



STAFF REPORT

DATE: OCTOBER 27, 2020

TO: MAYOR AND CITY COUNCIL

FROM: ALEXA DAVIS, ASSISTANT CITY MANAGER

SUBJECT: PARK AND ACTIVITIES COMMISSION ACTION ITEM FROM MEETING OF OCTOBER 19, 2020: REVISED CONCEPTUAL DESIGN FOR GEORGE F CANYON NATURE CENTER

The following recommendation was made at the October 19, 2020 Park and Activities Commission meeting:

REVISED CONCEPTUAL DESIGN FOR GEORGE F CANYON NATURE CENTER

To recommend that a community workshop be held for continued public engagement with City appointed and elected officials of the Park and Activities Commission, Planning Commission and City Council.

Attachments:

October 19, 2020 Park and Activities Staff Report and attachments



STAFF REPORT

DATE: OCTOBER 19, 2020

TO: PARK AND ACTIVITIES COMMISSION

FROM: ALEXA DAVIS, ASSISTANT CITY MANAGER

SUBJECT: REVISED CONCEPTUAL DESIGN FOR GEORGE F CANYON NATURE CENTER

OVERVIEW

A revised conceptual design of a new George F Canyon Nature Center is presented to the Park and Activities Commission for review and input.

BACKGROUND AND ANALYSIS

In November 2018, the City Council approved an initial agreement with Roesling, Nakamura and Terada Architects and Spurlock Landscape Architects for a Nature Center Replacement Study to be completed in Fiscal Year 2018-19. The process included a community meeting in February 2019 and a presentation to the Park and Activities Commission which provided an opportunity for additional public input in March 2019. The City Council provided a preliminary review at the City Council Policy Development Session in March 2019.

Ultimately, a first draft was presented to the City Council in June 2019 which proposed two independent buildings (Nature Center and Community Room), an outdoor classroom and view deck for a total of over 5,500 square feet and cost of \$2.7 million. Interested in reducing the overall cost of the project, the City Council appointed a subcommittee of Councilmembers Zerunyan and Zuckerman to work with staff and the architect to develop an alternative option. The Agreement with the architecture firm was amended and approved by the City Council in December 2019, which provided additional ability to revise the design concept to meet the goals of the City Council. Over the past several months, City staff and the City Council subcommittee have met with the architect to consider revisions. Additionally, the City had a site survey and preliminary soils report prepared to assist the architect in preparing a revised design.

A final draft of the design concept, estimated at \$1.7 million, is presented to the Park and Activities Commission for review. This updated version remains consistent with the input received by the public, adjacent neighborhood and the Commission. The updated design has a reduced footprint, which is now 3,355 square feet, and an estimated cost savings of \$1 million from the initial design. The revised design is a one-story single building, and

no longer requires an elevator. Concerns addressed by the public and the Palos Verdes Land Conservancy as it relates to traffic and flow, parking, and bus access are all considered in this updated design. Additionally, the revised concept maintains the same architectural design and landscape/parking features as presented in the initial version. The revised design also shares the same goals as the previous version: a welcoming gateway to the City, considerate of the surrounding neighborhoods, and emphasis on the canyon, trails and native habitat.

FISCAL IMPACT

For the draft and design to date, the City has expended and budgeted a total of \$46,600 for the architect (conceptual design) and engineering costs (site survey and preliminary soils report) from restricted park facilities fees, previously known as Quimby funds. City staff is reviewing various funding opportunities, which include available grants and partner agencies, to help fund construction of the project. At this time, no additional City funds have been allocated for this project.

PUBLIC OUTREACH

The agenda and staff report for this item were posted and noticed as required. There was additional outreach to the public via City news e-blast, direct e-mail messaging to past public participants and through the City's social media channels

RECOMMENDATION

It is recommended that the Park and Activities Commission review, provide input and recommend the final draft of the Nature Center Conceptual Design to be reviewed and approved by the City Council.

Attachments

A- Conceptual Design Proposal Presentation



City of Rolling Hills Estates Nature Center Vision Plan

Conceptual Design Update

Date 10/19/20

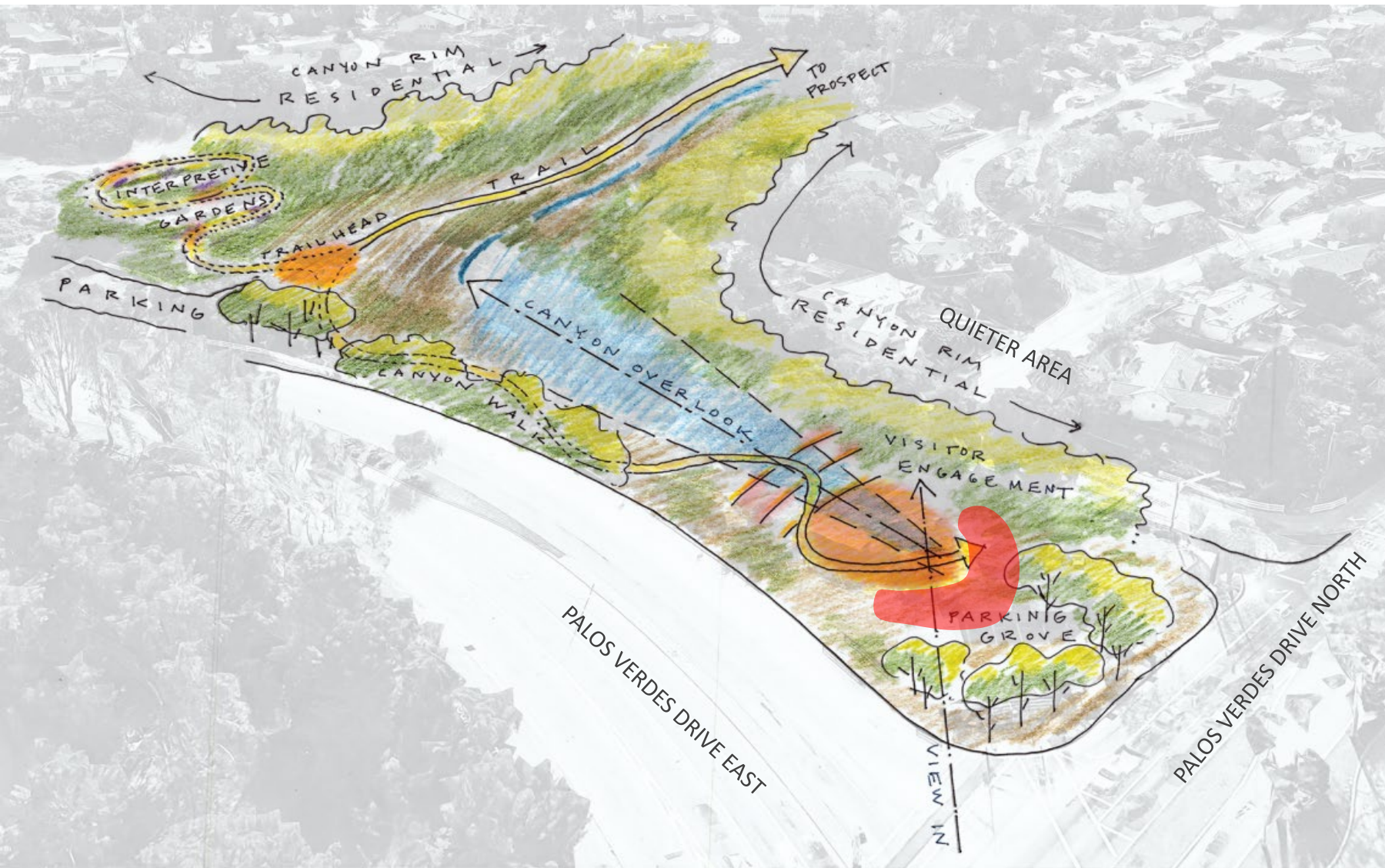


SPURLOCK
LANDSCAPE ARCHITECTS

Project Site

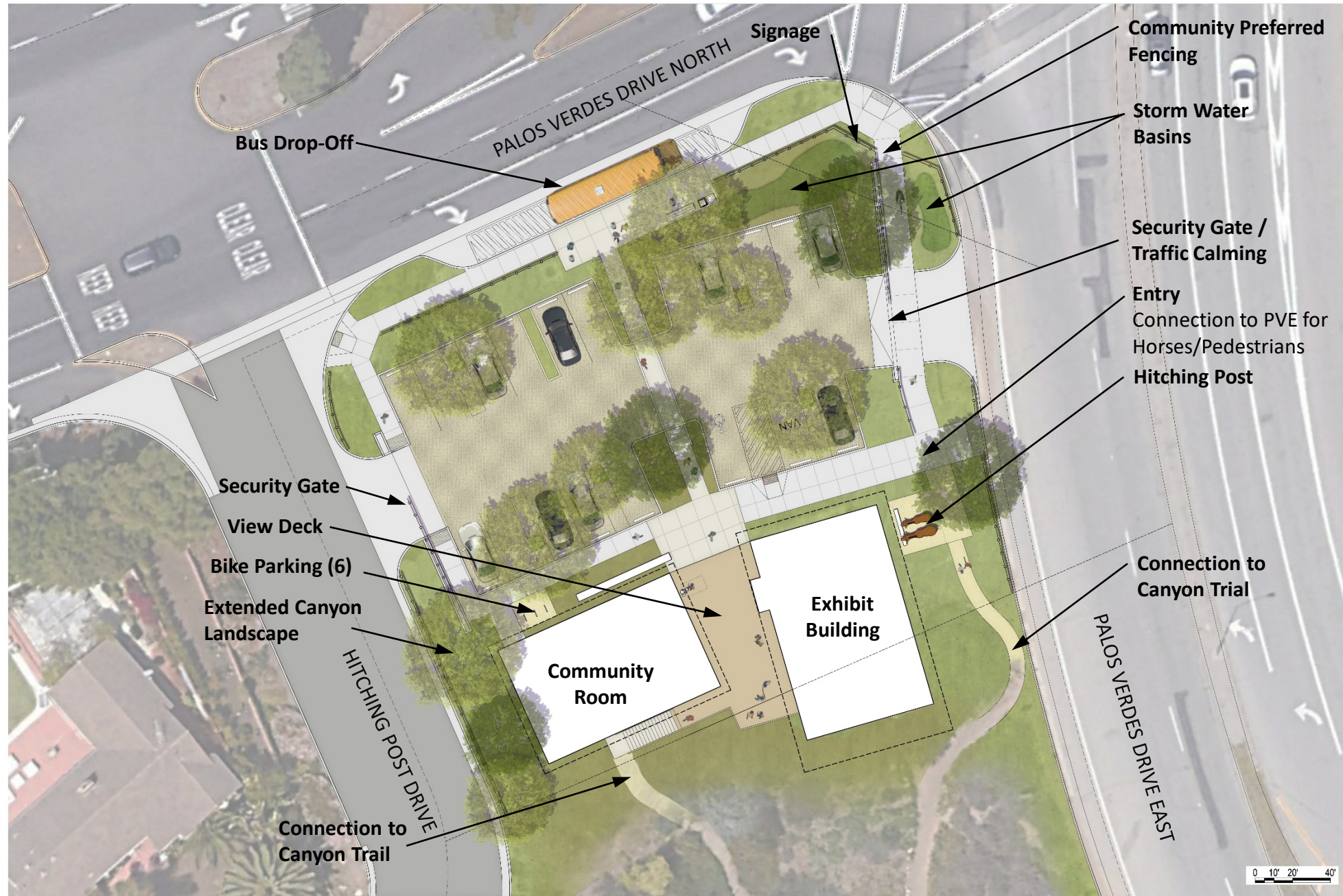


Design Goals



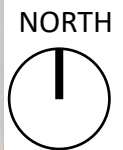
- Canyon Awareness & Stewardship
 - Building*
 - Subordinate to the Nature*
- Sensitive to Adjacent Residential Community
- Welcoming Gateway
- Community & Circulation Hub
- Sequential Experience
 - Arrival*
 - Canyon Immersion*
 - Interpretive Story*
 - Trail Head*

2019 Site Plan



19-20 Parking Spaces Total

Recommended Design Option



0 10' 20' 40'

Elevations

Exposed Wood Frame

Clerestory Windows (Typ.)

Thermal Chimney / Elevator Core

Concrete Seat Wall with Signage

Composite Wood Lap Siding



NORTH ELEVATION



SOUTH ELEVATION

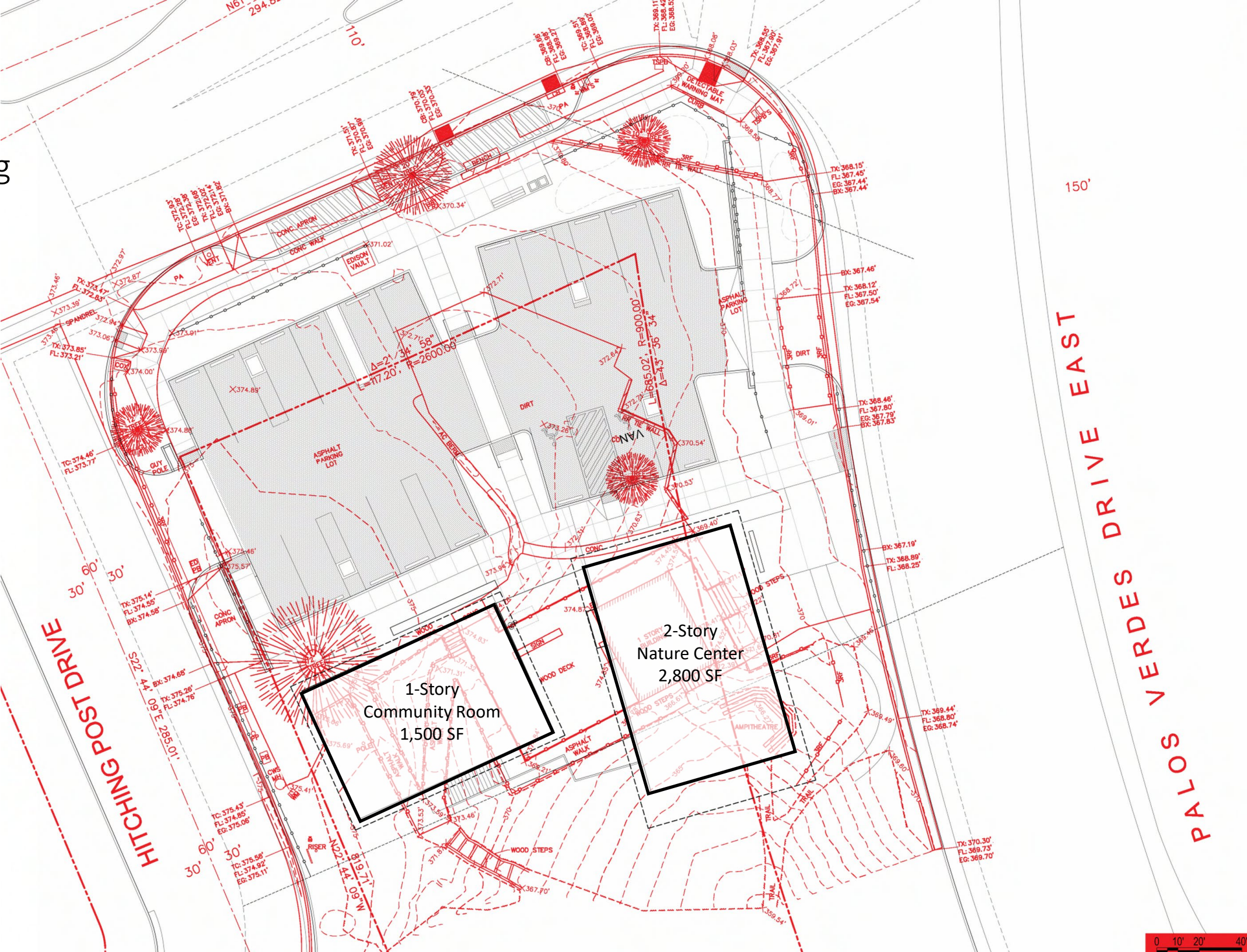
Design Update Goals

- Reduce Project Costs by \$1,000,000
- Single Building Floor Plan
- 1-Story
- Replace Elevator with Ramp System
- Maintain Architectural Character from 2019 Concept
- Maintain Landscape / Parking Design

Added Information since 2019

- Geotechnical Soils Report
- Civil Topographic AutoCAD Survey

Topographic Survey with Previous Building Layout



2020 Site Concept Update with Single 1,750 SF Nature Center/ Community Building

Revised Site Plan with 1,750 SF Nature Community Center



- ① Boardwalk
- ② Canyon overlook
- ③ Extended canyon landscape
- ④ Connection to Canyon trail
- ⑤ Bus drop-off
- ⑥ Stormwater basins with decorative boulders
- ⑦ Community preferred fencing, typical
- ⑧ Hitching post
- ⑨ Existing amphitheater to remain protected in place
- ⑩ Privacy screen and gate
- ⑪ Driveway with Security Gates or Bollards

19-20 Parking Spaces Total



Floor Plan Revised Concept



Perspective View



Building Elevations



North Elevation



Red Barn, 1910



City Hall, 2019



Building Elevations



East Elevation



Red Barn, 1910



City Hall, 2019



Building Elevations



South Elevation



Red Barn, 1910



City Hall, 2019



Building Elevations



West Elevation



Red Barn, 1910



City Hall, 2019



2020 Update 1,750 SF Nature Center Cost Opinion

	Area	Unit	Cost SF	2020 Total
NEW BUILDINGS				
Nature Community Center	1,750	SF	\$ 425.00	\$ 743,750
Storage Enclosure	120	SF	\$ 200.00	\$ 24,000
View Deck	420	SF	\$ 50.00	\$ 21,000
Screen Walls	65	LF	\$ 80.00	\$ 5,200
Outdoor Classrooms with PV Shade Canopy	1,000	SF	\$ 140.00	\$ 140,000
Sub Total Buildings				\$ 933,950
DEMOLITION + SITE WORK				
Site Demolition and Clearing	23,650	SF	\$ 2.50	\$ 59,125
Grading and Retaining Walls	1	LS	\$ 75,000.00	\$ 75,000
UG Utility Allowance	1	LS	\$ 75,000.00	\$ 75,000
Sub Total Demolition				\$ 209,125
LANDSCAPE:				
Pedestrian Hardscape	4,110	SF	\$ 15.00	\$ 61,650
Vehicular Hardscape	7,980	SF	\$ 25.00	\$ 199,500
Canyon Boardwalk/Ramp	850	SF	\$ 80.00	\$ 68,000
Planting and Irrigation	6,740	SF	\$ 20.00	\$ 134,800
Site Furnishings	1	LS	\$ 8,000.00	\$ 8,000
Sub Total Site Costs				\$ 471,950
BUS DROP-OFF:				
Vehicular Curb, Paving and Striping	1	LS	\$ 30,000.00	\$ 30,000
Sub Total Site Costs				\$ 30,000
TOTAL CONSTRUCTION COSTS 2020				\$ 1,645,025
Annual Escalation to Bid to Oct. 2021	3.0%	YR		\$ 49,351
TOTAL CONSTRUCTION COSTS w/ESCALATION				\$ 1,694,376
June 2019 Design				\$ 2,766,795
Decrease				\$ 1,072,419

Comparisons: 2019 Design vs Revised Design:

2019 Concept (with 2021 escalation) \$2,714,094*
 2020 Revised (1,750 SF Plan) \$1,645,025*
Reduction = -\$1,069,069

*Hard construction cost only. Does not include soft costs and contractor mark-ups.

Additional Cost Considerations Not Included

- Contractor Mark-Ups, Overhead & Profit
- A/E Design Costs and Permitting
- Exhibits
- FF&E, IT, AV Systems
- Permits
- Escalation / Add 3% per year
- Contingency
- Exhibits
- Geotech Special Conditions

Design Character - Architecture

