

**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

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**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.

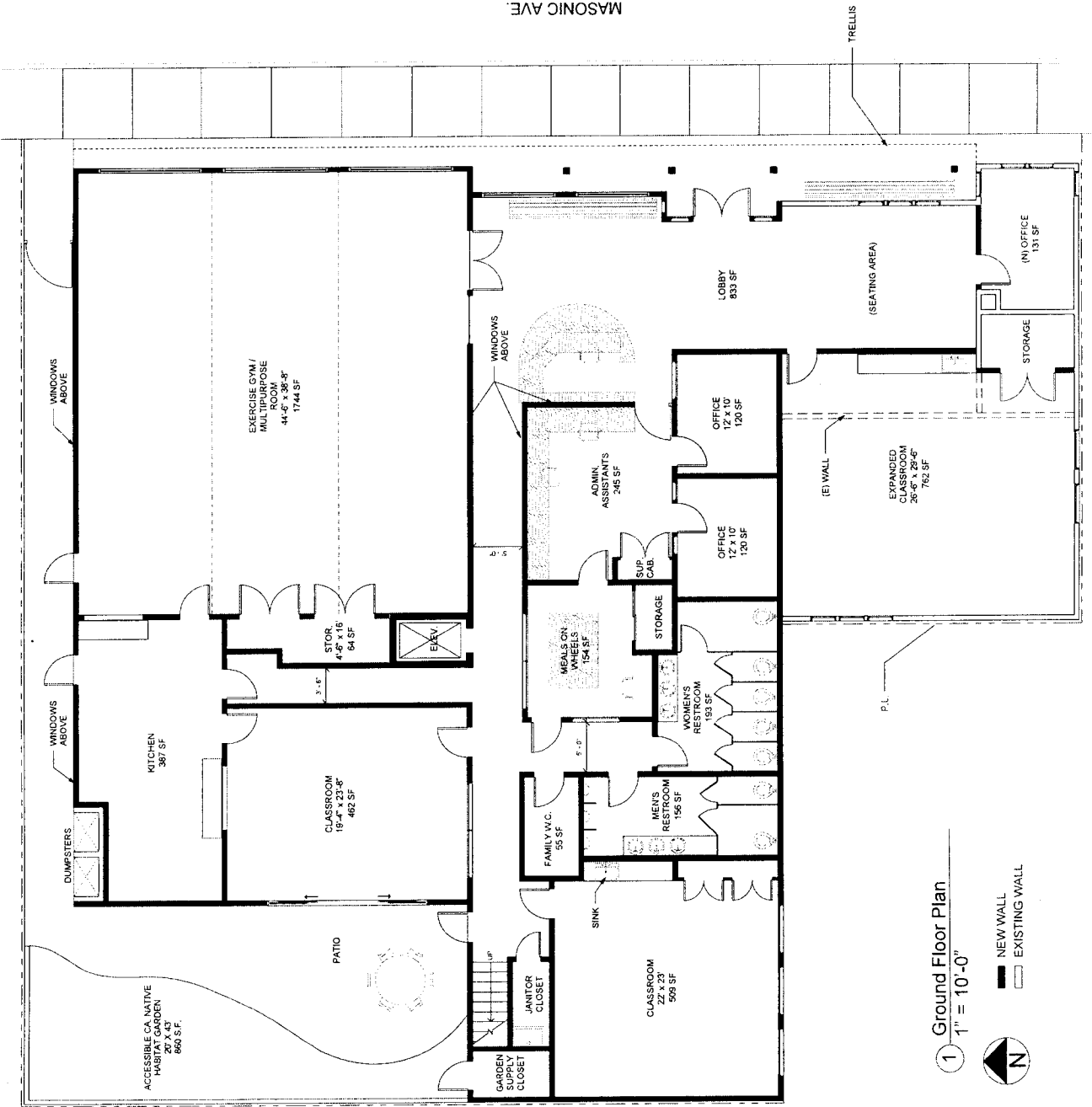
Pending approval from Council of the concept design, staff will be submitting a grant application requesting \$2.5 million to fund the construction and all associated costs.

### **Attachments**

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



DATE	DESCRIPTION
12/13/14	CONCEPTUAL SET
12/22/14	FLOOR PLANS
1/22/2010	AS NOTED



1 Ground Floor Plan  
 1" = 10'-0"

N

NEW WALL  
 EXISTING WALL

TOTAL EXISTING 4223 S.F.  
 TOTAL NEW PROJECT 7103 S.F.

NEW CONSTRUCTION  
 2880 S.F.

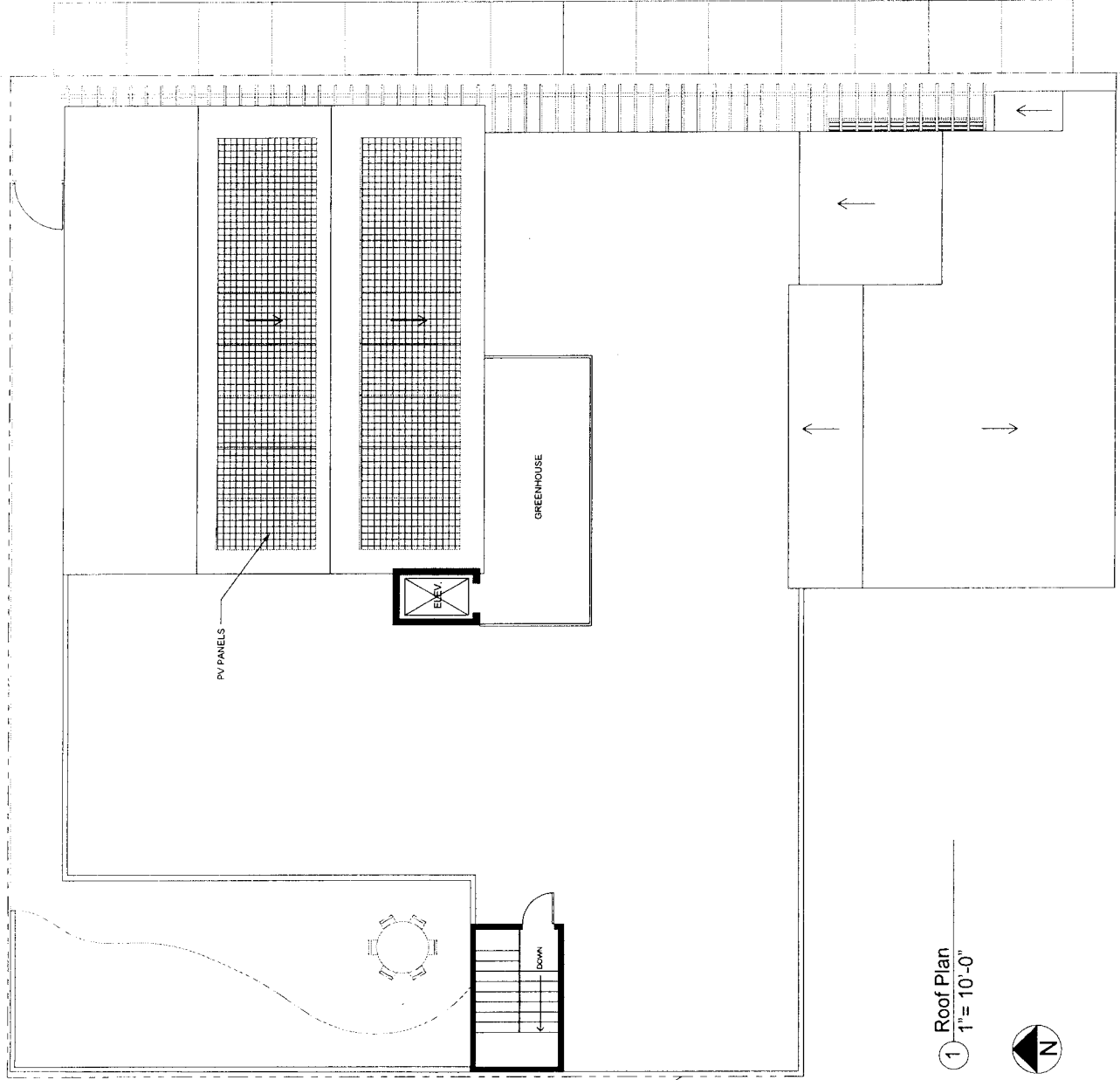
EXISTING - SIGNIFICANT  
 REMODEL  
 2914 S.F.

EXISTING - MINOR REMODEL  
 1309 S.F.



DATE	
DATE	
DATE	
DATE	

MASONIC AVE.



PV PANELS

GREENHOUSE

ELEV.

DOWN

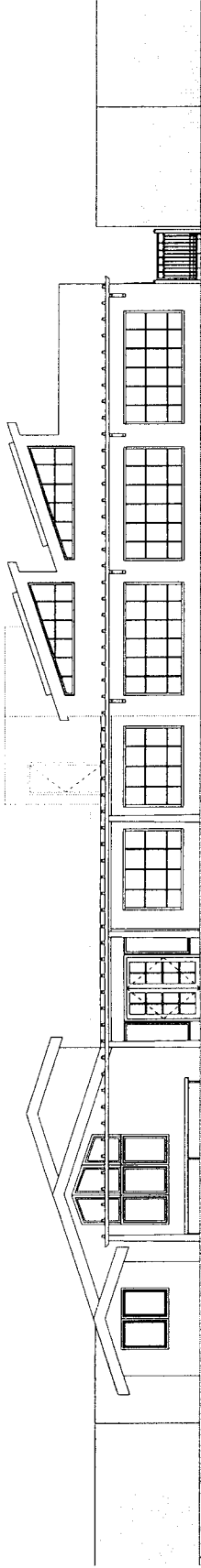
P.L.

1 Roof Plan  
1" = 10'-0"

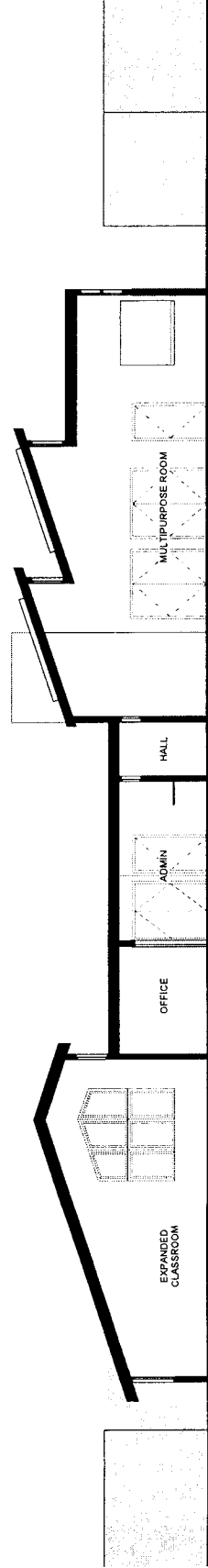




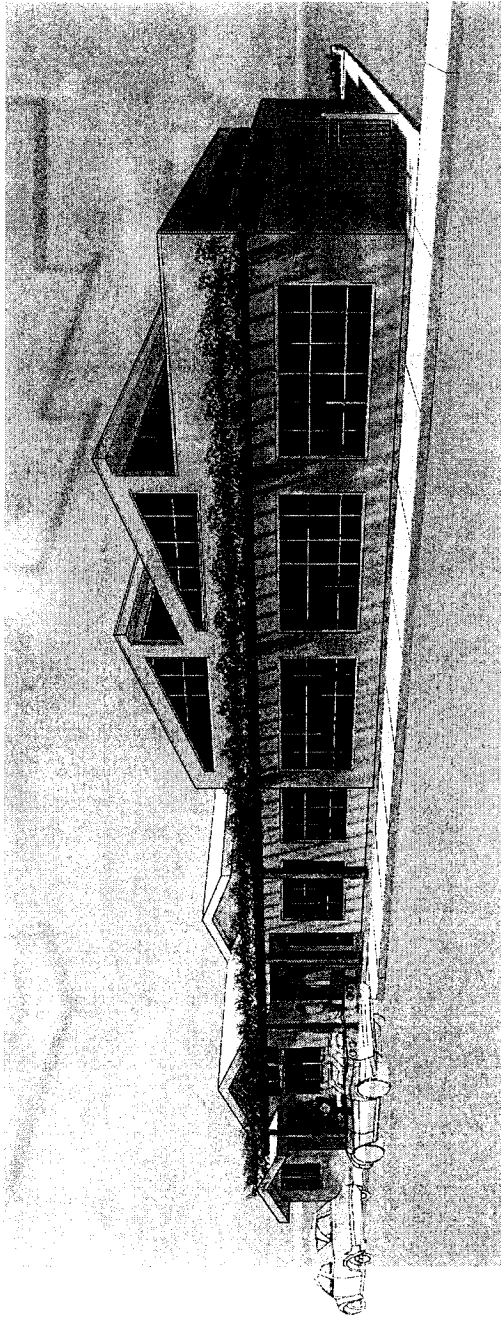
DATE	1/23/2010
PROJECT	ALBANY SENIOR CENTER
DESCRIPTION	ELEVATIONS & SECTIONS
CONCEPTUAL SET	



1 East Elevation  
1" = 10'-0"



2 North-South Section  
1" = 10'-0"




DATE: AS NOTED  
PROJECT: 1/23/2010

A3.1

RENDERINGS  
CONCEPTUAL SET

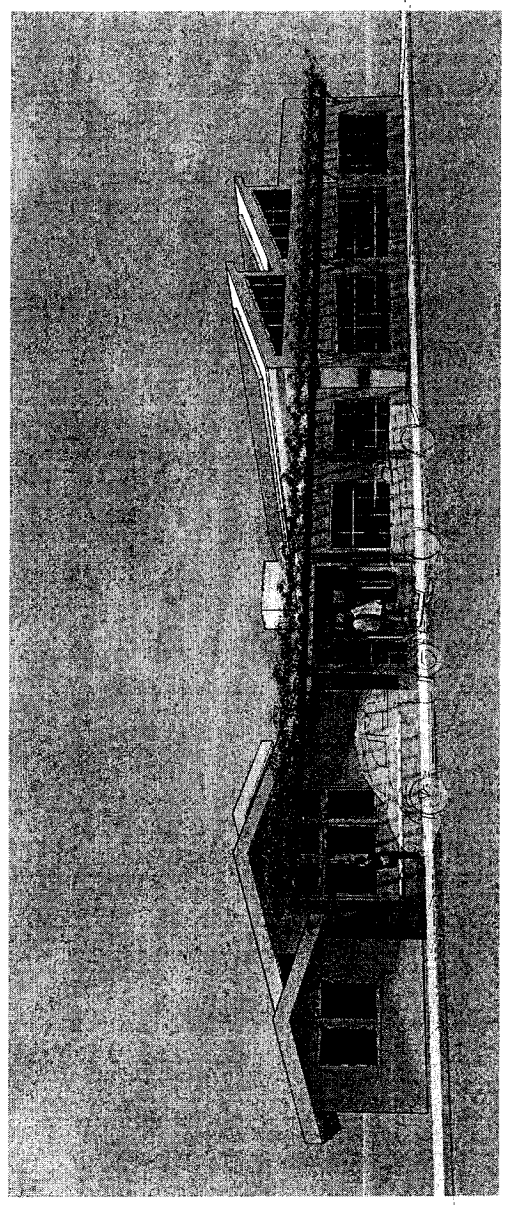
DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	

ALBANY SENIOR  
CENTER  
866 MASSIMO AVE. ALBANY, CA 94705



TODD JERSEY ARCHITECTURE

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## Albany Senior Center Renovation

846 Masonic Avenue  
 Albany, CA 94706

### LEED Summary (72 Total Estimated Points)

Using responsible building design and construction practice the Albany Senior Center should be able to get 73 points on the LEED NC scale. This would qualify the center for a gold level LEED certification.

Key steps in achieving these LEED points include:

- The development of a rooftop ecological center consisting of a greenhouse, green roof, rainwater harvesting system and solar panels.
- The use of pervious paving throughout the property.
- coordination between architects and contractors to develop the construction plans to insure air quality, proper construction, recycling processes, etc
- The inclusion of various ecological specifications in the construction documents
- A well planned landscaping proposal that utilizes native species and xeriscaping ideas.
- The design of the building in concert with energy modeling in order to develop maximum building efficiency
- The implementation of post occupancy educational programs concerning the buildings' various ecological designs.

Estimated date for LEED confirmation: **January 2012**

Estimates costs in order to achieve LEED certification: **\$25,000**

This includes increased construction and operating costs but mostly is based around the increased documentation and coordination that the LEED process requires among architects, planners, contractors and suppliers. In addition, this includes building commissioning.

### Sustainable Sites (20 points)

With its proximity to the Solano Ave corridor, the Albany Senior Center is able to easily attain about 12 points due to its location. Other requirements require greater effort and are listed below:

SSp1 Construction Pollution Prevention	Prior to construction a plan will be made by the general contractor to avoid soil erosion and dust generation
SS1 Site Selection	The senior center's site qualifies for this requirement.
SS4.1 Public Transportation	The Site is within a quarter mile of multiple bus stops for two bus lines that run down Solano Ave.
SS4.2 Parking Capacity	The Senior Center must work with the city to have a number of spaces of street parking specified as preferred parking for low emissions vehicles.
SS5.1 Habitat; SS5.2 Open Space; SS6.1 Stormwater- Quantity; SS6.2 Stormwater- Quality	In an urban environment such as our site, a green roof composed of native species that covers 20% of the site can lead to these credits. Further steps to accomplish these credits include the use of rainwater harvesting for landscaping.
SS 7.1 Non-Roof Heat Island	All hardscape that cannot be shaded (such as the walkway to the north of the building) will be composed of permeable paving with an SRI of at least 29.
SS 7.2 Roof Heat Island	A green roof and solar panels will work towards this credit. Remaining roofscape (low sloped) shall have an SRI of at least 78

**Water Efficiency (6 points)**

WE1-Efficient Landscaping	Using xeriscaping practices and native, low-water species, we aim to use no permanent irrigation. For new plantings, we will use recycled rainwater harvested from the rooftop.
WE2-Wastwater Technologies WE3-Water Use Reduction	All fixtures in the building will be low flow.

**Energy & Atmosphere (18 points)**

EA p1; EA p2; EA1 Commissioning and Energy Optimization	The renovations to the Senior Center have been drafted with software capable of whole-building energy modeling. Since the building is less than 50,000 sqft, both the commissioning and modeling will be developed alongside the building's design. Using solatubes, skylights and well positioned windows, the building will be designed to reduce HVAC and lighting loads. The building's lighting, HVAC, insulation and kitchen equipment will be specified with the aim of achieving a 28% improvement over baseline building performance.
EA2 On-site Renewable Energy	Placing solar panels on the south face of the proposed sawtooth roof, we aim to achieve 9% of the building's energy from local solar power.
EA4 Refrigerant Management	Air conditioning equipment as well as office and kitchen refrigerators will have limited ozone depletion potential.
EA7 Green Power	For two years, the center will purchase 35% of its power from certified green energy sources.

**Materials & Resources (7 points)**

M&Rp1	The Senior Center will develop a recycling program and devote space to its storage.
M&R1.1 Building Reuse	The Senior Center will take advantage of the quality of more recent additions and maintain more than 55% of its current walls, floors and roofs.
M&R2 Construction Waste Management	Prior to construction, a construction waste plan will be developed to identify items such as flooring, insulation, windows, etc which can be recycled. During construction there will be an area allocated for recyclable waste.
MR3 Material Reuse	The Senior Center will use more than 5% reused materials from the former building's framing materials as well as by using reused flooring, doors and furniture.
MR4 Recycled Content	The Senior Center will use more than 10% recycled content through specifying recycled content in products such as insulation, furniture, and construction materials.
MR5 Regional Materials	The Senior Center will use more than 10% regional materials through specifying local products throughout construction
MR6-Renewable Materials	The Senior Center will use more than 2.5% renewable materials through specifying products such as bamboo, linoleum, wheatboard and cork.
MR7-Certified Wood	All wood, finished or rough lumber will be specified as FSC certified and the senior center will therefore use a minimum of 50% FSC certified wood.

**Indoor Environmental Quality (11 points)**

IEQp1-Min. Air Quality	The Center will follow local codes designing its HVAC system.
IEQp2-ETS control	The Center will prohibit smoking indoors and within 25 feet of the building.
IEQc1 Outdoor Air Monitoring	CO2 detectors will be installed to measure concentrations.
IEQc2-Increased Ventilation	Ventilation in the center will exceed ASHRAE Standard 62.1-2007 by a minimum of 30%
IEQ3.1; IEQ3.2 Construction Air Quality Management	Prior to construction, a plan will be developed to protect and filter HVAC systems during construction. The plan will also detail the flush out procedures to take place prior to occupation.
IEQ4.1-4.4 Low Emitting Materials	Construction documents will list the VOC limits of paints, adhesives, sealants and flooring systems. The CDs will also list pre-approved flooring options such as the Green Label Plus program. Finally, the CDs will list limitations of composite wood and agrifiber products
IEQ5 Controllability of Lighting and Thermal Comfort	A small building, the senior center will have heating and lighting controls through different rooms.
IEQ8 Daylight and Views	The majority of spaces through the senior center will have natural lighting using windows, clerestory windows and skylights.

**Innovation and Design Process (6 points)**

IDP1.1	The green roof system and solar panels along with an inhabitable rooftop greenhouse and roof deck will draw attention to the presence of these ecologically beneficial features. Staff will develop pamphlets educating the public about the benefits.
IDP1.2	The senior center will have a website that keeps track of the air quality monitors, electric use, solar power gains, the green roof and other relevant ecological data. This will inform administrators and well as educate visitors.
IDP1.3	Wherever possible, the senior center will use Solatubes to reduce daytime light use. While offices will be lit by skylights, Solatubes can light bathrooms, hallways and smaller rooms can be daylight using this device.
IDP1.4	The rooftop greenhouse will undertake an educational program along with the neighboring elementary school to maintain the local species of the roof garden and grow seedlings of local species
IDP1.5	The senior center will organize bus trips and ride for seniors in order to reduce the localized parking demand rather than building new parking spaces.
IDP2	There will most likely be a LEED AP on staff in the architecture firm

**Regional Priority Credits (4 points)** In area code 94706, these regional priority credits are awarded to: SS5.2, WE2, WE3, EA2, MR1.1, IEQ8.1. Since we are currently planning on achieving all of these credits, we will be able to achieve 4 points for this category.