

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda date: February 1, 2010
Reviewed by: BP

SUBJECT: Concept Design for the Senior Center Expansion Project

FROM: Penelope Leach, Recreation and Community Services Director
Isabelle Leduc, Senior Services Supervisor

PARK AND RECREATION COMMISSION AND STAFF RECOMMENDATION

That Council approve the concept design for the Senior Center Expansion Project

BACKGROUND/DISCUSSION

In March 2009, the City of Albany purchased a 3,800 square foot parcel next door to the current Senior Center in hopes of expanding the Center to serve the growing number of seniors in Albany as well as expand indoor recreational opportunities for the entire community. At the December 7, 2009 Council meeting, Council approved staff's recommendation to apply for the Statewide Park Development and Community Revitalization Program grant to fund the expansion. The Community Revitalization grant is a new competitive grant that was created by Assembly Bill 31 (De Leon) Chapter 623, Statutes of 2008 and is part of Proposition 84. There will be two rounds awarding \$368,000,000 to critically underserved communities throughout California. As of July 1, 2009, the 2009/10 Budget Act appropriated \$184,000,000 for the first competitive round. The deadline is March 1, 2010 to submit grants for the first round.

As part of the grant application, a concept design with costs estimates must be included in the application. After sending out a Request for Proposal (RFP) for architects to work with staff on the development of the design, staff hired and has been working with Todd Jersey Architecture, a leading green architecture firm.

In an effort to gain as much community input as possible regarding the design of the expansion, staff offered 10 different opportunities for the community to meet and discuss the design. Special community meetings were held in November and December 2009, the design was also on the agenda for the December Parks and Recreation Commission meeting and the December Arts Committee meeting, as well as two of the Friends of Albany Seniors monthly meetings. Staff also attended the Albany Preschool Board meeting in January 2010 to discuss the design and to answer any questions or concerns the Preschool Board may have regarding the expansion. In addition, one of the community meetings was designated as a meeting for residents of the neighborhood.

DISCUSSION

For the past several years, the Senior Center has been bursting at the seams, with approximately 2,500 people coming through the door on a monthly basis. Demand for the Center's classes and vital services has been high, and will only increase with the aging of the Baby Boomer generation. ABAG census projections indicate that in 20 years, Albany's senior population will increase by 165%. Renovation and expansion of the Senior Center helps the City meet its goal to be a *lifelong* livable community, a place where the 50-year olds of today can happily anticipate living well into the future. The project helps the City meet increasing demand, but it also provides the opportunity to design a higher quality program that will lead to more healthy, social and independent lives for Albany's elder community.

Although the Senior Center primarily serve seniors during the day, classes for all ages use the facility during evenings and weekends; therefore, the expansion benefits the entire community.

Design Description

The Albany Senior Center was expanded to its current size of approximately 4,000 square feet in 1978. The new proposed Senior Center will add approximately 3,000 square feet of indoor space, making the facility a total of approximately 7,000 square feet – not including the 4,000 square foot roof garden. The proposed design also includes renovating the majority of the existing space to accommodate more functions and classroom space. The proposed design is an example of forward thinking ecological or “green” design.

Program for the expansion includes:

- A large multipurpose room (1,650 sf)
- 3 large classrooms (1,700 sf)
- Commercial kitchen adjacent to both multipurpose room and classroom (420 sf)
- Office core including two offices, staff area, reception desk and meeting room (760 sf)
- A small consultation room (125 sf)
- Two large bathrooms as well as a private “family” bathroom (400 sf)
- An expanded lobby and waiting room (950 sf)
- Storage and mechanical rooms spread throughout building. (250 sf)
- Rooftop greenhouse and educational center (180 sf)

Green Features will include:

- 4,000 sf roof garden to propagate native plants and create habitat for native bees, birds and butterflies
- 30kw solar electric production system
- Solar hot water
- Super efficient under-floor radiant heating
- LEED Gold rating
- Rooftop rainwater harvesting for landscaping and nursery.
- Pervious paving to reduce runoff

SUSTAINABILITY IMPACT

As the City of Albany continues to support and propose sustainability practices, staff is proud to announce that the expansion project proposes a gold LEED's certification. LEED, Leadership in Energy and Environmental Design, provides a suite of standards for environmentally sustainable construction. Please see the attachment explaining the various sustainability techniques that staff is anticipating using for the construction of the expansion project.

FISCAL IMPACT

The development of the concept design was funded by monies bequeathed to the Senior Center by an Albany resident.

Pending approval from Council of the concept design, staff will be submitting a grant application requesting \$2.5 million to fund the construction and all associated costs.

Attachments

1. Proposed concept design drawings
2. Draft of LEED's Certification check list