



Monrovia
California



1995 * 2024

CITY COUNCIL STUDY SESSION
MONROVIA COMMUNITY CENTER RENOVATION
PROJECT UPDATE
JULY 2, 2024

OBJECTIVE

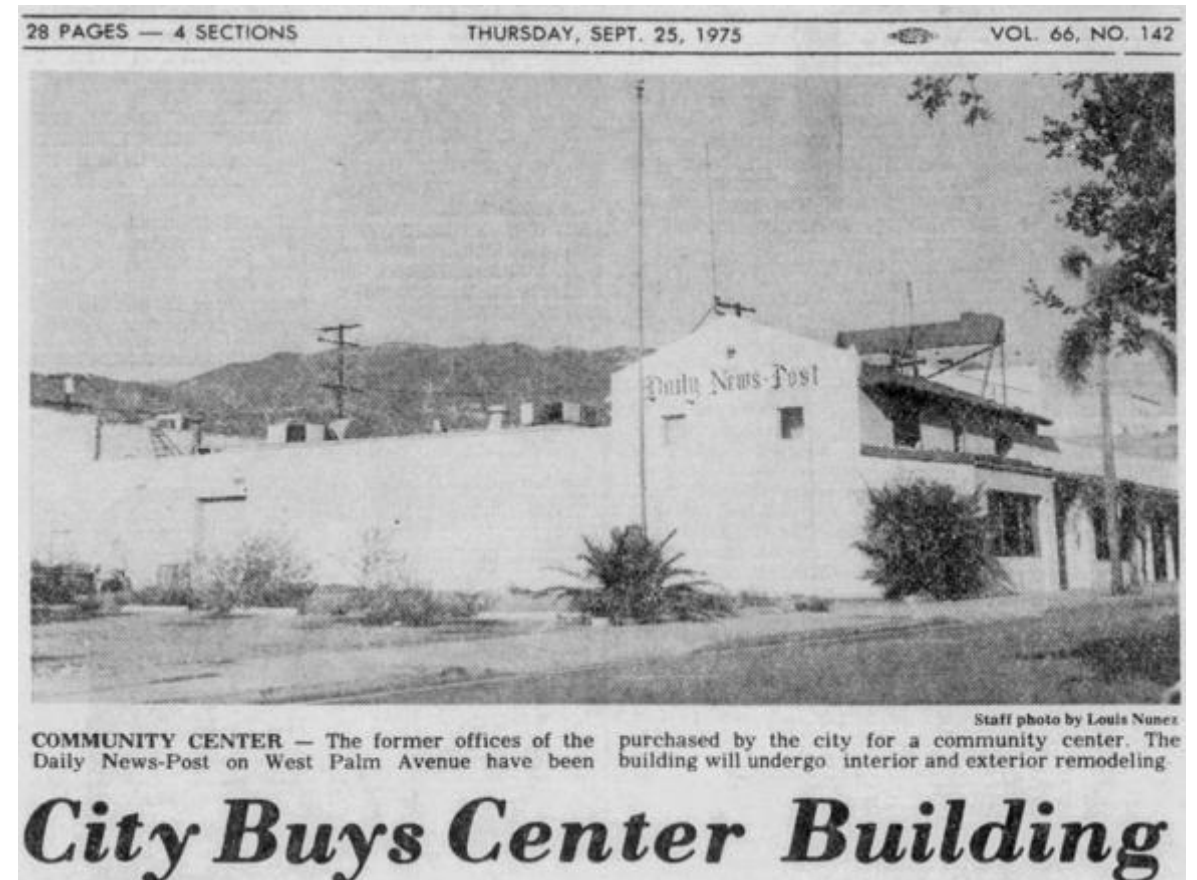


- Review past efforts (planning, community engagement) which bring us to today
- Share initial design and concepts for the project. Our goal is to confirm... we are moving in the right direction?
- This is only the 1st look at the design – there will be many additional presentations provided to the Council
- Discuss certain critical path decisions to gather Council's input and direction

BACKGROUND



- The building has transitioned over the years
- Original building was the local newspaper – Daily News Post (1925)
- In 1975 the building was purchased by the City for \$155,000
- November 1977 the building was opened after completing a \$775,000 renovation project



BACKGROUND



- We have been gathering input and studying the Community Center Project for several years
 - Working with the Community Services Commission
 - Conducted Community Survey
 - Held Public Meetings
 - Visited neighboring Community Centers

BACKGROUND



- 2015
 - Staff began studying the idea of a Community Center Renovation as a part of a potential collaboration with a private developer
 - Hosted two community meetings with the Community Services Commission
 - Hosted two meetings with the Historic Preservation Commission
 - Hosted two public meetings, one of which was a MAP Leader meeting
 - Hosted presentations for various groups (MOTAB, Planning Commission, New Horizon and Gad-a-bouts senior clubs, Quota Club)
 - Hosted two meetings with the City Council
 - Project did not have community support and was ended

BACKGROUND



- 2016
 - On the heels of the Community Center renovation discussion, Council asked staff to work with the Community Services Commission to study a possible renovation of the Community Center
 - Community Services Commission formed a separate Subcommittee
 - Met with facility users
 - Conducted a City-wide survey (215 respondents)
 - Conducted site visits at neighboring community centers (Arcadia, Duarte, Diamond Bar, Claremont, and Rancho Cucamonga)

BACKGROUND



■ Survey Results

- 75% of respondents use the Community Center / 64% use the Community Center a couple times a week
- 52% reported the Community Center does not meet their needs (Cleanliness of the facility, condition of the rooms, parking challenges,)
- Top ratings for the community wants:
 - Access to WiFi and improved A/V
 - Safe drop off and pick up location
 - Enhanced lobby / counter area
 - Improved Banquet space
 - Area to view children's programs
 - Art and craft space and dance space
 - Teen / Youth space

It is just a sad little space...

BACKGROUND



November 2015

Exclusive Negotiating Agreement with Hale Corp. for a collaborated project to build a new Community Center.

January 2016

Collaborative Project with Hale Corp. ended and Commission was asked by the Council to study our options. Subcommittee formed.

July 2016

Subcommittee Reported back to the Commission their research related to facility tours. Community Survey Launched.

August 2016

Community Survey Response shared with the Commission.

2017

City enter agreement with Undisclosable to develop as-builts for the Center and conduct a seismic retrofitting assessment.

October 2018

Commission officially reported back to the Council that the Community Center footprint is sufficient however renovations are needed.

August 2019

City entered agreement with Undisclosable to begin Concept Designs.

March 2020

COVID Outbreak. Undisclosable Reorganization.

September 2021

City Entered new Agreement with Undisclosable to create Project Concepts and Cost Estimates.

January –March 2022

Staff worked with Undisclosable on Program need assessment and reviewed early concepts.

February 2024

Entered agreement with Perkins Eastman to finalize construction documents

WORK COMPLETE TO DATE WITH PERKINS EASTMAN



- Project Team has been working diligently since the City Council Award of Contract on February 6, 2024
 - Participated in 12 project meetings with key City staff and Perkins Eastman Team
 - Field Verification Study – *Complete*
 - Design coordination – *Ongoing*
 - Preliminary Storage Assessment – *Complete*
 - Preliminary Meeting with Kitchen Consultant – *Complete*
 - Preliminary Meeting with Technology Systems Consultant – *Complete*
 - Topographic and Utility Survey – *Complete*
 - Geotechnical Investigation – *Preliminary Boring is complete; additional study may be needed based on project direction*
 - Hazardous Material Survey – *Pending future site testing*
 - Structural Assessment – *Preliminary study is complete; additional study may be needed based on project direction*

COMMUNITY CENTER DESIGN ASSUMPTIONS



- Taking into account feedback from the community, CS Commission and City Council (including today)
- Provide an open and welcoming lobby
- Orientate the entrance to better connect with the park
- Protect the Kay Dalton Room and the original Daily News Post structure
- Provide more public spaces with views of the park
- Provide more informal gathering spots in and around the building
- Incorporate natural light throughout
 - Solatubes / More Windows / Building Layout
- Be mindful of *Security Through Environmental Design*
 - Balance what the community wishes may be with the desire to avoid unintended security challenges
- Elevate/Improve the overall design, both exterior and interior
- Incorporate digital display panels throughout the building
- Consider the relationship of the rooms to one another
- Ensure sufficient work space for staff (still working thru the floor plan)
- STORAGE!

EXTERIOR CONCEPT DESIGN DIRECTION



- Staff is seeking general consensus that the design is moving in the right direction
 - Orientate the Community Center entrance to be more prominent
 - Celebrate the arches found in the original building design and throughout the Library to better connect the aesthetic of the two buildings – Creating a strong sense of space
 - Provide more public spaces with views of the park
 - Provide more informal gathering spots around the building – Exterior reception space for private events
 - Be mindful of *Security Through Environmental Design*
 - Balance what the community wishes are with the desire to avoid unintended security challenges
 - Elevate the overall building design



Start





MARY DALTON
BASKETBALL HALL

MONROVIA
COMMUNITY CENTER













ARE WE MOVING IN THE RIGHT DIRECTION?

- Pause...
- Quick check in...

CRITICAL PATH DISCUSSION POINTS



- These are project components we are studying that will have an impact on the overall design and therefore we need to work towards identifying the best option for Monrovia
- We will look at each one of these items in more detail and would ask for feedback from the City Council
 - Parking Lot Layout
 - Skyfold Room Divider
 - Demolition of the Racquetball Courts for New Construction
 - Full Catering Kitchen vs. Warming Kitchen
 - Photovoltaic (Solar Panels) on Roof and in Parking Lot
 - Approach for Emergency Shelter Power
 - Roof Top Deck or Second Story Meeting Spaces
 - Incorporation of Natural light throughout the building

PARKING LOT LAYOUT



PARKING LOT LAYOUT



- The proposed design will maintain the number of parking spots currently available in the Community Center, *PLUS...*
 - Add 2 ADA Van accessible parking spots
 - Add 8 EV Charging Stations (two would be ADA Van Accessible)
 - Add 20 trees; would be looking to remove the 6 trees currently on site to allow for the enhanced features and better circulation
 - Add 1 additional Parking Lot Light
 - Improve the efficiency of the lighting and properly light key areas such as the ADA stalls and the entrance to the building
 - Improve the safety of the pick up and drop off in the Parking Lot with a zero grade ADA access

Design Feature	Current Lot	Alternative A	Code Required
Number of Parking Spaces	30	30	<i>Met previous code requirements</i>
Number of ADA Parking Spaces	0 ADA Van Accessible 2 ADA General Accessible	2 ADA Van Accessible 1 ADA General Accessible	<i>Meet or exceeds code</i>
Number of EV Charging Spaces	0	7 EV Charging Stations 1 EV ADA Van accessible Charging Stations	<i>Meet or exceeds code</i>
Number of Trees in Parking Lot	4 Palm Trees 2 Sycamore Trees	20 TBD	<i>Native Trees would be aligned with the City Tree Planting Ordinance 24"-36" box</i>
Number of Lights in Parking Lot	4	5	<i>Focus on ADA parking stalls and building entrance</i>
Additional Features		<i>Improved safety for drop off and pick up with zero grade entrance to the center off Palm Ave.</i>	

ALLEYWAY

Alternative A

PARKING COUNT:
(CBC TABLE 11B-208.2)

TOTAL PARKING STALLS: 30

REQ. ACCESSIBLE STALLS: 1
PROVIDED: 1

REQ. VAN ACCESSIBLE STALLS: 1
PROVIDED: 1

TOTAL PROVIDED: 2

EV STATIONS:
(CGBC TABLE 5.106.5.3.1)

TOTAL PARKING STALLS: 30

REQ. EV CAPABLE SPACES: 6
PROVIDED: 6

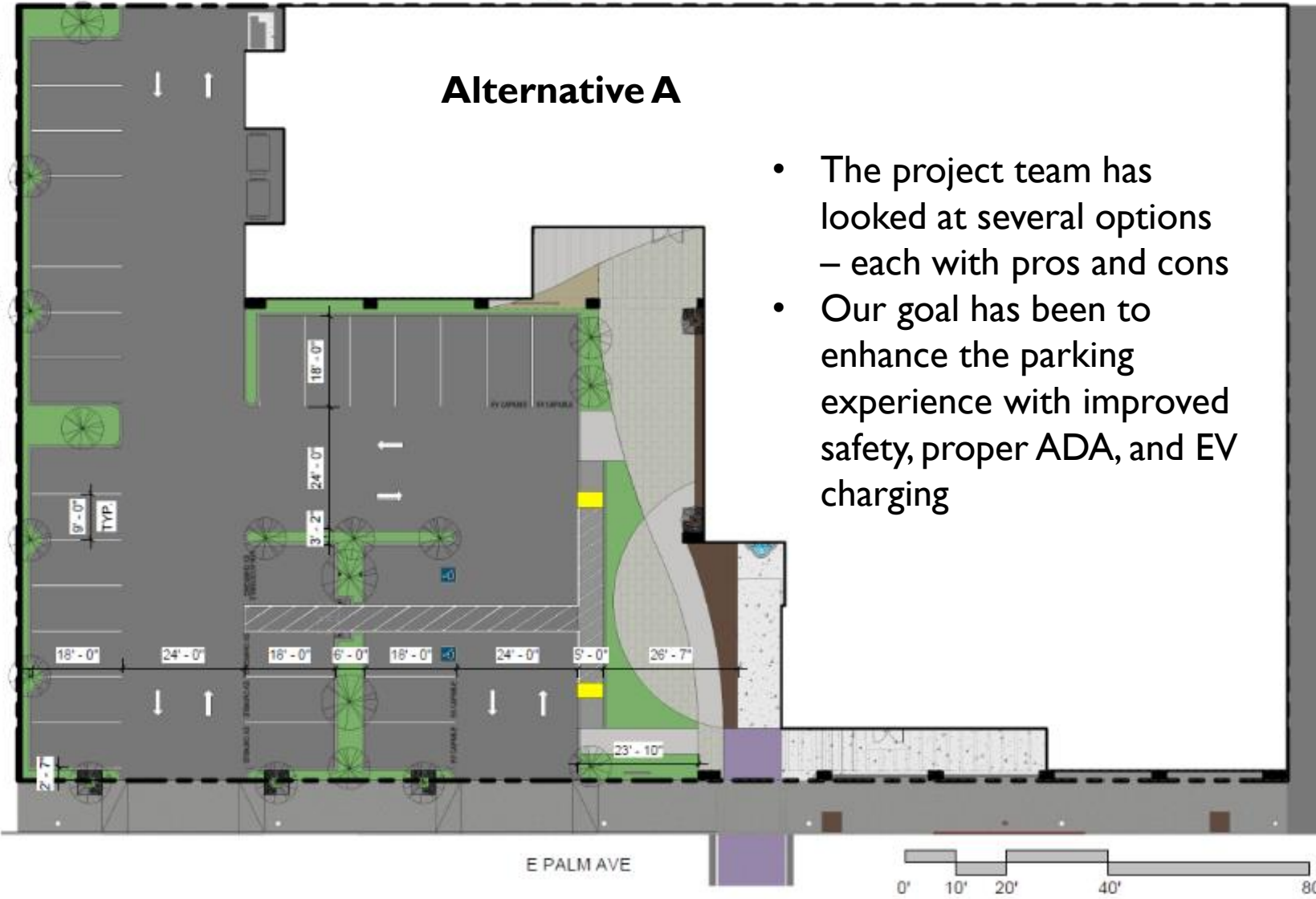
REQ. EVCS: 2
PROVIDED: 2

TOTAL EV SPACES: 8

REQ. ACCESSIBLE EVCS: 0
PROVIDED: 0

REQ. VAN ACCESSIBLE EVCS STALLS: 1
PROVIDED: 1

TOTAL PROVIDED: 1



- The project team has looked at several options – each with pros and cons
- Our goal has been to enhance the parking experience with improved safety, proper ADA, and EV charging

- The team did look to protect the Sycamore trees on site as well as reduce the eastern drive approach to be one way
 - Could diminish the safety of the drop off and pick up Alternative A provides
 - Would result in fewer parking stalls in Alt C
 - Could negatively impact the circulation in the parking lot



PARKING LOT LAYOUT



- Recommend proceeding with the Alternative A

SKYFOLD ROOM DIVIDER



- The Kay Dalton Room is very large by adding a room divider, we have more options for room rentals for smaller events
- Room Divider Considerations
 - Sound buffering – Will it provide the acceptable privacy and sound attenuation between spaces?
 - Sound transmission Classification = Rating 20 (soft speech) to 65+ (loud music)
 - Ease of use – Will it be easy enough for staff to deploy the wall as needed?
 - Aesthetics – Will it look good and not create disruptive sight lines?
 - Longevity – Will it perform well over time and be void of malfunction?
- City of Burbank Site Visit
 - Installed in 2009; no issues with the product
 - Staff demonstrated the wall both the lowering and sound buffering

SKYFOLD ROOM DIVIDER



SKYFOLD ROOM DIVIDER



SKYFOLD ROOM DIVIDER



■ Pros

- Divide the Kay Dalton Room into two separate meeting spaces
 - Total 4,000 SF / Divided – 2,680 SF and 1,320 SF
- Provides for an appropriate size room for medium size groups
- Seamless design with no tracks or disruptive sightlines
- Mechanical and easy to use with safe guards in place
- Attractive with various finishes and materials
- Excellent acoustic performance
 - Applications in Music Rooms, Convention Centers, Hotels, Schools, Restaurants, Gymnasiums, etc.

■ Cons

- Cost ~\$300,000
- Will require annual maintenance



SKYFOLD ROOM DIVIDER



- Recommend including Skyfold Room Divider in the Kay Dalton Room

DEMOLITION OF RACQUETBALL COURTS



DEMOLITION OF RACQUETBALL COURTS



- Racquetball courts have been used for building storage for a long time (no longer used for racquetball)
- Significant change in the grade moving east to west
- The current building envelope is extremely limiting and would not meet our program needs
- Through demolition, we can expand available space by 1,500-2,000 SF and more efficiently meet program needs
- Recommend demolition of the racquetball court building

KITCHEN – CATERING OR WARMING



- The current Community Center kitchen offers an oven and a stove that was constructed in the 70's when the building requirements were very different
- If we include an oven and stove in the renovated kitchen, it would move us from a warming kitchen to a catering kitchen and trigger several requirements that we currently are not subject to
- Neighboring agencies offer the following:
 - Arcadia – Catering Kitchen
 - Claremont – Catering Kitchen; however, Facility Rentals are warming only
 - Diamond Bar – Catering Kitchen; however, Facility Rentals are warming only
 - Duarte – Catering Kitchen; however, Facility Rentals are warming only
 - Rancho Cucamonga – Catering Kitchen
- Currently all rentals and Senior Nutrition Program brings in prepared food for service
- We do not get requests for use of the oven or stove, other than to keep food warm

KITCHEN – CATERING OR WARMING



- If we switch to a full service catering kitchen, the following are some items we need to consider:
 - A grease interceptor needs to be installed outside of the kitchen – this requires additional fees and regular maintenance
 - There would be a need to allocation additional space to meet code
 - Code requires additional storage – approximately 100 SF
 - Code requires lockers be provided for staff – approximately additional 100 SF
 - **SB 1383**
 - Would not trigger the need for a Food Recovery Site – This is only when we produce food on site for over 2,000 individuals
 - **Vent Hood Requirements**
 - With Ventless cooking equipment, this will still require an increase of supply air and a larger load on the HVAC system
 - Ventless equipment can only be electric and will require a large amount of power.
 - The approximate cost increase, with added equipment, HVAC system upscale design and square footage would be +/- \$375,000

KITCHEN – CATERING OR WARMING



- Recommend the City Council discuss the options and provide staff with direction

SOLAR PHOTOVOLTAIC SYSTEM (SOLAR PANELS)



- Roof Mounted System
 - Solar Panels are required by code for new construction
 - Any portion of the building that is new construction will trigger PV be added based on percent of roof area
 - Kay Dalton roof area may have structural and utility limitations
 - Estimated Cost for Enhanced PV = \$575,000
- Parking Lot System
 - PV is doable in the parking lot
 - May want to consider the neighborhood compatibility of PV in this location
- Emergency back up power
 - Further reviewing the viability of using PV for back up power for essential functions in an emergency

SOLAR PHOTOVOLTAIC SYSTEM (SOLAR PANELS)



- Recommend the following:
 - Add solar panels on the roof as required by code
 - Study the possibility of adding to roof where feasible without creating substantial structural changes
 - Omit solar panels in the parking lot

EMERGENCY POWER OPTIONS



- The Community Center serves as a shelter during local emergencies such as heat waves and evacuation warnings
- The Community Center should be positioned to support Monrovia residents with essential services such as a shelter, a source for food and water, and a location to gain timely information when needed
- Having access to power to support essential services is important
- Options for proper back up power:
 - Purchase and connect an emergency back up generator = \$500,000
 - Stub in electrical outlet to connect to a rented generator in an emergency
 - Cost to stub in connection = \$185,000
 - Cost to rent the generator as needed = \$7,500 / Week
 - Study power collected and stored by solar panels for use in an emergency
 - This would limit the amount of power available
 - In the cases of an extended emergency, we may run out of stored power

EMERGENCY POWER OPTIONS

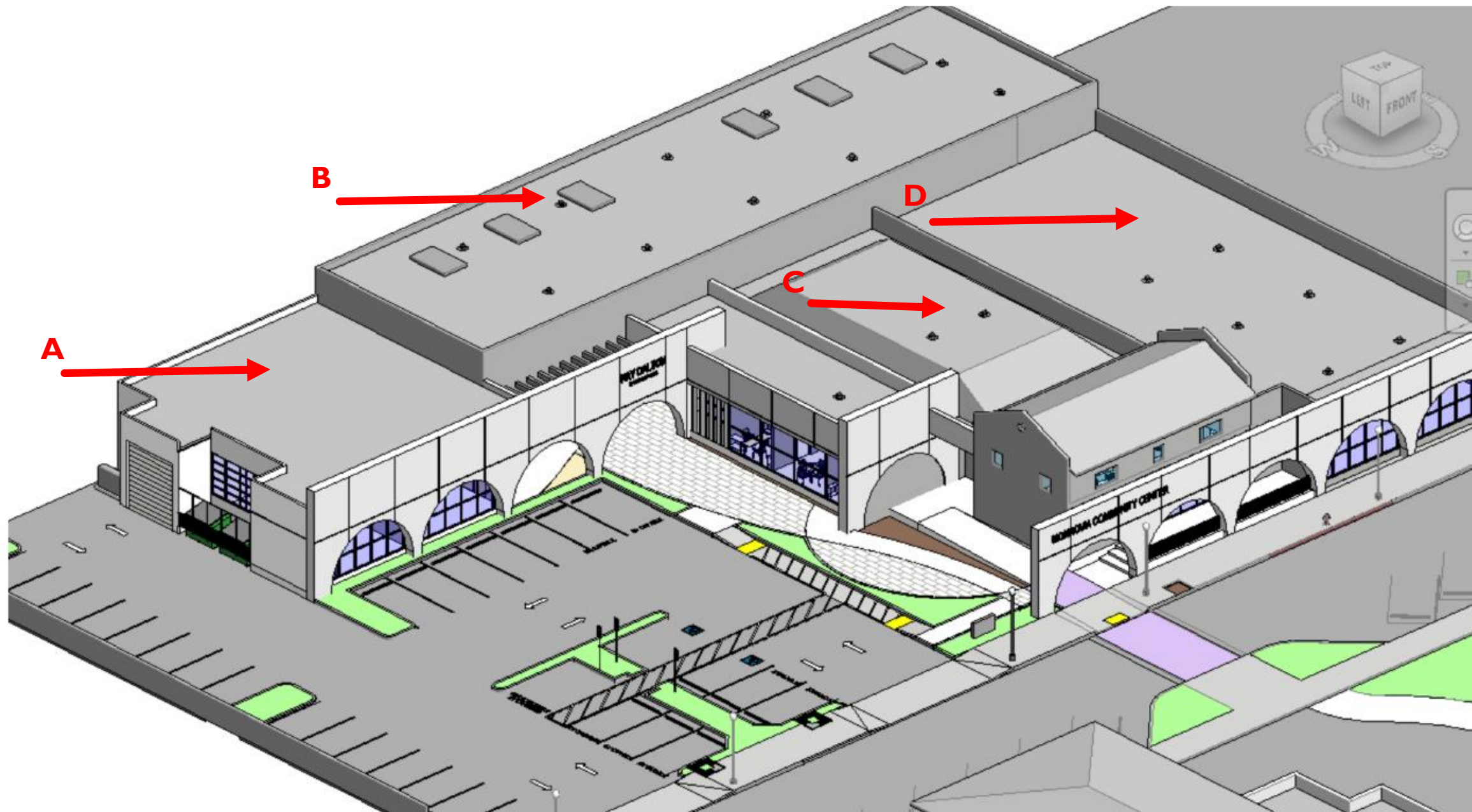


- Recommend stubbing in electrical outlet to connect to a rented generator in an emergency

ROOF TOP GATHERING SPACE



- Structural Implications (building code / seismic retrofitting / structure reinforcement)
- Elevator Requirements (additional SF needed for shaft)
- Emergency Egress Requirements – possibly two stair cases dependent upon occupancy load (additional SF needed for each stair well)
- Impact on neighbors
- Impact on mountain views from Library Park
- Actual view from the roof top
- Allowable occupancy load
- Costs Benefit Analysis

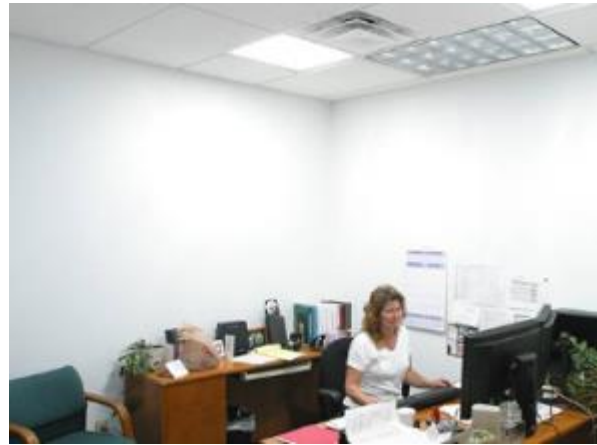


ROOF TOP GATHERING SPACE



- Staff are seeking some consensus on design criteria from the City Council
- As we further study this idea, what are the key factors to make this a viable options?
 - Actual views from the roof?
 - Occupancy allowed within the space?
 - How the space can be used – Indoor vs. Outdoor?
 - Cost?

SOLATUBES



SOLATUBES



SOLATUBES



- Recommend including Solartubes through building in addition to incorporating windows and clear screens where possible

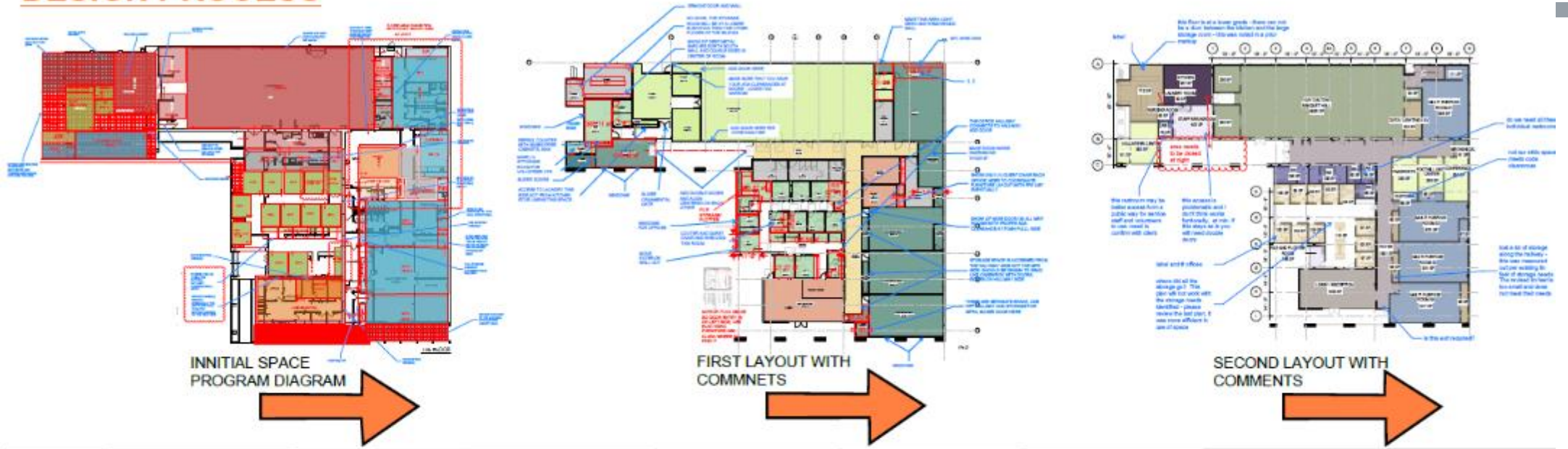
COMMUNITY CENTER FLOOR PLAN



- The floor plan is very fluid. Various critical path decisions tonight also affect the floor plan.
- The Project Team will continue working through floor plan options and return to Council when ready

Room	Current SF	Proposed SF
Kay Dalton	4,000	4,000 (2,500/1,500)
Monroe Room	900	991
Senior Game	812	830
Multi Purpose Room	840	969
Craft Room (Conference Room)	272	394
Passport Office	300	300
Foothill Unity Center (Iris Room)	273	250
VCSGV	250	350
TOTAL SF	7,647	8,084

DESIGN PROCESS



BUDGET UPDATE



- We have been working with a budget of \$20M based on renovation costs per square feet
- Current budget estimate is at \$22M
 - All soft costs included such as Bidding, Labor Compliance, Construction Management, Testing & Inspection, Fixtures and Furnishings, Contingency, etc.
- There are still decision we are working through that would impact the budget:
 - Add Skyfold System = ~\$300,000
 - Add Catering Kitchen = ~\$375,000
 - Add Emergency Generator Infrastructure only = ~\$185,000
 - Add Enhanced Roof Top PV = ~\$575,000
- These enhancements total ~\$1.435M
- Add Roof Top Deck / Second Story Program Space = Cost to be determined based on concept design changes

CRITICAL PATH DISCUSSION POINTS



- Staff is seeking Councils feedback on the following items:
 - Parking Lot Layout – **Recommend Alternative A**
 - Skyfold Room Divider – **Recommend including in the design**
 - Demolition of the Racquetball Courts for New Construction – **Recommend demolition**
 - Full Catering Kitchen vs. Warming Kitchen – **Recommend City Council discuss and provide direction**
 - Photovoltaic (Solar Panels) on Roof and in Parking Lot – **Recommend including PV on roof where possible and omit PV in the Parking Lot**
 - Approach for Emergency Shelter Power – **Recommend stubbing in electrical outlet to connect to a rented generator in an emergency**
 - Roof Top Deck or Second Story Meeting Spaces – **Recommend City Council discuss and provide direction**

NEXT STEPS



- Incorporate feedback from City Council
- Continue to study floor plans based on feedback from the City Council
- Come back to Council with updates when needed
- Begin working on potential dates for a “Road Show” to share the project with the Community

QUESTION / DISCUSSION

