

City of Piedmont  
CITY COUNCIL AGENDA REPORT

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DATE: September 17, 2018

TO: Mayor and Council

FROM: Paul Benoit, City Administrator

SUBJECT: Receipt of a Report on the Recreation Center/Veterans Hall Master Plan from Siegel & Strain, Architects

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BACKGROUND

In 2016, the City Council authorized funds to engage a consultant to analyze opportunities and options for improving the Recreation Building and Veterans Hall to optimize the operational and program related space needs of the Recreation Department. This analysis was initiated in recognition that these facilities were never designed to meet current operational and programmatic needs. Currently, due to the configuration and condition of the buildings, the City has been forced to adapt programs and operations to suit the configurations and limitations of the buildings. Recognizing this, on September 6, 2016 Council authorized the issuance of a Request for Proposals to develop a master plan of the Recreation Center and Veterans Hall to optimize space efficiency for Recreation Department programs.

The Recreation Department's offices are located at 358 Hillside Avenue, which was a large single-family residence built in 1912 and acquired by the City in 1949 to accommodate the Recreation Department. The configuration of the building is largely unchanged from the original and results in a very inefficient use of space which hinders not only the department's day-to-day activities, but also constricts our ability to expand recreation programming that would better serve the community. The Piedmont Veterans Memorial Building constructed in 1950 also suffers from space inefficiency issues and an outdated, underutilized event rental space.

On January 17, 2017, Council awarded a contract to Siegel & Strain Architects for development of schematic concepts for improvement of the Recreation Center and Veterans Hall. The intent of the architectural analysis is to create a logical, cost-effective, and flexible plan to meet the present and future space needs of the Recreation Department within the context of the two existing buildings and their sites. The City's interest is to save money by exploring all opportunities to maximize efficiency of existing facilities before considering expansion or replacement buildings. A primary goal of the project is to fully understand the layers of programming and their requisite space needs and then to develop a conceptual design that would optimize the use of both buildings to meet the specific needs of the Recreation Department. Additionally, the concept plan for the Recreation Building needed to integrate seamlessly with the recently approved Aquatics Center Master Plan. Finally, the work scope included a

requirement to develop preliminary cost estimates for construction of the proposed improvements in this new conceptual plan.

The consultant investigated and came to a full understanding of the existing layout and condition of both facilities, as well as, comprehending the breath of the Recreation Department programs for existing and future goals. From this research, the consultant developed schematic plans that conceptually address safety and accessibility, as well as, the current and future space allocations of the Recreation Department, along with order of magnitude construction costs which will be presented tonight.

Siegel and Strain will present their report to the Council with intent to shed light on what is possible in these two buildings. This work expands our understanding of limiting factors and options for addressing them and the information is meant to assist the Council to make informed future decisions about various recreation facilities currently under review (Recreation Center, Veterans Hall, Community Pool, Coaches Field and Linda Beach Park).

Attachment: A Recreation Center – Veterans Hall Master Plan Report

By: Sara Lillevand, Recreation Director

# PIEDMONT RECREATION DEPARTMENT

CITY OF PIEDMONT, CALIFORNIA

MASTER PLAN REPORT



12 SEPTEMBER 2018

**SIEGEL & STRAIN** Architects



**PIEDMONT RECREATION DEPARTMENT**  
**CITY OF PIEDMONT, CALIFORNIA**

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**12 SEPTEMBER 2018**

CITY OF PIEDMONT

City Administrator: Paul Benoit

Public Works Director: Chester Nakahara

Recreation Department Director: Sara Lillevand

Recreation Commission: Carrie Lee

PLANNING TEAM

Siegel & Strain Architects:

Larry Strain

Roland Lazzarotto

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Robert Borinstein Company (Cost Estimator):

Bob Borinstein

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*358 Hillside: New main public approach to entries.*



## A. EXECUTIVE SUMMARY

A master plan study undertaken by Siegel & Strain Architects in 2017 defined the space needs of the City of Piedmont's Recreation Department's administrative staff, the preschool and multi-purpose rooms. The study defined a room list comprised of offices, open work stations, conference rooms, classrooms and support rooms. The study considered the potential layout of these rooms in a combination of buildings, with a focus on 358 Hillside and the Veteran's Hall.

The conclusion is that the staff offices of the Recreation Department would be well-housed in the remodeled attic of 358 Hillside. The preschool would be better served if all six classrooms were housed at 358 Hillside.

The Veteran's Hall would be improved by eliminating the stage and adjacent back stage in order to create a new kitchen and new multi-purpose classrooms. The bathrooms would be completely replaced and the auditorium would have upgraded interior finishes.

The estimated cost for implementing the changes in both buildings is in the range between \$6.7 to \$7.5M. This includes soft costs as well as brick-and-mortar.



*Preschool play area at the Community Center.*



*Preschool play area showing relatively insecure fencing and gates.*



*Preschool play area to be secured with fencing.*

## B. OVERVIEW

The City of Piedmont issued an RFP for a Master Plan dated September 13, 2016 with a submittal response due on October 20, 2016. Siegel & Strain Architects submitted a proposal and were interviewed by city representatives. Siegel & Strain Architects was selected by the City of Piedmont. In 2017 a contract was signed by both parties and work commenced on the project.

In the spring of 2017 stakeholder meetings were scheduled. The following people were interviewed to establish a detailed program of requirements:

### CITY OF PIEDMONT

City Administrator: Paul Benoit

Public Works Director: Chester Nakahara

Recreation Department Director: Sara Lillevand

Police Department:

Jeremy Bowers

Lisa Douglas

Recreation Department Staff:

Marissa Clavin

Erin Rivera

John Wilk

Cora Wood

Jessica Pomey

Tyler Waespi

Recreation Commission: Carrie Lee

The goal was to determine how best to renovate and/or remodel 358 Hillside and the Veteran's Hall and how best to reconfigure layouts for improved functionality for the preschool, the Recreation Department staff and increased multi-purpose classrooms for Recreation Department activities.

The Siegel & Strain team visited the building with city staff and the cost consultant. The planning team considered many factors including:

- Functionality for users
- Cost
- Energy efficiency
- Safety
- Code compliance

Alternative floor plans were developed and reviewed. The favored alternatives were used to develop detailed conceptual cost estimates. During the follow-up review sessions, an alternative was developed and revised plans resulted in a revised cost estimate (See Appendix).

The project timeline was:

October 2016	Proposal submitted
March 2017	Programming work commenced
April/May 2017	Meetings, site visits, interviews
June 2017	Alternatives developed
July 2017	Cost estimate developed
Fall 2017	Review sessions and final options
December 2017	Second round of cost estimates
January 2018	Final review with Piedmont city staff

The recommended solutions are as follows:

### PRESCHOOL

Relocate three classes from the Community Center to 358 Hillside. Remodel the building at 358 Hillside to have a secure site and secure six classrooms on two floors.

### RECREATION DEPARTMENT OFFICES

Convert the attic of 358 Hillside into an office floor that will house all department offices.

### VETERAN'S HALL

Upgrade the auditorium, replace the bathrooms and kitchen with new construction, remove the stage and add three classrooms. Leave the Education Foundation offices as-is.

### COMMUNITY CENTER

Free up the lower level for future use.



*Attic to be converted to office use.*



*Location for potential addition.*

## C. PROGRAM

### 1. EXISTING CONDITIONS

The planning team toured several buildings used by the Recreation Department. The tour was a visual inspection along with some discussion. The intent was to develop a familiarity with the buildings in order to develop conceptual plans. A next phase will require more detailed analysis of current codes and a review of prior work to meet seismic and fire codes. We created the following notes:

#### a. Recreation Center – 358 Hillside

##### FIRE PROTECTION

- Bud McLaren, Fire Marshal, stated that housing preschool, first or second grade students on the ground floor of the Recreation Center, or on the second floor if two means of dedicated egress (directly to the exterior) are provided, would be acceptable.
- Fire department understands the existing nature of the building: It will not be excluded from use as an E occupancy despite being Type VB construction, greater than two stories, and without fire separations between floors.
- For renovation, all exiting, fire alarms and sprinklers must meet current code.
- Building has full National Fire Protection Association (NFPA) sprinkler system – installed with renovation to the Recreation Center.
- New Fire Alarm Control Panel (FACP) was installed ten years ago, monitored by Bay Alarm.

- There is adequate pressure in the existing sprinkler system.
- Fire Department Connection and hydrant is within 50' of the building.

##### LIFE SAFETY

- Attic stair rise/run, winders, width and handrails are not to code.
- Guardrail and handrail at main stair do not meet code height requirements.
- Attic window at fire escape is too small for emergency egress. East fire escape (a steep, ladder type) not to code.
- Second floor preschool room and other rooms serving children under age 8 do not have two means of dedicated egress leading directly to grade.
- First floor preschool north room, with exits at north end do not meet code.

##### ACCESSIBILITY

- Exterior path of travel is not provided to primary accessible entry, nor to main entry.
- Recreation offices are not on an accessible path of travel.
- Many items do not meet current Americans with Disabilities Act (ADA) code: doors, thresholds, switches, signage kitchen, restrooms.
- There are headroom issues in attic.



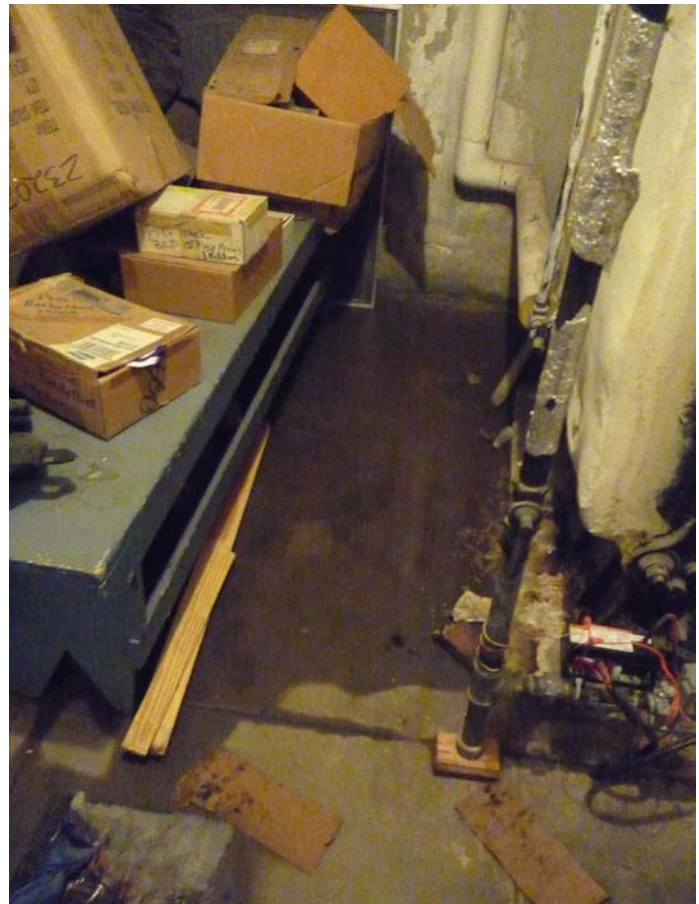
*Rust and corrosion on pipes.*



*Asbestos composition tiles at radiator at pool table room, second floor.*



*Original water heater.*



*Asbestos wrapped piping and on boiler.*

#### CONDITION

- There is moisture on the floor at the basement. Need to study remediation: consider a trench at exterior or with sump pump at interior.
- Seismic retrofit was done in 2000. Additional upgrades to meet current codes may be required.

#### HVAC SYSTEMS

- Original boiler and radiators should be replaced.

#### HAZARDOUS MATERIALS

- Asbestos composition tiles (ACT) are visible at radiator at pool table room, second floor.
- There is asbestos wrapping on basement boiler and piping.
- A hazmat report is highly recommended.



Preschool classroom.

#### PROGRAMMING IN EXISTING SPACES

- Second floor room with pool table: Doesn't work well for meetings, and is rarely used for gatherings. It is primarily used by preschool parents chatting at arrival and departure. The couch in alcove is used frequently for people waiting for programs, or filling out forms.
- Preschool:
  - Hours: 9:00 am – 1:00 pm daily.
  - It is not state-licensed because the program is not full-day. The Preschool would like to meet state licensing requirements, and expand to full day.
  - Two classes ages 3-5, M, W, F;
  - One class ages 2-4 , flexible sign-up.
  - Kitchen and restrooms are not accessible from each classroom.

—There is no fenced outdoor space for the Preschool; outdoor space is not accessible from each classroom; outdoor space does not have adequate shade.

—Entry and sign-in area is not secure. It is shared with the public using other recreation facilities.

- Attic Clay Studio: Wednesday and Friday after-school youth classes, and half-day camp during school breaks.

*Existing Drawings are not accurate: will require updating.*

**b. Veteran's Hall****FIRE PROTECTION**

- There are no fire alarm system, sprinkler system, or CO sensors. These would all be required for a renovation.

**KITCHEN**

- Fire suppression at hood should be regularly inspected.
- County Health does not regularly inspect.

**HVAC SYSTEMS**

- Furnace is located in Police Department. Acoustic isolators for booster fan at ductwork from furnace. Unknown if there is a fire damper on ducts to/from police department.
- Inadequate ventilation in most spaces – Auditorium can get very hot. Uninsulated CMU walls.

**POLICE NEEDS**

- Police would prefer that walkway facing park not be accessible to the public.
- Auditorium floor impact is heard at the Police Department.

**PROGRAMMING**

- Groups of 10-25 in main hall: not well utilized.
- Woodworking equipment, tables and chairs stored under stage.
- Chairs stored in buffet room

**c. Community Hall (basement) Preschool**

- Two classrooms 26' x 32', one classroom 26' x 47'
- Two rows of columns at 16' o.c.
- Three classes:
  - 18 months-3 years
  - 3-4 years
  - 4-5 years
- One kitchen, 1 restroom for all classrooms (not accessible from each classroom).
- Issues with lead and rodents.
- Would prefer preschool in another building.

**d. Room 801  
(behind Piedmont Center for the Arts)****DIMENSIONS:**

- 32' x 37' overall, space without columns/alcoves: 24' x 37'
- 6 alcoves with U benches: 8' wide x 6'-6" deep
- 1 entry alcove, and 1 alcove for lift.
- 8'-6" ceiling at alcoves, 10'-6" at ridge.
- Posted max occupancy of 46 for classroom use.

**PROGRAM:**

- Used for ballet, dance, Lego building.

*Existing Drawings are not accurate: will require updating.*



## 2. INTERVIEWS / PROGRAM CHALLENGES

The planning team had one-on-one interviews with representatives from various city departments as follows:

### CITY OF PIEDMONT

City Administrator: Paul Benoit

Public Works Director: Chester Nakahara

Recreation Department Director: Sara Lillevand

Police Department:

Jeremy Bowers

Lisa Douglas

Recreation Department Staff:

Marissa Clavin

Erin Rivera

John Wilk

Cora Wood

Jessica Pomey

Tyler Waespi

Recreation Commission: Carrie Lee

During the interviews we learned about activities at all of the buildings currently used by the Recreation Department:

- **Recreation Department Building: 358 Hillside**
- **Veteran's Hall (upper level): 401 Highland**
- **Community Hall (lower level): 711 Highland**
- **Piedmont Center for the Arts: 801 Magnolia**

The following is a summary of program/facilities challenges (all refer to 358 Hillside unless otherwise noted):

### a. Offices

There is a need for at least one private office. The other 10 to 12 office occupants could be in open plan or shared offices. If there is only one private office there will be a need for more small meeting rooms.

### b. Conference Rooms for department use

There are no conference rooms at 358 Hillside. This is a problem. The room at 801 Magnolia is used for monthly department meetings and could continue to serve that function. Ideally there will be a conference room to house up to 20 people and other conference rooms to house smaller groups as follows:

- One Huddle room for two people
- One room for 6 to 8 people
- One room for 10-15 people.

### c. Preschool

There are three preschool classrooms at the lower level of Community Hall and three at 358 Hillside. At 358 Hillside the parent sign-in is in the building foyer. The building reception is remote from the entry. This site does not have a fenced outdoor yard. The building is not secure. There are several exterior entries that allow unmonitored access. The three classrooms do not have sinks but share a kitchen on the ground floor that is off one of the classrooms.

At the lower level of the Community Center there are three classrooms currently used for preschool classrooms. There is a small fenced play area adjacent to the building. The lower level bathrooms are not ADA compliant and the classrooms do not have sinks. There are moisture issues.

There is a desire to get all six preschool classrooms into the same building. This would allow for better security and better emergency response. Locating all of the preschools together would result in better staffing solutions. A single site would provide better outdoor recreation solutions.

#### d. Reception

The department reception is on the second floor remote from the building entries. The receptionist is unable to fully monitor department staff, visitors or children from this location. This location is not accessible to those in wheelchairs or parents with strollers.

#### e. Parking

Parking is difficult for visitors at 358 Hillside. The Aquatics masterplan proposes the removal of twelve parking spaces used by Rec Dept staff. This will exacerbate a difficult situation in the neighborhood. The Rec Dept, the School District and the City should get together and consider a remediation of the parking problem.

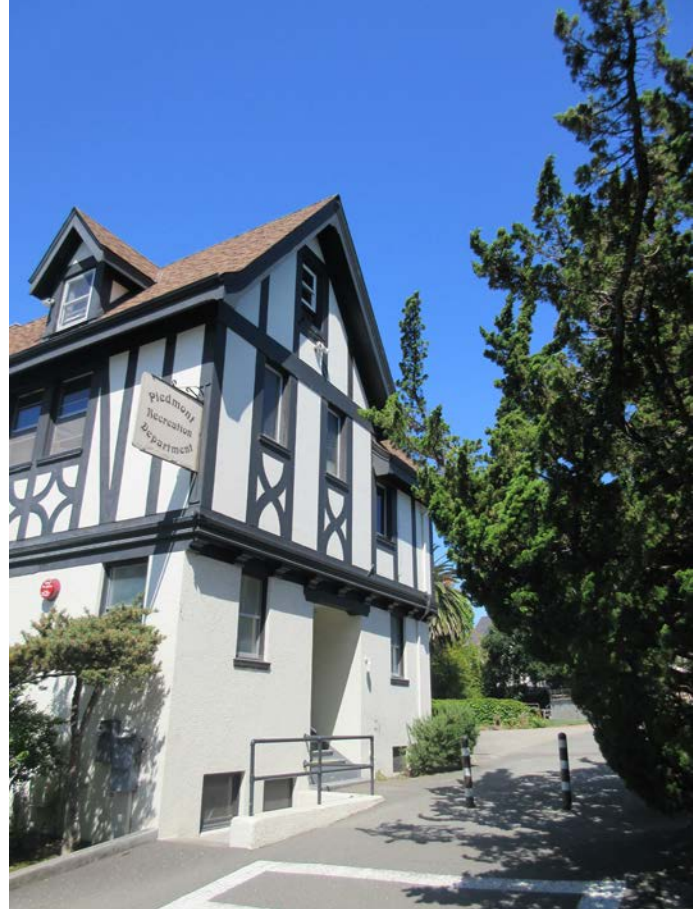
An old city master plan evaluated the construction of a multi-story parking garage where the four tennis courts are currently located. It is hard to envision the approval of a multi-story garage in Piedmont however we should at least consider a parking lot at grade with the tennis courts on the roof.

#### f. Accessibility

358 Hillside offers poor access to those in wheelchairs and to mail and package deliveries. The paved route from Magnolia Street, behind the existing Swimming Pool building, is obstructed by stairs. There is a paved route from Hillside that is extremely steep. The only at-grade entry is at the back of the building, and does not have an accessible path of travel from the street. Once inside the building, one will find a boys' and girls' bathroom on the ground floor that are accessible but not in conformance with current ADA. The second floor and attic are not accessible.

#### g. Attic Access

There is a steep interior stair that does not meet current code. There is an exterior fire escape that is not properly accessible.



*Potential location for elevator addition.*

### **h. Piedmont Historical Society Room**

The Historical Society has one ground floor room that is normally unoccupied and locked. This room has become a repository of donated items. There are items in the middle of the room that prevent circulation within the room and prevent access to most of the items in the room. The room has a unique octagonal shape and retains much of the period detail of the original house however it is unclear what purpose the room serves.

- Is it a storage room with piles of old books and yearbooks on the floor?
- Is it a display room like a museum with interesting local bits of history to see?
- Is it a meeting room for the Historical Society?
- Is it a receiving room for donations which are then catalogued and moved to a permanent location?

The Piedmont Historical Society has no direct connection to the Piedmont Recreation Department and could be relocated to another place.

### **i. Future Projection of needs/Classrooms**

The Rec Dept is serving a stable population in Piedmont. There may be a higher percentage of youngsters living in the city in the future and there may be more programs serving older adults however neither of these possibilities will result in significant growth in the staff of the Recreation Department. It is possible that it will be necessary to find a few additional rooms to serve new services in the future. The proposed Aquatics Building anticipates including a training room and a snack bar. The Aquatics program and the Recreation Department program should be considered together.

### **j. Public use of space**

The Recreation Department offices on the second floor has a large pool table in a central hallway next to an open stair. This space is used as a waiting area and informal meeting area by the public. A proper building entry with a waiting area and available meeting space are needed. It has been suggested that the Recreation Department serves a larger purpose in the city and could serve as the "Living Room of the City." An attractive meeting area would serve many groups in the city. It has also been suggested that a snack bar or coffee shop would be a welcome feature in a public place. This issue should be evaluated in connection with the proposed Aquatics Building. This feature might also be addressed with vendors who bring a "coffee cart" or a "food truck." A preliminary discussion with a representative from Mulberry's might help define what is possible.

### **k. Police department at lower level**

The Veteran's Hall may be limited in size and unable to meet all of the program requirements. We may need to consider an addition on the south side. The Police department is currently squeezed and can easily justify an addition of several hundred square feet at the lower level.

### **l. Flexibility**

Ideally we should consider classrooms that can serve many functions. Chair storage and table storage conveniently located next to classrooms will allow rooms to meet many different activities.

The clay studio in the attic is unique and the Middle School gymnasium is not likely to be replicated but a room with a sink can serve many uses. The typical class size is around 15 people. A room that is roughly square and 500 to 700 sf will serve most needs.

### **m. Kitchen at Veteran's Hall**

This kitchen is used for a weekly teaching class as well as by caterers for events. There is no dishwasher but that is not a real problem for the current uses. The room is old and the equipment is old. It is likely that a new room can be configured into a slightly smaller footprint and serve the current uses a little better.

### **n. Need for more classrooms**

There is a need for more rooms in which to provide programs. The Recreation Department currently uses classrooms at the public schools however it is at times difficult to make arrangements with the School District. It is anticipated that future changes to employee work rules will make the use of school sites more expensive.

### **o. Concern about existing building appearance/historical significance**

Both 358 Hillside and Veteran's hall are examples of old architecture that need to be respected. Both buildings are highly visible in central Piedmont and any alterations or additions will be controversial.

### **p. Education Foundation as a tenant**

The Education Foundation is a very important component of school fund raising and must be carefully considered. They currently occupy three private offices on the upper level of the Veteran's Hall but these offices are not fully occupied. We will evaluate their current use of this space.

### **q. Outdoor functional needs**

The preschool classes need fenced outdoor recreation areas of several types. There is a need for grassy play areas, paved areas and soft ground surface climbing equipment. There is also a need for public park facilities. Currently there is one area next to 358 Hillside that can be reserved by a family for a picnic but there are times when more than one family would like to have a space at the same time. There is also a need for more shaded areas at a picnic site and at the preschool yards.



*Kitchen at Veteran's Hall to be reconfigured.*

### **r. Aquatics master plan**

The Recreation Department's Aquatic program has developed a master plan for a new building and new pools. This master plan proposes to remove the twelve parking stalls currently used by Recreation Department staff and will fully develop all of the site east of 358 Hillside. This will leave some land available for an addition to 358 Hillside that will fill in the "L" shape footprint of the existing building.

### **s. Veteran's Hall large room**

The large room is needed for many events. If it is possible to add divider partitions to create two or three rooms it would allow the room to serve more events. The stage is larger than it needs to be.

### t. Community Center

This building is located in the park and is highly desirable for weddings and other events. It is fully booked during prime season for more than 12 months in advance. At the upper level at grade there is a large room that is attractive and has a small raised platform at one end. There is a kitchen adjacent to the room. In front of the building there is a large attractive landscaped patio and there is convenient parking on a nearby upper terrace. This venue would benefit from the addition of a Bridal prep area with dressing rooms and bathrooms. This could be the lower level currently occupied by the preschool classrooms. Additional features would be paid for by higher rental fees for the building.

### 3. WISH LIST

The short list of the main requests for improvements is as follows:

- a. **Vacate the Lower level of Community Hall and bring all preschool classrooms together.** This will improve security, safety and management. This will result in a higher overall quality experience in the preschool.
- b. **Improve the Veteran's Hall.** Provide new ADA bathrooms and improve the aesthetics of the auditorium and the patio to the north. Add more separate classrooms. Improve it so that it will be better suited to hold weddings.
- c. **Provide an office area** that can house all of the Recreation Department administrative staff together.
- d. **Improve the building at 358 Hillside** so it will be more Code Compliant (ADA and exits).

#### 4. PROPOSED PROGRAM

There are existing spaces that are being underutilized for various reasons. Primarily we find that the large old house at 358 Hillside has been repurposed for office and classroom use without significant alteration. There are many small rooms, changes in floor level, narrow illegal stairs

and short hallways that create an inefficient use of space at 358 Hillside. The following list is a breakdown of existing space uses and needs. The proposed program which follows is a list of the ideal room sizes required for effective implementation of Recreation Department activities.

##### Existing Spaces (at 358 Hillside unless otherwise noted)

Office Areas	square feet
Private office	171
Private office	73
3 shared offices average size 257	771
Conference room for staff use	0
Reception area	146
Meeting room for public use	0
Entry Foyer	0
Kitchen, break room	0
Copy, work room	70
Storage	119
Adult bathroom	88
<b>Subtotal</b>	<b>1438</b>
Circulation	856
<b>Total</b>	<b>2294</b>

##### Preschool areas

Classrooms at 358 Hillside	
4 rooms including prep room	1854
Classrooms at Community Hall	
3 classrooms	2886
Storage	32
2 Children's bathrooms	204
Entry Foyer	450
<b>Subtotal</b>	<b>5426</b>
Circulation	292
<b>Total</b>	<b>5718</b>

##### Other Rooms

Historical Society Room	161
Piedmont Ed Foundation, 3 offices at Vet's Hall	600
Multi-Purpose Classroom/Dance	0
Multi-Purpose Classroom/Martial Arts	0
Multi-Purpose Classroom/Shop	0
Kitchen at Vet's Hall	476
Auditorium at Vet's Hall	2397
Stage at Auditorium at Vet's Hall	1287
Bride & Groom Prep Rooms	0
Clay Studio in attic	1510
<b>Subtotal</b>	<b>6431</b>

**Total Existing and Programmed Space 14,443**

##### Proposed Program of Spaces (at 358 Hillside unless otherwise noted)

Office Areas	square feet
Private office	171
Private office, 3 at 120 sf	360
Open office station, 8 at 60 sf	480
Conference rooms for staff use	
Huddle room for 2	30
Small meeting room for 6 to 8	150
Large meeting room for 15 to 20	400
Reception area with waiting and display	450
Meeting room for public use	400
Kitchen, break room	100
Copy, work room	100
Storage	100
Adult bathrooms, male and female	120
<b>Subtotal</b>	<b>2861</b>
Circulation	429
<b>Total</b>	<b>3290</b>

##### Preschool areas

3 Classrooms at 600	1800
3 Classrooms at 800	2400
Storage	80
2 Children's bathrooms	300
Entry Foyer	450
<b>Subtotal</b>	<b>5030</b>
Circulation	335
<b>Total</b>	<b>5365</b>

##### Other Rooms

Historical Society Room	161
Piedmont Ed Foundation, 3 offices at Vet's Hall	600
Multi-Purpose Classroom/Dance at Vet's Hall	425
Multi-Purpose Classroom/Martial Arts at Vet's Hall	425
Multi-Purpose Classroom/Shop at Vet's Hall	625
Kitchen at Vet's Hall	410
Auditorium at Vet's Hall	2162
Bride & Groom Prep Rooms	180
Clay Studio – location to be determined	800
<b>Subtotal</b>	<b>5788</b>

**Total of Required Space 14,443**

This program analysis was developed at a high level for conceptual planning. A detailed line-by-line review of each space requirement will raise questions that will be addressed in the next phase of implementing this project.

The intent of the room list is to support the overarching master plan conclusions, which are as follows:

- Make the Recreation Center offices and classroom safe and accessible.
- **The Preschool Classrooms** should be removed from the lower level of the Community Center. The only site with outdoor yards and interior space to fit all 6 Preschool Classrooms is 358 Hillside.
- **The Recreation Department** offices will fit in several city-owned buildings. It is our conclusion that the attic at 358 Hillside can be remodeled to be the best location for the department administration.
- **The Veteran's Hall** can be renovated to provide multi-use spaces for more and better program offerings from the Recreation Department, as well as improved event space for revenue generating rentals.





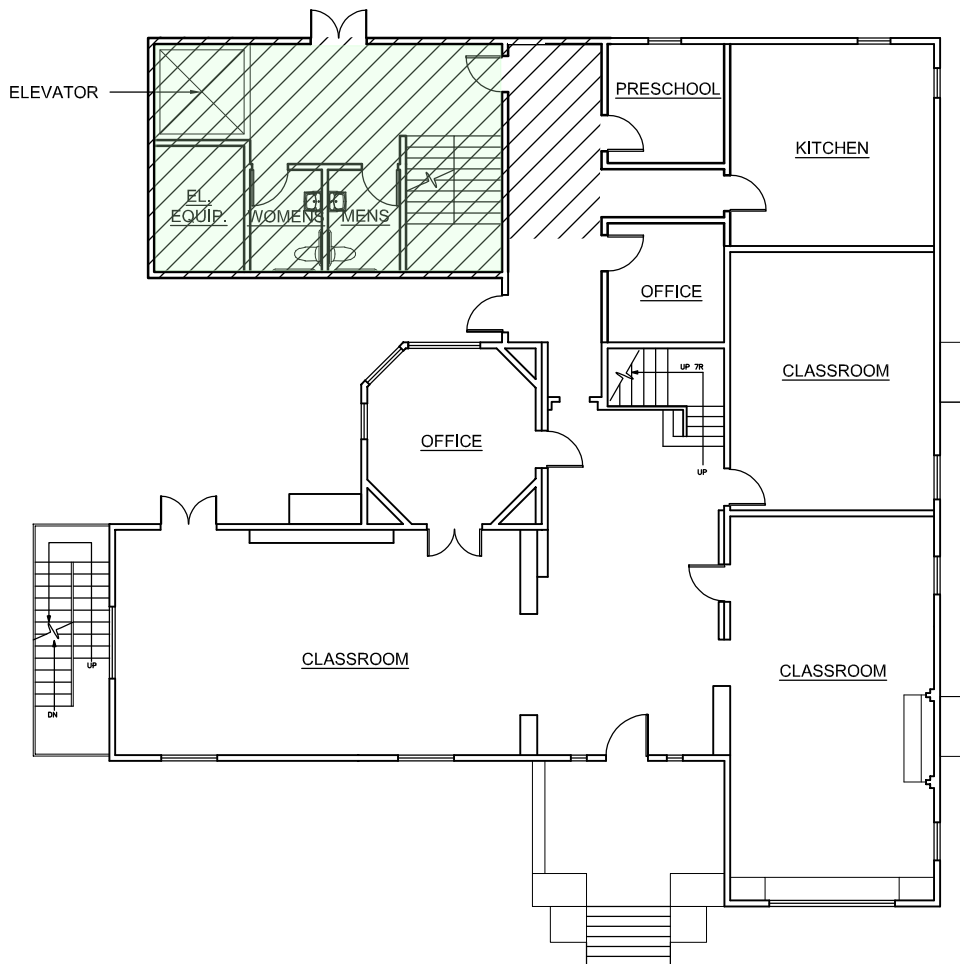
## 5. PROPOSED PLANS



### 358 Hillside

There are two options for **358 Hillside**. Both options address all safety and accessibility issues as well as remodel the ground and second floor to create six classrooms. Both options significantly raise building efficiency by reducing circulation area. The difference lies in the elevator location which most significantly impacts the ground floor entry and reception area as well as the third story offices.

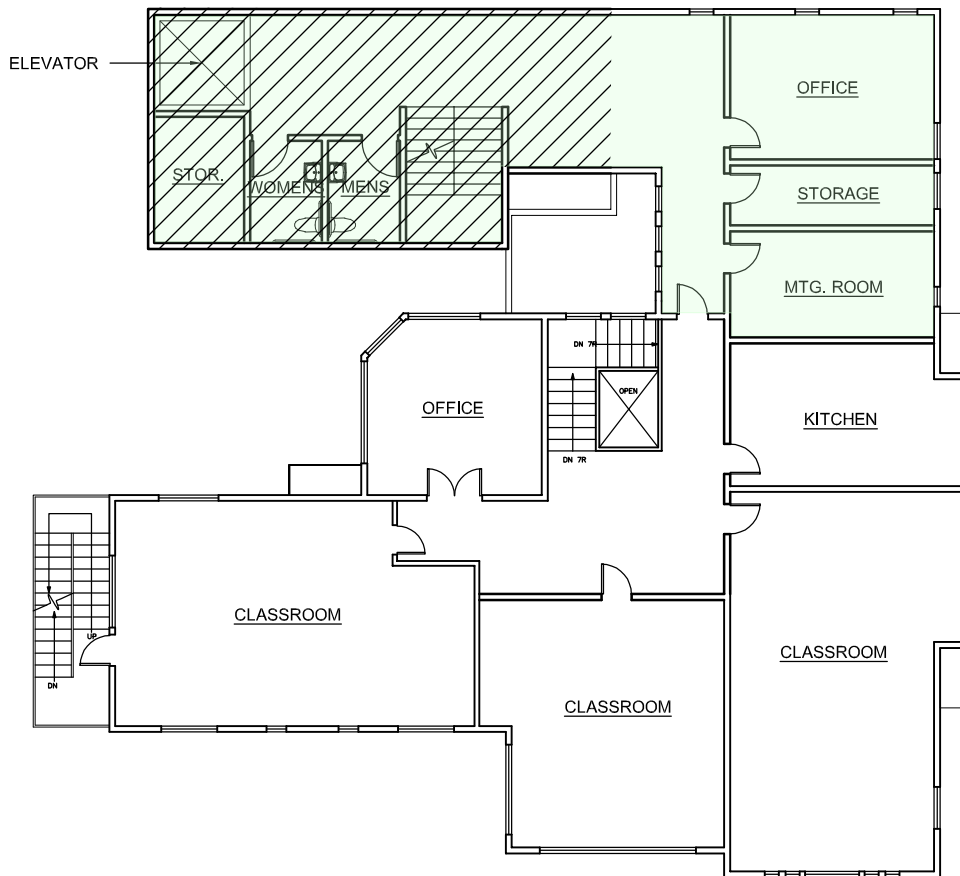
Option 1 adds a new wing to the building that has three stories with an elevator, a stair and a pair of bathrooms on each level. Option 2 has a new exterior addition of an elevator tower and a smaller addition of space on the ground floor. Option 2 adds a new interior stair that extends four levels from the basement to the attic.

Both options include new site work improvements to better utilize all of the land surrounding the building. New fencing for security and new level walkways to provide ADA access are planned.



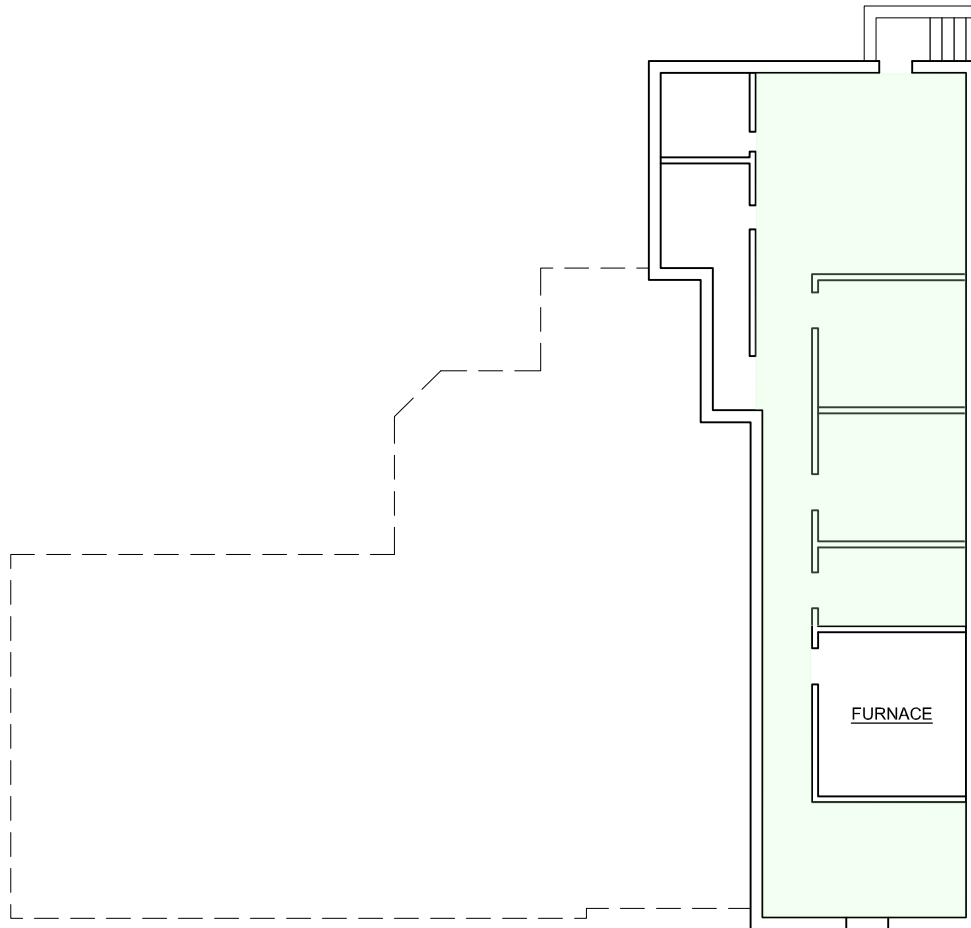
- LEGEND
-  NEW ADDITION
  -  RECREATION DEPARTMENT

1 PIEDMONT REC CENTER - GROUND FLOOR OPT. 1 0 2 4 6 10 20



LEGEND  
[Hatched Box] NEW ADDITION  
[Green Box] RECREATION DEPARTMENT

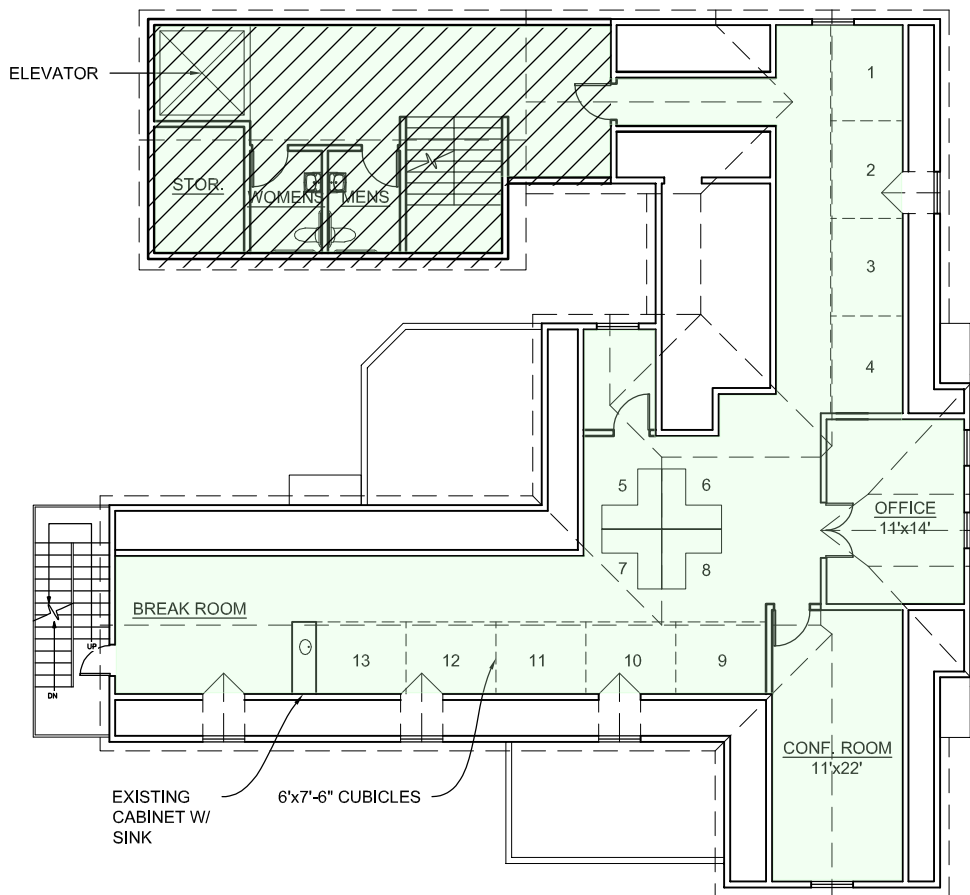






LEGEND

 RECREATION DEPARTMENT



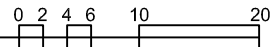


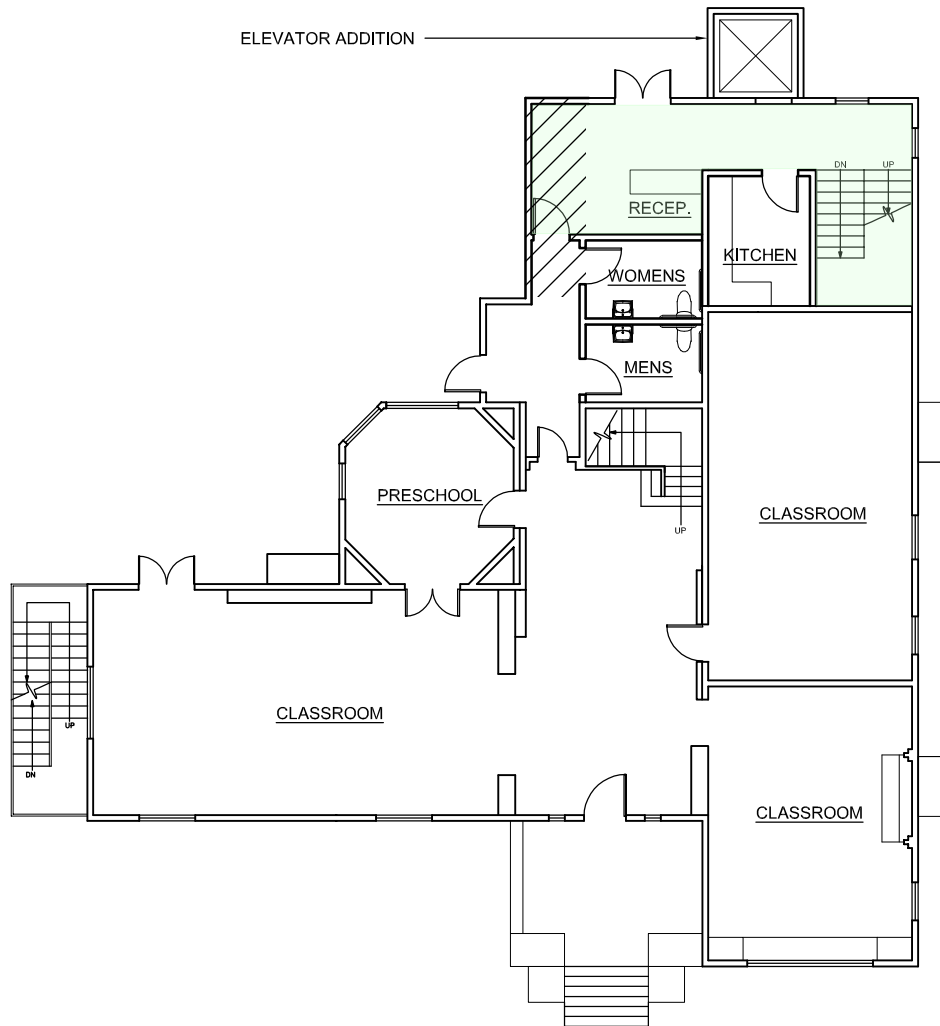
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
-  NEW ADDITION
-  RECREATION DEPARTMENT



PIEDMONT REC CENTER - ATTIC OPT. 1

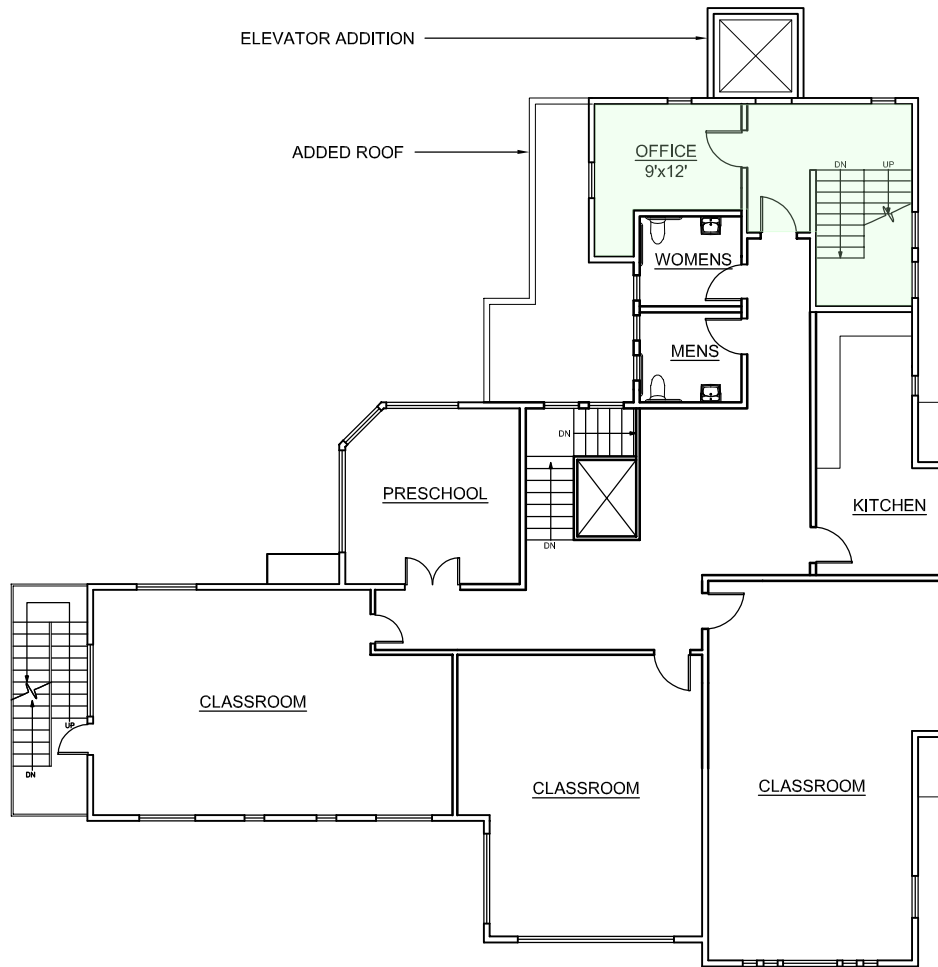




- LEGEND
-  NEW ADDITION
  -  RECREATION DEPARTMENT

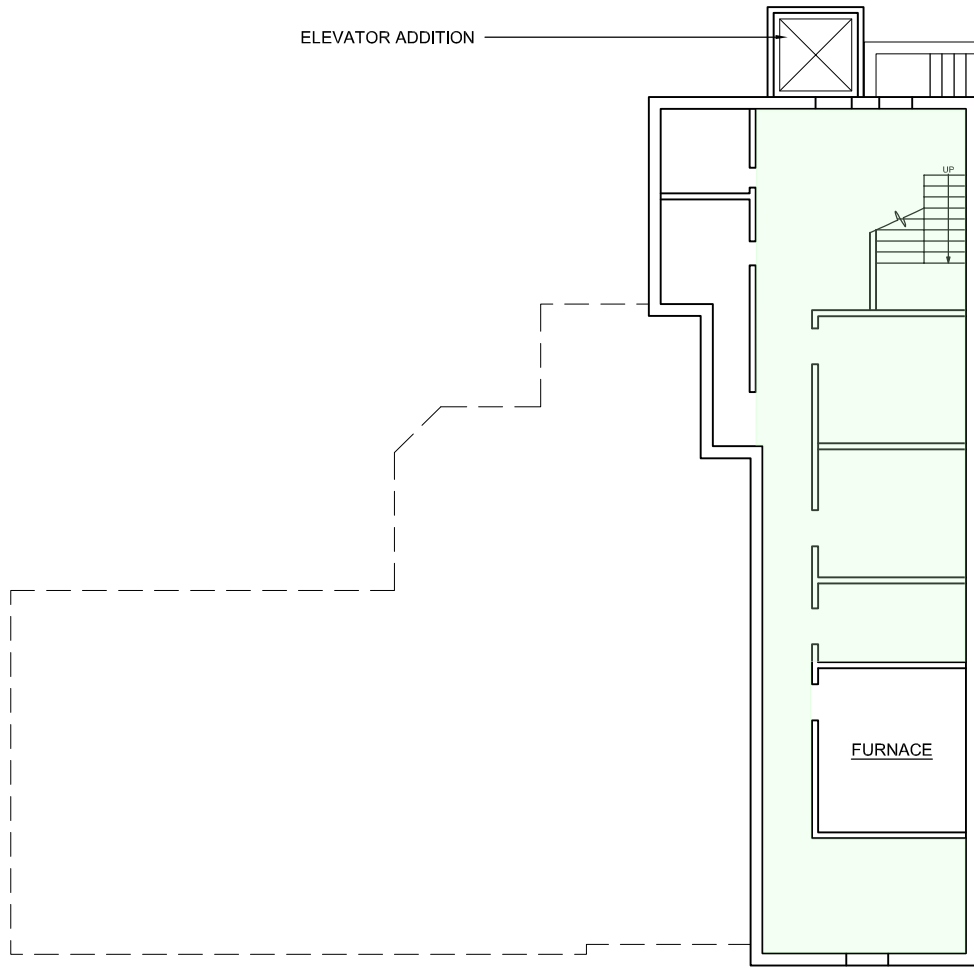
1 PIEDMONT REC CENTER - GROUND FLOOR OPT. 2





LEGEND  
RECREATION DEPARTMENT



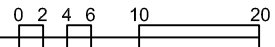


LEGEND

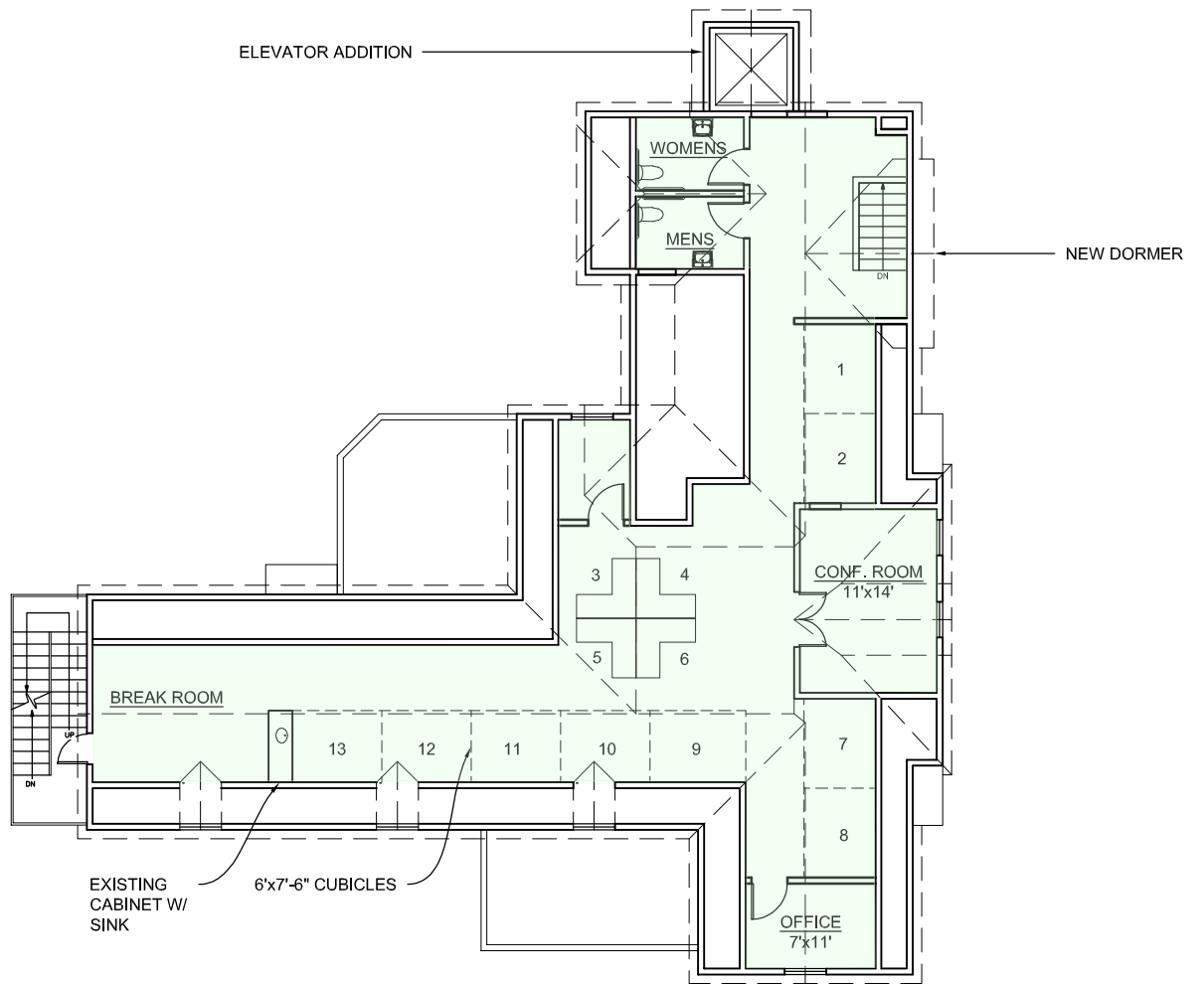
 RECREATION DEPARTMENT

3

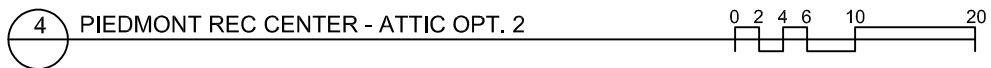
PIEDMONT REC CENTER - BASEMENT OPT. 2





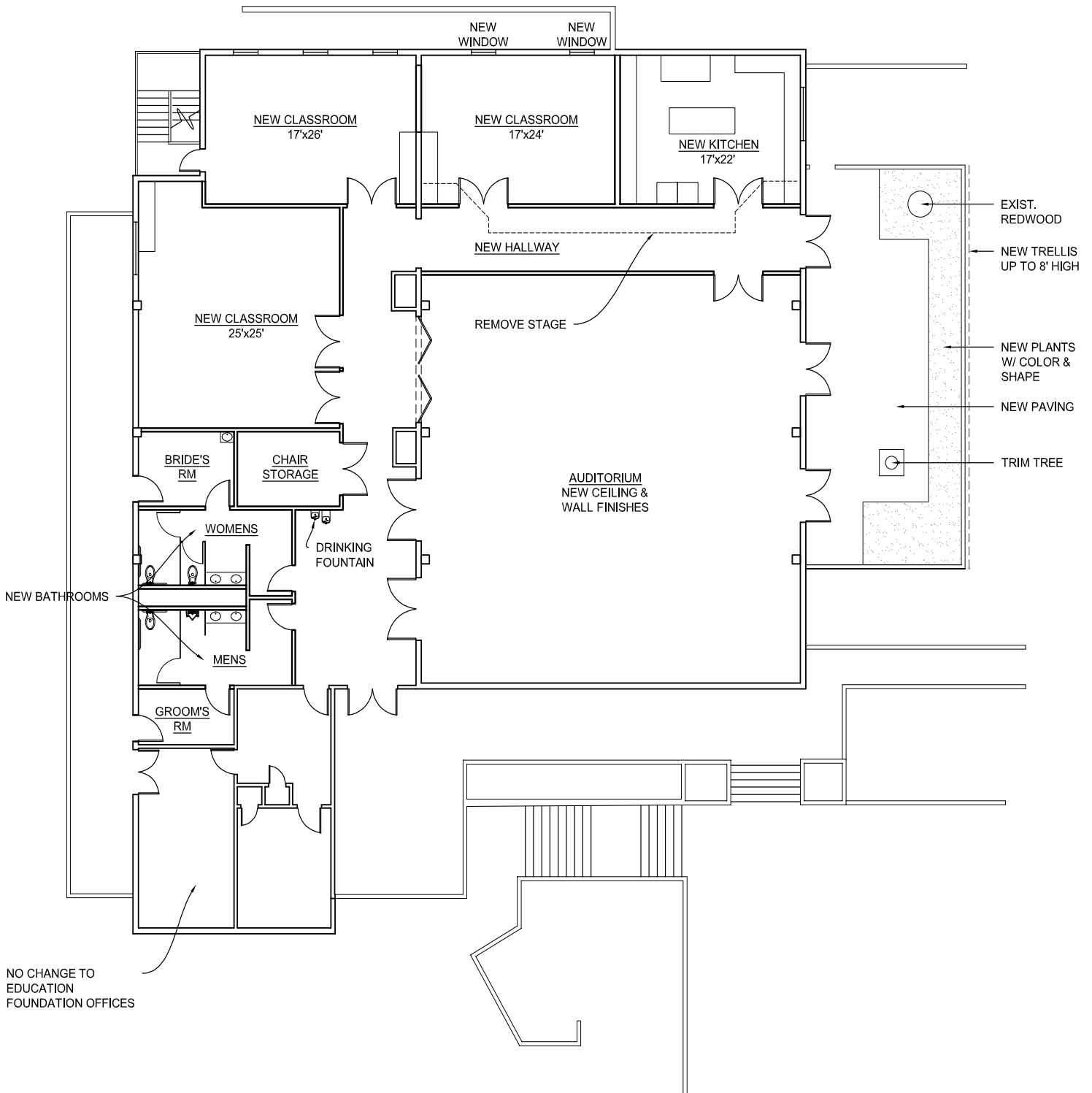


LEGEND  
RECREATION DEPARTMENT



**Veteran's Hall**

The proposed plan is to renovate the upper floor of the building and to upgrade the outdoor patio. The kitchen, stage and backstage rooms are removed and replaced with a new kitchen and two multi-purpose classrooms. The bathrooms are completely rebuilt and reconfigured. The Auditorium interior finishes are upgraded. The offices currently occupied by PEF are not changed.



1 PIEDMONT VETERANS HALL - REC DEPARTMENT SECOND FLOOR MASTER PLAN

0 2 4 6 10 20



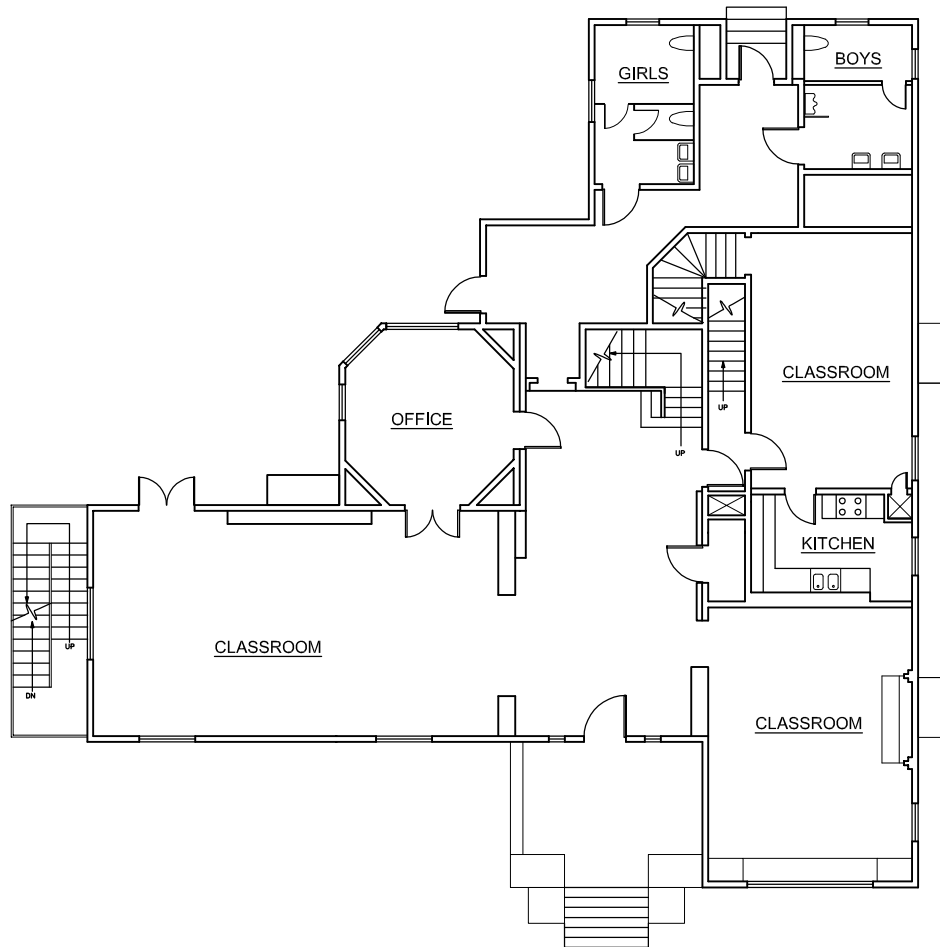
**D. COST SUMMARY**

	Lowest Cost Options		Highest Cost Options	
358 Hillside options, brick-and-mortar	1	\$3,012,000	2	\$3,597,000
Veteran's Hall option, brick-and-mortar		\$1,809,000		\$1,809,000
Budget for FF&E, security alarm, plan check, building permit		\$190,000		\$200,000
<b>SUMMARY OF HARD COSTS</b>		<b>\$5,011,000</b>		<b>\$5,606,000</b>
A&E fee at 12%		\$601,000		\$673,000
Project management fee at 5%		\$250,500		\$280,000
Owner's contingency at 5%		\$293,000		\$328,000
<b>SUMMARY OF SOFT COSTS</b>		<b>\$1,144,500</b>		<b>\$1,281,000</b>
<b>Inflation to 2019 at 5% per year</b>		<b>\$616,000</b>		<b>\$689,000</b>
<b>TOTAL PROJECT BUDGET</b>		<b>\$6,771,500</b>		<b>\$7,576,000</b>



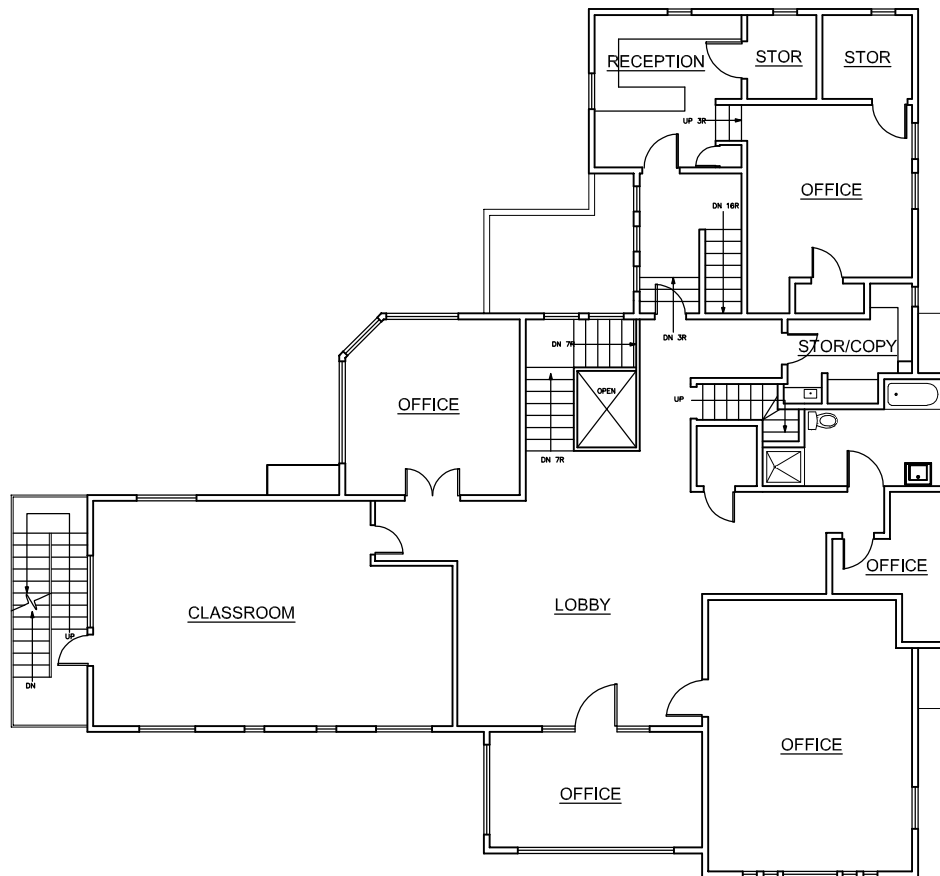
## **E. EXISTING BUILDING PLANS**

### Existing Building Plans

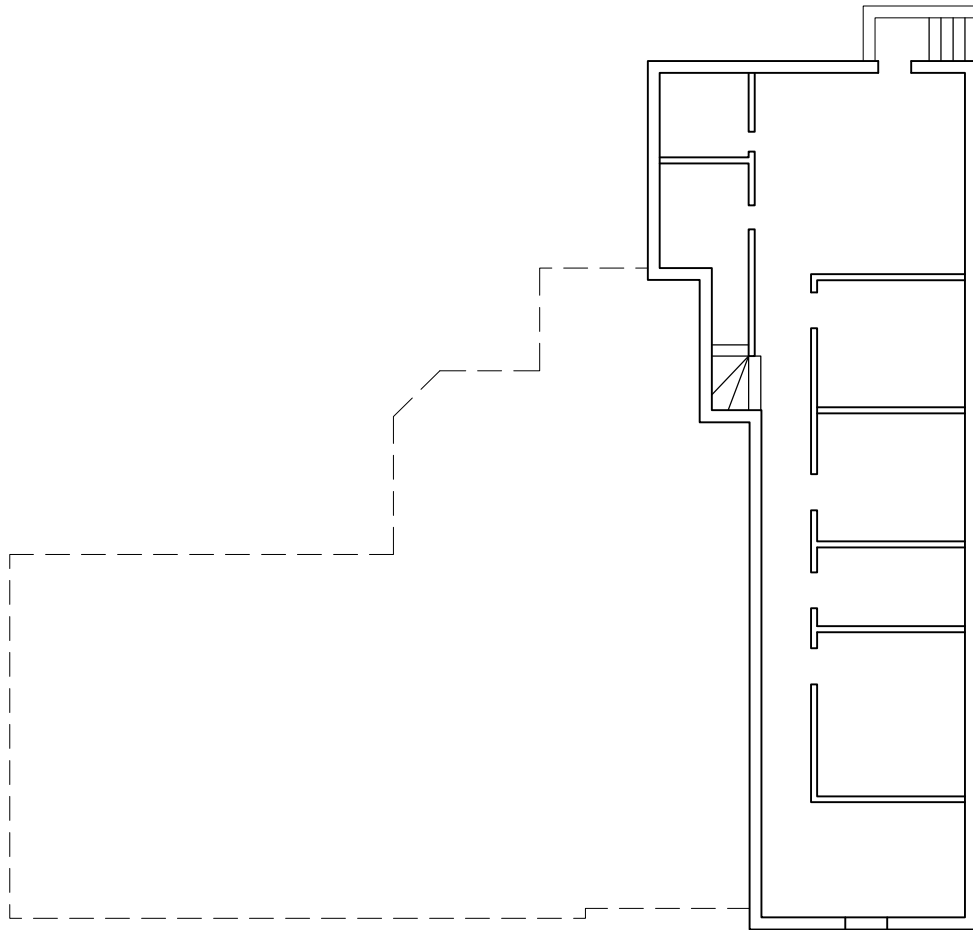


1 PIEDMONT REC CENTER - GROUND FLOOR EXISTING 0 2 4 6 10 20



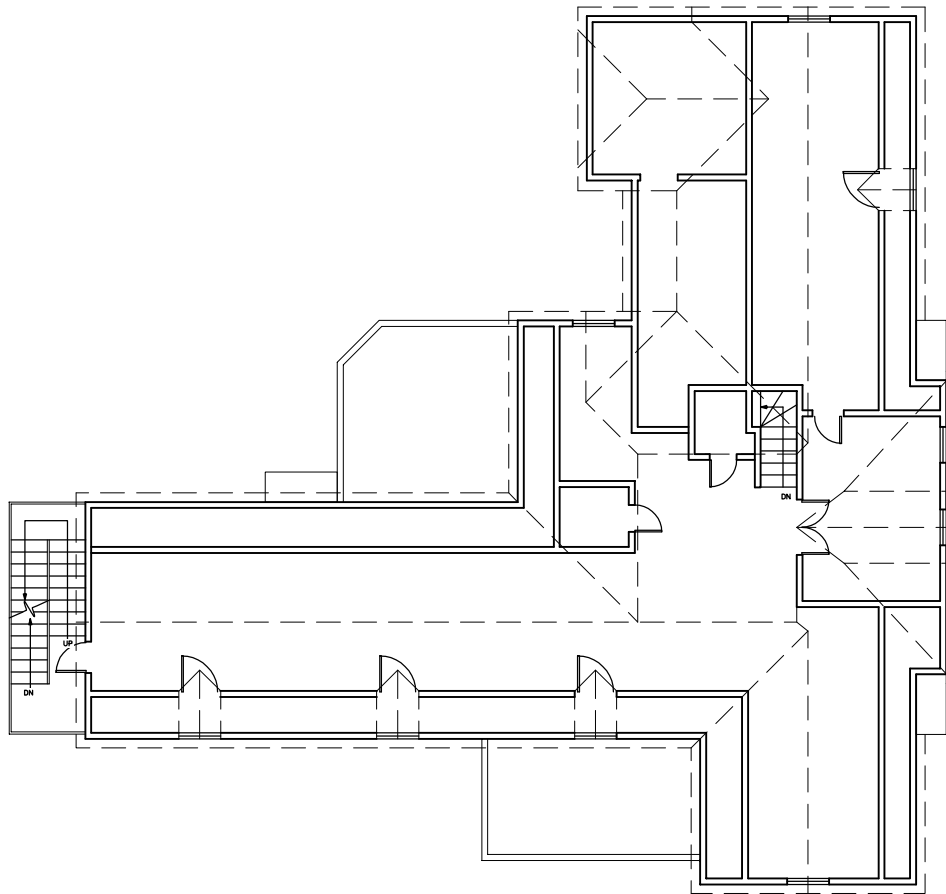


2 PIEDMONT REC CENTER - SECOND FLOOR EXISTING 0 2 4 6 10 20



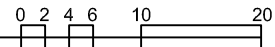
3 PIEDMONT REC CENTER - BASEMENT EXISTING





4

PIEDMONT REC CENTER - ATTIC EXISTING



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