



## CITY OF BEVERLY HILLS STAFF REPORT

**Meeting Date:** January 24, 2013  
**To:** Honorable Mayor & City Council  
**From:** Donielle Kahikina, Associate Project Manager   
Alan Schneider, Director of Project Administration  
**Subject:** Update on Roxbury Park Community Center  
**Attachments:** Architectural Drawings

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### INTRODUCTION

This staff report is a follow up to the schematic design that was presented to the City Council and seeks direction to proceed with the public bidding process.

### DISCUSSION

At the October 2, 2012 City Council Study Session, the design progress for the Roxbury Community Center was presented to the full City Council. The proposed project, which is a single story building of approximately 19,800 SF, sited over the footprint of the existing building, was unanimously accepted by the City Council. At the formal meeting on October 2<sup>nd</sup>, Amendment No. 1 to the agreement with RTK Architects was approved to prepare plans and specifications suitable for bidding.

Several design suggestions were made by the City Council at the October 2<sup>nd</sup> meeting. These included:

- To study the incorporation of a glass roof over a portion of the interior courtyard.
  - Design response: extending a glass roof over the interior courtyard was determined to create heat gain in the space in excess of what could be readily mitigated by the mechanical system. However, per the original design, a smaller amount of glass at that ceiling has been maintained, as

well as a linear skylight down a narrow section of the corridor adjacent to the interior courtyard to bring in natural light.

- To increase the indoor-outdoor feel by designing larger openings or sliding doors from the Senior Suite rooms and the exterior.
  - Design response: sliding doors at these locations were studied, however, given the nature of the room function, swing doors were thought to be more easily opened and closed over the life of the room. To create an indoor-outdoor connection, the swing doors were grouped together and can be mechanically held open to create a larger opening.
- To analyze the cost-benefit to increasing the amount of solar panels beyond the minimum required by the Municipal Code.
  - Design response: we are currently working with our solar consultant to study the benefit of additional solar panels against the initial cost and payback over time. This information will be shared upon return to the Council for an award of contract.

On November 14, 2012, the design was presented to the full Architectural Commission and was received favorably with compliments about the design. Comments included enhancing the main entry to create better visibility to the entry. This was addressed by shifting the tree locations at the entry court to open up the view from the sidewalk and drop off zone. Additional comments included creating more prominent building identification signage with increased illumination. The architect has addressed this by further developing the monument sign that is proposed at the drive entry.

Since that time, the Architect has further prepared plans and specifications in coordination with the construction manager, Matt Construction as a part of their pre-construction activity to assist with systems recommendations and selection, and provide value engineering analysis.

The preliminary project budget was presented at the October 2<sup>nd</sup> Study Session which reflected the FY 12-13 Capital Improvement Program (CIP) budgeted funds for the Roxbury Park Facilities Renovation. The project budget for the building construction was estimated to be \$11,588,617. Matt Construction has provided cost estimating services that have shown that the project is within the budget presented in October. Based on this estimate staff seeks direction from the City Council to issue the project for bids in late March or early April. It is anticipated that the award of contracts for the project will be presented to the City Council for approval in May 2013.

The complete set of design documents has been made available for review by the City Council.

In order to facilitate the bid process and retain qualified contractors through a prequalification process, staff is recommending that the Matt Construction agreement be amended at this time. Amendment No. 1 to the Agreement with Matt Construction for construction management services is on the formal agenda for approval on January 24<sup>th</sup>.

The site improvements proposed for Roxbury Park have been discussed through the City Council/Recreation and Parks Liaison Committee process over the course of several months. It was the recommendation of the Liaison Committee to further study

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renovation of the sports field, replacement of the west restroom building, and renovation of the playground and equipment. At the May 15<sup>th</sup> Study Session staff received further direction from the City Council to pursue design options for these site improvements as well as study the cost of construction. Therefore, staff recommends approval of Amendment No. 1 to the Agreement with T.I. Maloney for design services related to the park restroom building and playground area site improvements which is on the formal agenda for approval at the January 24<sup>th</sup> meeting.

**FISCAL IMPACT**

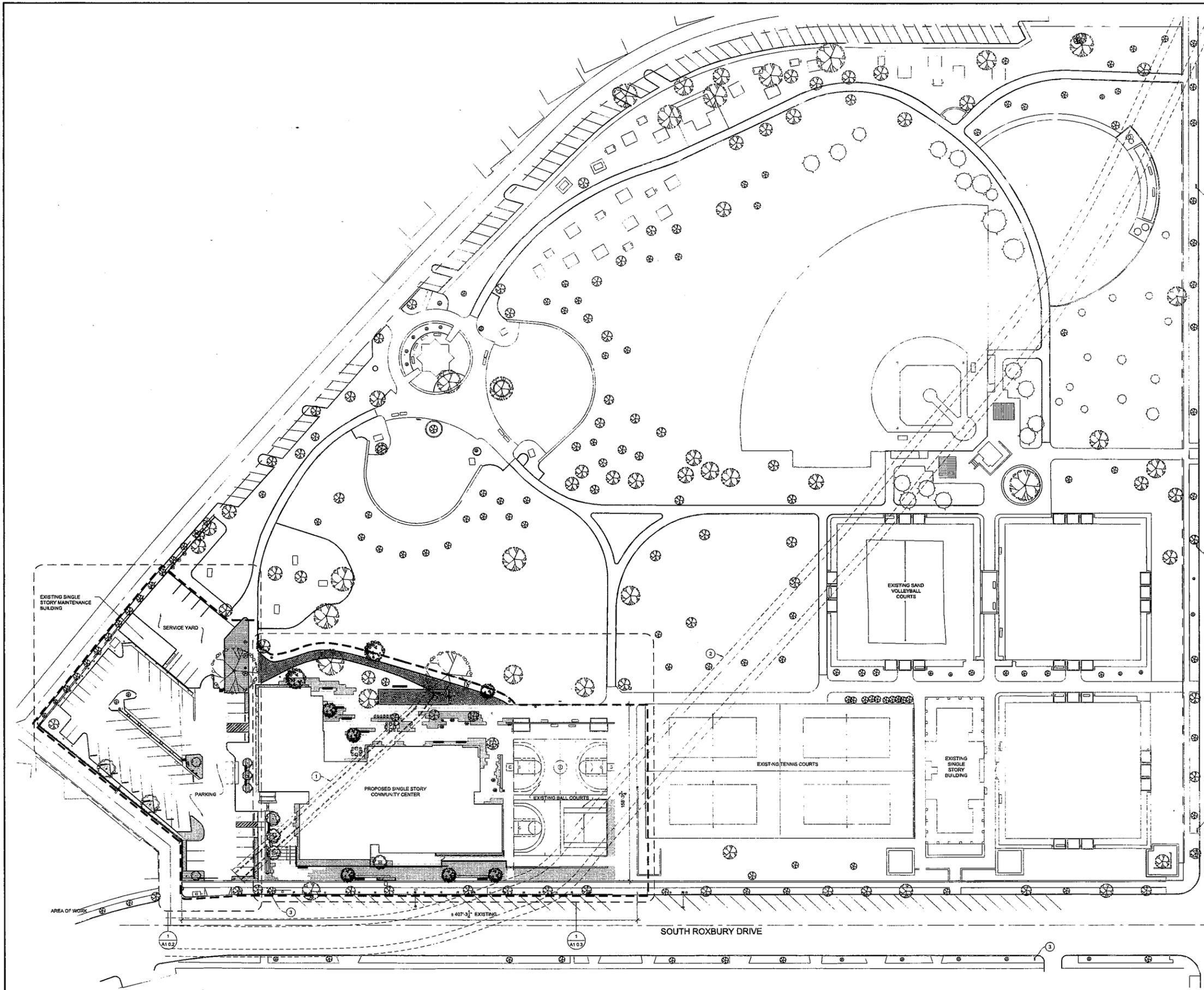
None at this time.

**RECOMMENDATION**

Staff recommends that the City Council authorize the bidding process for the Roxbury Park Community Center as described in this report.

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David D. Gustavson  
Approved By

# **Attachment 1**



**KEY NOTES:**  
 1 CITY STORM DRAIN  
 2 COUNTY STORM DRAIN  
 3 EXISTING FIRE-HYDRANT

**LEGEND:**  
 - - - BOUNDARY OF WORK  
 - - - PROPERTY LINE  
 [Hatched Box] NEW LANDSCAPING  
 [Dotted Box] NEW PATTERNED CONCRETE  
 [Dashed Box] NEW DOG PAT-

**GENERAL NOTES:**  
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No.	Date	By	Revision

Job No. 120800  
 Submittal PLAN CHECK  
 Issue Date JAN 14 2013  
 Drawn By  
 Checked By

SITE KEY PLAN  
**CITY OF BEVERLY HILLS**  
 ROXBURY PARK COMMUNITY CENTER  
 471 SOUTH ROXBURY DRIVE  
 BEVERLY HILLS, CA 90213

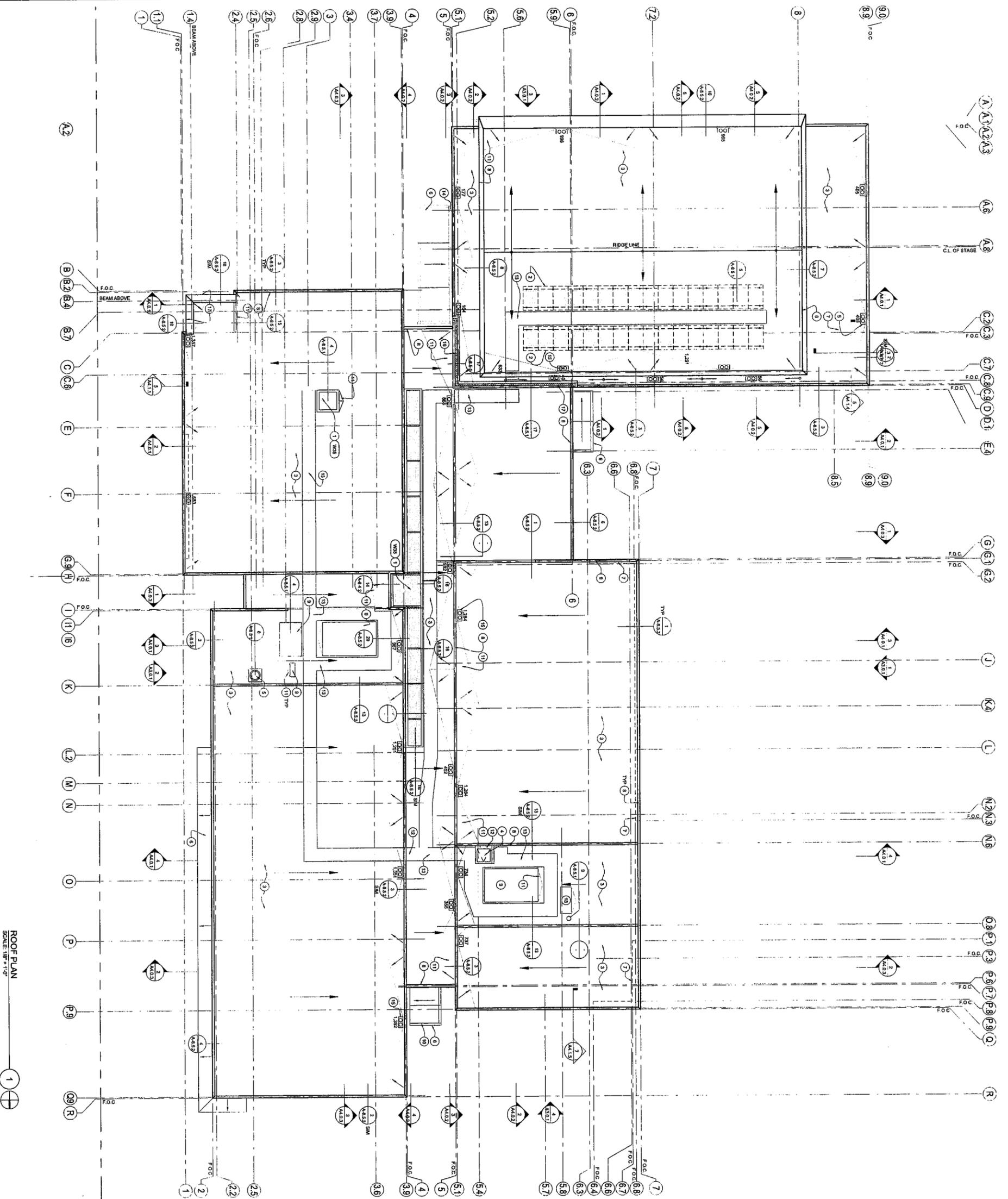
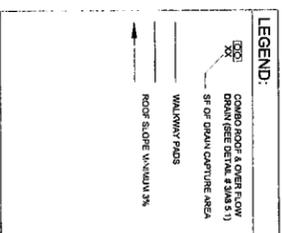
SITE KEY PLAN  
 SCALE: 1/8" = 1'-0"



- KEY NOTES:**
1. REVEALED GLASS ALUMINUM FRAME CURTAIN WALL
  2. SQUARE PANEL BALUSTED SYSTEM
  3. CLASS A THERMOPLASTIC SINGLE PLY ROOFING BY SVA SAMPWELL, INC (ROOFER: 157)
  4. ROOF ACCESS HATCH
  5. EXHAUST FAN
  6. CURBUP BELOW
  7. DISHED LINE OF WALL BELOW
  8. PARAPET
  9. HVAC PLATFORM
  10. RAISED ALUMINUM LETTERS SIGNAGE AT CURBUP BACKLIT
  11. CRICKET
  12. LUDGER (SEE DETAIL 7.1)
  13. WALKWAY FLOORS BY SVA SAMPWELL, INC
  14. EXPOSED STEEL BEAM PFD
  15. ROOF BRAM & ROOF OVERFLOW
  16. EXPANSION JOINT
  17. CUSTOM CURTAIN WALL - S&O DETAIL
  18. VERTICAL WATER HEATER

**GENERAL NOTES:**

- ALL MECHANICAL EQUIPMENT SHOWN ON ROOF PLAN ARE FOR REFERENCE PURPOSES ONLY. SEE MECHANICAL DRAWINGS FOR SPECIFIC INFORMATION.
- REFER TO SHEET A-2.1 FOR TYPICAL.
- SEE GENERAL NOTES ON THE ROOF AREA.
- PROVIDE 2" MINUS SYSTEM DESIGN BUILT, SEE ALLOWANCE FOR RAILS AND PV MODULES SUPPORT.
- SUPPORT FRASE SHALL BE MOUNTED ON CONCRETE OR STEEL. CONTRACTOR SHALL VERIFY CONTRACTOR STANCHIONS SHALL BE BY SWLAIN TO DETAIL S1-A-2.2.
- PROVIDE MINIMUM 1/4" FT SLOPE AT ALL CRICKETS.
- VENT PIPES TO BE EQUAL TO THE PARAPET HEIGHT.



ROOF PLAN  
SCALE: 1/8" = 1'-0"

**ROOF PLAN**

**CITY OF BEVERLY HILLS**  
**ROXBURY PARK COMMUNITY CENTER**  
 471 SOUTH ROXBURY DRIVE  
 BEVERLY HILLS, CA 90213

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A-2.1.2  
01.14.13

