEVERLY HILLS

CURRENT SPACES USED BY PUBLIC

Feedback from the last meeting



Proposed Room Sizes Based on Current Usage

Space	Square footage/room	Number	Total sf	Notes
small room	400	1	400	
medium room	700	3	2100	Needs utility sink, storage
large	1400	1	1400	
extra large	4500	1	4500	needs wood floor
Fitness	2000	1	2000	needs wood floor + mirrors on one or two walls
Kitchen	625	1	625	
Senior Exercise	650	1	650	with equipment
Library	970	1	970	First floor only, including children's room
Café/vending	770	1	770	
Staff	1150		1150	room
Storage	730		730	Includes stage storage. Maybe need more here?
Restrooms	1090		1090	Elimination of locker rooms. Possibility of reduction with single story?
Circulation/lobby	2990		2990	Could be reduced
Electrical/mechanical	1520		1520	Could be reduced if have single story, smaller building, includes custodial
TOTAL			20,895	

Number based on rejected building plan



Proposed Room Size Based on Current Usage

TOTAL PROGRAMMATIC SQUARE FOOTAGE: 20,895 SF

Does not include:

- Proposed new class offerings
- Nonrecurring rentals
- Courtyard
- Incorporation of preschool

Is this a final number? No, it is based on programmatic plan and estimated square footages only.

Is there a fleshed out building design that goes along with this number? No, it is only conceptual at this point.

Could this number get bigger? Yes, it could if we decided to add features to the building, such as a middle school size basketball court

Could this number get smaller? Yes, it could if we decide to remove features from the building. Also, with the feedback from an architect, it is possible that the number could shrink with a smaller building.



Comparative Square Footages

Is the current proposal 50% larger than the existing building? No, depending on how you look at it, it is 15-26% bigger.
 Is the current proposal smaller than the plan that was rejected? Yes, depending on how you look at it, it is 18-20% smaller.

	Current proposal	Existing	Percent difference
Square footage without corridors/lobby	17,905	14,220	25.9%
Square footage for corridors/lobby	2,990	3,533	
Total square footage	20,895	17,753	15.0%

THIS IS AN ESTIMATE THIS IS AN ESTIMATE
INCLUDES MULTIPURPOSE ROOM THIS DOES NOT INCLUDE THE COURTYARD

	Current proposal	Rejected	Percent difference
Square footage without corridors/lobby	17,905	22,500	-20%
Square footage for corridors/lobby	2,990	2,990	
Total square footage	20,895	25,490	-18%



PROPOSED ADDITIONAL CLASS OFFERINGS

<p>LITTLE TOTS EXERCISE</p> <p>PRINCESS DRAGONS AND FAIRY TALES</p> <p>SCIENCE TOTS</p> <p>YOUTH BASKETBALL LEAGUE (PRACTICES)</p> <p>YOUTH BASKETBALL GAMES</p> <p>TEEN 3-ON-3 BASKETBALL</p> <p>TEEN DODGE BALL</p> <p>TEEN DRAMA CLASSES</p> <p>TEEN FITNESS CLASSES</p> <p>TEEN HIP HOP DANCE CLASSES</p> <p>TEEN INDOOR VOLLEYBALL</p> <p>TEEN LATIN SIZZLE DANCE CLASS</p> <p>TEEN ZUMBA CLASS</p>	<p>ADULT 1 DAY COOKING WORKSHOPS</p> <p>ADULT BADMINTON</p> <p>ADULT THEATER CLASS</p>
---	---



PROPOSED ADDITIONAL CLASS OFFERINGS

<p>LITTLE TOTS EXERCISE PRINCESS DRAGONS AND FAIRY TALES SCIENCE TOTS YOUTH BASKETBALL LEAGUE (PRACTICES) YOUTH BASKETBALL GAMES TEEN 3-ON-3 BASKETBALL TEEN DODGE BALL TEEN DRAMA CLASSES TEEN FITNESS CLASSES TEEN HIP HOP DANCE CLASSES TEEN INDOOR VOLLEYBALL TEEN LATIN SIZZLE DANCE CLASS TEEN ZUMBA CLASS</p>	<p>ADULT 1 DAY COOKING WORKSHOPS</p> <h1 style="text-align: center;">NO ADULT BADMINTON</h1> <p>ADULT THEATER CLASS SENIOR HEALTH SCREENINGS (MONTHLY) INTERGENERATIONAL CLASSES SENIOR BALANCE DISORDER SENIOR BINGO SENIOR BOOK CLUB SENIOR SUPPORT CLUB SENIOR SING-A-LONG</p>
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Priorities--What we heard

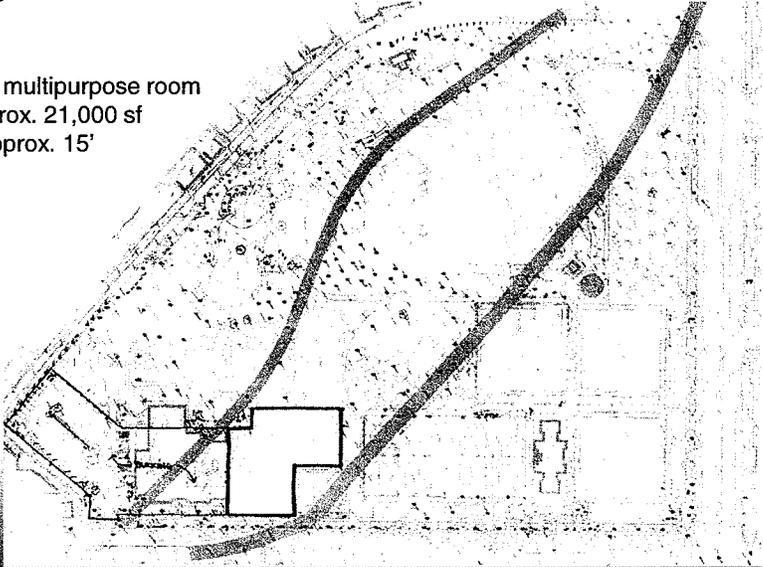
- Preserve green space
- Smaller project in size and scope
- Reduce the overall cost of the project
- Assessment of current and future programming needs that do not have significant adverse impacts on the traffic, parking and quality of the park or neighborhood
- Recoup what's been spent so far (use as much of the plans as possible)
- Don't cut back so far that nothing is gained
- Eliminate climbing wall and stadium seating for basketball court
- Design rooms that keep seniors and young children on the ground floor.
- Look at need for phasing. Examine need/costs to do some items from phase 2 now.
- Look at parking needs for a smaller project

 **Priorities--What we heard**

- Gather specific information from the school district on their time line and building plans. Clarify comments about adding multi-purpose rooms at each school site and additional athletic facilities at the High School.
- Determine whether there are different approaches to community center/park construction that have developed over the last few years
- Need for emergency sheltering and supporting systems
- Aggregate cost of all work needs to be known (whether phased or not)
- Issue of residents v. nonresidents
- Move forward with urgency.

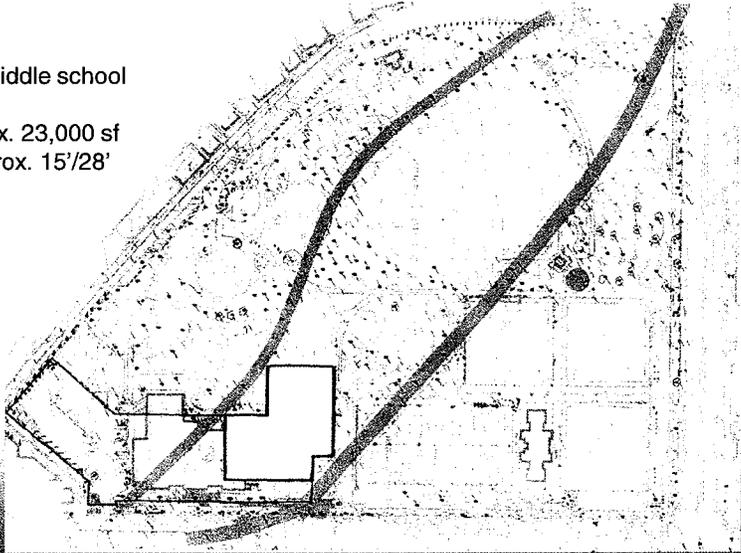
 **Possible Single Story—MP Room**

1 story w/ multipurpose room
Area: approx. 21,000 sf
Height: approx. 15'



 Possible Single Story—MS Gym

1 story w/ middle school
size gym
Area: approx. 23,000 sf
Height: approx. 15'/28'



 ROXBURY PARK COMMUNITY CENTER

If want to continue examining new, need
assistance from architect



ROXBURY PARK COMMUNITY CENTER

QUESTIONS?

CONTACT INFORMATION:

Nancy Hunt-Coffey, Assistant Director of Community Services
nhuntcoffey@beverlyhills.org
310-288-2210

Attachment VI:

Current Proposed Program spreadsheet

Attachment VII:

Summary of Construction Management
Company report dated:

- May 7, 2012

May 7, 2012

Donielle Kahikina
City of Beverly Hills
Public Works, Project Administration
345 Foothill Road
Beverly Hills, CA 90210

**RE: Roxbury Park Recreation Facility Renovation and Upgrade
Final Evaluation Report**

Dear Donielle,

Per our agreement dated March 5, 2012, we are pleased to present our Final Evaluation Report for the renovation and upgrades to the Roxbury Park Recreation Facility. The report is the culmination of the phased evaluation as follows:

- Review of the site with a focus on mechanical, electrical and structural code compliance.
- Review of the site with facility Staff with a focus on viability of the existing facility.
- Structural Engineer review of the site and available construction documents.
- Formal site walks with key subcontractors.
- Structural Engineering lateral analysis of the existing building.
- Structural Engineering conceptual sketches of any structural system retrofit required.
- Detailed breakdown of anticipated costs

Structural Evaluation

The structural evaluation was performed by JCE Structural Engineering Group and is based upon a visual assessment of the existing facility (performed on March 28, 2012) and review of the construction documents provided by the City. From this assessment, JCE has concluded that the existing lateral resistance system of the building is prone to perform poorly during earthquake events and will require seismic retrofit. Below is a summary of their findings and recommendations for minimum upgrades necessary for code compliance and their complete report is attached herein.

- Exterior perimeter steel column base plate and anchor bolts have deteriorated and are damaged by weather. It will be necessary to replace damaged plates and bolts and widen the pedestal footing to provide adequate support.
- Exterior and interior courtyard partial height brick walls and interior courtyard pony walls are inadequate to provide lateral resistance. It will be necessary to infill the window openings above several of these walls and provide appropriate roof anchorage.
- A 20-foot area of original brick wall has been subsequently removed from the Multi-purpose room. It will be necessary to restore this wall or strengthen the structure to compensate.
- Exterior perimeter partial height walls are not properly attached to the structure. It will be necessary to add steel plate support connections and the columns and top of each of these walls.



- Existing concrete piles are inadequate to support proposed shear wall retrofit. It will be necessary to add additional piles at these locations.
- Perimeter slab at the building addition reflects inadequate foundation support system. It will be necessary to provide a new grade beam and pile system.
- Exterior walkway canopies and entrances have an inadequate foundation support system. It will be necessary to provide a new grade beam and pile system.

The costs herein are based on the structural engineer's recommendation to retrofit the structure to at least minimum code level per CBC 2010. Retrofit of the existing structure based on the recommendations and sketches (included in the attached report) includes new steel piles, retrofit and replacement of existing grade beams, new footings at full height masonry walls, the shoring and extension of concrete pedestals where existing steel columns require modification and retrofit and new masonry walls. Additionally, it is recommended that the steel canopy at the South side of the facility be replaced in its entirety.

Please note that should the project move into the design phase it would be necessary to perform non-destructive or destructive testing to areas of the existing partial height walls to verify the demand/capacities ratios as well as enlisting a Geotechnical Engineer to provide a complete evaluation of the required capacities for added piles. Costs for these activities and/or further design have not been included in the evaluation estimate.

Code Compliance Evaluation

Based on our evaluation of the existing facility, discussions with current facility staff, review of previous facility reports and facility job walks with key subcontractors we have determined that the majority of the existing facility would require retrofit, upgrade or replacement for code compliance. A summary of these observations is as follows

Major Systems

- HVAC System – The current HVAC system does not function properly and based on the age of the existing equipment it is likely unserviceable due to the lack of availability of parts. Repair or modernization is further complicated by the presence of hazardous materials. In order to accommodate the needs of the existing facility it is suggested that the indoor air handling unit be replaced with a custom unit which will meet current ASHRAE standards, deliver the airflow capacity consistent with the existing facility and install within the confines of the existing fan room. Additionally, it is expected that eleven rooftop package units will be replaced, the boiler, pump and expansion tank will be replaced, all supply and return ducts will be replaced, and the air distribution system will be upgraded.
- Electrical System – The existing electrical system is not adequate to support the loads of the facility as it operates today. While upgrades to the HVAC system and exterior lighting would provide energy savings, upgrades to the kitchen and retrofit to allow for use of all systems simultaneously would make it unlikely the existing electrical switchgear would be adaptable to accept new circuits and breakers or meet current code. Engineering investigations have revealed that the new electrical service would be fed from a location 250-300 feet from the site. It is anticipated that in addition to the new electrical service (including a new SCE transformer and feed) it will be necessary to modernize the wiring throughout the facility for both electrical and low voltage systems,

remove and replace the main switchgear which would have capacity for current usage and future expansion, upgrade the site lighting at the entrances and parking lot and restore the A/V system in the auditorium.

- Plumbing – Upgrades to the plumbing will be necessary at all restrooms to accommodate ADA requirements. Reconfiguration of all fixtures will be required to provide both ADA clearances and potentially add fixtures to provide the code required number of fixtures based on the current usage of the facility. To accomplish these goals, we have projected that both main restrooms will need to be gutted out and reconfigured. The wing walls at the entrances will be removed, allowing for additional usable space within the existing restrooms. Furthermore, it is suggested that the existing mop sink and water heater be combined into one janitor closet, that two additional accessible restrooms be constructed using the space from the abandoned janitor closet and the existing electrical room (which currently has significant unused space). The panels in the electrical room will be configured to the smaller electrical room.

Other Code Requirements

The following is based on observations and evaluation of both existing systems and conditions and current code compliant replacement. Cost for these items has been included in the estimate as follows:

- Site Utilities – It is known that the sewer system is not adequate to support the facility and backs-up frequently. Costs have been projected for camera investigation to determine if the existing sewer system is clogged with tree roots and other organic matter as well as reconfigure and replace the sewer lines. Additionally, it will be necessary to add site drainage along the West entrance of the building to ensure water does not continue to flow into the facility.
- ADA Compliance – In addition to upgrades of the restrooms, costs have been estimated to provide a new compliant ramp at the South entrance, including upgrades to the parking lot and reconfigure the existing ramp between the facility and the basketball courts to provide accessible access to the East entrance along Roxbury. Reconfiguration of the walkways along the West side of the building would be reconfigured in concert with the new site drainage and areas of the courtyard would be repaired and the wood floor in the auditorium would be replaced to ensure proper sloping and eliminate tripping hazards. ADA compliance would also require replacement of all doorways that are less than 32” wide (50-75% of existing doorways) and code compliant signage throughout.
- Roof System – The existing roof system has been repaired multiple times and continues to leak. A new hybrid built up/2-ply roofing system (with a CRRC Energy Star Coating) would be installed over the existing roof after the existing rock is vacuumed and the existing roof leveled. Additionally, the perimeter gutter would be reconfigured and replaced and new walk deck pads would be installed for access to all HVAC and rooftop equipment.
- Kitchen – The current kitchen is insufficient to meet LA Health Code. Replacement with new kitchen equipment would include: hot food unit, refrigerator/freezer, 3-compartment sink, hand washing sink, food storage shelving, mop sink, floor sink, grease trap and interceptor, air curtain, lockable storage and staff lockers.
- Fire Sprinkler – A complete evaluation of the current fire sprinkler system has not been completed, however it is anticipated that at a minimum pipe leaks and head replacement will be necessary to make the sprinkler system code compliant.

Cost Estimate

Attached is final cost estimate of \$6,132,024 for the structural, HVAC, electrical, plumbing, site utility, kitchen, roofing, etc. upgrades necessary to bring the existing facility up to code.

We look forward to continuing working with you as the City further develops the plan for the future of this facility. Please let us know if you have any questions.

Sincerely,



Jeff Bara
Project Manager

Cc: Brett Curry, CWD
Bonnie Francisco, CWD

Roxbury Park Evaluation
Beverly Hills, CA

C.W. Driver
 BUILDERS SINCE 1919
ESTIMATE SUMMARY

5/7/2012

Estimate No.: #117211
 Square Feet: 14,803
 Months On-Site: TBD

Estimator: BF

* Seq	Description	Notes	Total	Cost per Sqft
1	Temporary Barricades and Protection		21,100	\$1.43
2	Surveying		3,960	\$0.27
3	Temporary Fencing		4,137	\$0.28
4	Final Cleaning		3,701	\$0.25
5	Demolition		37,660	\$2.54
6	Drilled Piles		147,000	\$9.93
7	Asphalt Paving		8,400	\$0.57
8	Site Concrete		109,197	\$7.38
9	Site Utilities		65,000	\$4.39
10	Landscape & Irrigation		10,000	\$0.68
11	Structural Concrete		547,892	\$37.01
12	Masonry		81,075	\$5.48
13	Steel		699,370	\$47.25
14	Roof / Sheet Metal		156,452	\$10.57
15	Doors, Frames, and Hardware		62,840	\$4.25
16	Glass		24,405	\$1.65
17	Metal Stud & Drywall		45,756	\$3.09
18	Ceramic Tile		29,242	\$1.98
19	Acoustical Ceilings		39,508	\$2.67
20	Resilient Flooring & Base		5,000	\$0.34
21	Wood Floor		55,909	\$3.78
22	Painting and Coating		8,000	\$0.54
23	Toilet Partitions and Accessories		20,220	\$1.37
24	Interior Code Signage		2,500	\$0.17
25	Food Service Equipment		68,875	\$4.65
26	Fire-Suppression Systems		5,500	\$0.37
27	Plumbing		72,400	\$4.89
28	HVAC		681,197	\$46.02
29	Electrical		1,479,326	\$99.93

oxbury Park Evaluation
 Beverly Hills, CA

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 BUILDERS SINCE 1919
ESTIMATE SUMMARY

5/7/2012

Estimate No.: #117211
 Square Feet: 14,803
 Months On-Site: TBD

Estimator: BF

* Seq	Description	Notes	Total	Cost per Sqft
End Of Summary - Do Not Erase				
SUBTOTAL			4,495,619	\$303.70
30	Contingency	10.00%	449,562	\$30.37
31	General Conditions, Overhead & Fee	12.00%	1,186,843	\$80.18
Total Estimate			6,132,024	\$414.24

Gross Sqft:	14,803
Total Cost/Sqft:	\$414.24