

Del Valle Complex
Frequently Asked Questions
8/19/15

1. Is there a Massage Therapy Room?

A dedicated room for Massage Therapy is not included in the base plan. The use of the Assessment Rooms for both resident consultation with training staff and for massage therapy provides a more cost effective approach. During the design phase, a dedicated massage therapy room could be added but it would require reducing space allocated for another activity.

2. Can the Locker Rooms be renovated in an earlier phase of the project?

The phasing plan was developed based on function of the building, prioritization, and on the physical relationship of certain functions to each other. The order of phasing can be further analyzed as detailed design plans are developed.

3. Were other options explored?

Yes, three options were developed and presented to the Board. A fourth option, Option A+, has been developed based upon Board input. The option has been presented to the community for comment. The proposed schematic plan presents an option that meets the most interests, provides the most impactful improvements for residents, and meets budgetary constraints.

4. What are the credentials of consultants – why were they selected?

A Request for Proposals (RFP) was sent to several firms. The RFP was approved by the Board based on their goals for the project. After evaluation of the responses, the Board approved an agreement with The Sports Management Group (TSMG). The proposal from TSMG included work to be done by sub consultants including ELS. Both TSMG and ELS have tremendous experience in designing Fitness/Recreation facilities, conducting needs assessments, renovation projects, projects for senior populations and on completing projects that involve public input.

5. Was there a comparison with other Senior Living communities?

Yes, senior living communities, industry trends, and the current level of programming at Rossmoor were studied. All this information has been used to develop the programs and identify the space needs for the Del Valle Complex.

6. Will the Locker Rooms be more spacious?

Yes, the proposed plan adds square footage and completely redesigns the locker rooms to function more efficiently.

7. Will there be a path to the locker rooms from the entry?

Yes, the next phase of planning will include developing design details that show the circulation and paths of travel. Low walls are one option that will be studied to separate circulation from the activity spaces.

8. Is corporate sponsorship possible to help with the cost of the renovation?

A corporation might sponsor a limited portion of the project such as Comcast providing television cable service and Wi-Fi. It is unlikely that a corporation will find that the facility provides enough exposure to contribute a significant amount to the construction of the facility.

9. Will the plan include social areas?

Yes, residents said this is important. The new lobby will provide social space and throughout the facility, there will be social nodes. These are spaces where people can sit or gather as they move from one activity to another. Sports drinks, protein bars, and snacks will be sold from the reception desk. Plans do not include a formal café or lounge.

10. Is the pool access farther from the parking lot in the proposed plan?

Access to the pool is a very short distance further than the current entrance. The proposal is to have one central entrance for the complex rather than separate entrances to the pools and the fitness center. This will provide improved oversight of the entry to the complex.

11. Is there a comparison of square feet for the old to new areas?

Yes, graphics and a chart that compare existing square footage to the proposed square footage have been created. This information will be included in upcoming presentations and will be available online.

12. Is adding a second floor onto Del Valle possible for more space?

There will always be interests in additional space and amenities. Adding a second floor would add tremendous expense to the project. Additional construction cost may jeopardize the community's ability to construct the project. The proposed plan expands current spaces and adds a third studio. These identified spaces will accommodate projected use well into the future.

13. Does the proposed plan include improvements to the pool ventilation?

The base plan does not include additional improvements to the indoor pool facility. There is, however, an alternate to the base plan is to add an ultra violet system as secondary sanitation, thereby reducing the amount of chlorine that is used. This would reduce the chloramines and the odor they produce. Other pool improvements could be considered as part of the renovation project or as a stand-alone future project.

14. Did the planning consider improving parking?

Yes, one option proposed a small number of additional parking near the Entry. The parking blocked views, created issues with headlights shining into the windows, and aesthetically parking right outside the building.

15. Does the plan include a covered patio?

Patio spaces are not included in the base plan however they could be an addition at a later date.

16. Is there a timeline for the completion of each phase?

The timeline is difficult to state, as each phase would stand on its own as an independent project. The Board could decide to complete all phases of the work or the Board could decide to pause or stop after any phase. The Board could also decide to complete multiple phases at the same time. If the project were completed with one phase starting at the conclusion of the previous phase then the construction would take approximately four years. If funded on a cash flow basis it is likely that the pace of phasing will need to be stretched over a longer period of time. Construction of Phase 1 could begin after completion of the final design and development of construction drawings that require review and approval from a number of public agencies.

17. Will there be a space for Pilates equipment?

Yes. The Quiet Studio is specially designed for Pilates, in addition to its use for yoga, meditation, and other mind body classes.

18. Will there be a studio with a sprung wood floor, balance bars, and mirrors?

Yes, the Wood Floor Studio includes a sprung wood floor, mirrors, balance bars, and high quality sound system. The next phase of design includes specifying all of the design details such as flooring, wall treatments, etc.

19. Can the Multi-Use Gymnasium be used for other large team sports other than pickleball?

Yes, the Multi-Use Gym could be scheduled for sports including basketball, volleyball, or larger group classes.

20. Will the locker rooms have good ventilation once remodeled?

Yes, the renovation plans include upgrading the ventilation.

21. Will solar be considered for heating the pools?

Yes, during the future design development process energy efficient options for heating the pools will be evaluated.

22. Will the pool pump room be relocated?

The base plan does not include moving the pool pump room. It is estimated that the cost would add over \$800,000 to the project. The Fitness Center Advisory Committee and the Aquatic Advisory Committee is recommending the relocation of the pump room be included in the construction bid documents as an add alternate.

23. Was a proposal priced to build a new center in the parking lot, on the other side of the pool, and demo the existing facility when the new center is complete?

No, there has not been a design or price developed. There are a number of considerations: First, the enclosed pool facility would become a stand-alone building. It would require its own locker rooms, access control, and other support functions, adding construction costs and ongoing operational costs. Second, pricing for new construction is estimated at \$450 to \$500/square foot for "hard costs" and 42% to 45% for "soft costs" (design fees, permits, contingencies, inspection, furniture, technology, equipment, etc.). The total project cost for a new 30,000 square foot facility would be in the \$19-\$22 million range in 2015 dollars. These costs do not include demolition of the existing building or costs to renovate a portion of the existing complex to support the pool facility. This amount is beyond the current capacity for borrowing or to cash flow the project.

24. Is it possible to make the Multi-Purpose Gym larger in the new plan?

The allocation of space is a balancing act. The location of the wall in the concept plan is based on the consultant's assessment of the required space to serve the broad range of users and interests. It is possible to move the wall and make the Multi-Purpose Gym larger, however, the Board would need to consider the tradeoffs.

25. Could the Multi-Purpose Gym have operable doors so the room can be used as indoor – outdoor space?

Yes, the plan includes windows and doors for access to the outdoors. Access control is a consideration that must be addressed during the design phase. A patio area or designed outdoor space is not included in this schematic plan; however, it could be added during the design phase or as a future project.

26. Has an evaluation of space utilization throughout Rossmoor facilities been done to determine if certain programs can be permanently relocated?

Yes, Staff has looked at available space at all the clubhouse facilities. Currently, each room is well utilized for a variety of functions. To move classes or programs would impact other current uses. It is difficult to find openings at other clubhouses for classes needing a regular schedule (For example M/WF from 10-11).

27. Will proposals be sought from other architects for completion of the design and construction documents?

If the Board wishes to proceed with development of a final design and construction documents, it can ask the current consultant for a proposal or it can seek additional proposals.

28. Will the budget estimates include provisions for unexpected issues discovered with the current building such as structural issue?

Yes, the budget for construction will include a contingency allowance. The current cost estimates include a contingency of 8% of the total construction cost. In addition, to avoid surprises, a full evaluation of the building will be completed during the development of final plans and construction documents.

29. Can portable buildings be used if needed during construction?

Yes, however, the phasing plan allows most activities to remain in the building during renovation. Using existing space will help to manage costs.

30. Will some existing building systems remain and when will they need to be replaced?

All major mechanical systems are near or past their service life and will be replaced.

31. Is it more costly to phase a project?

Yes, there are steps in phasing that will increase the overall cost of the project but there are also strategies to reduce those costs. The final design and phasing plan will minimize those costs.

32. Will loud activities be isolated from other activities?

Yes, acoustics are a high priority. Plans and pricing include acoustic separation and control.

33. Will the renovation provide more natural daylighting?

Yes, residents identified daylight and views to the outdoors as a priority. The renovation will add windows with shade control. The existing skylights that create unwanted glare would be removed.

34. Will there be an entry system for greater security?

Yes, all entry for the complex would be through the new lobby. This location would have an access control system.

35. Is the Quiet Studio (Shasta Room) larger?

Yes, the proposed plan expands the current Shasta Room from 1,700sf to 2,000sf. It will have acoustic treatment to make it a "quiet" studio.

36. Is there storage for the spin bikes?

Yes, the proposed plan includes a new Multi-Use Studio where spin classes will be held. This studio includes a specially designed storage room for the spin bikes when not in use. The new studio will have appropriate flooring for spin classes.