

OAKMONT
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OVA Central Area—Phase One Project Framing Workshop

February 4, 2020



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Agenda:

- OVA 5-Phase Project Oversight Process
- Review of prior work
- Summary of Long Range Planning Committee surveys
- Review of current and planned Building Construction Committee work
- Next steps and defining Phase 2 alternatives
- Open Forum
- Close

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OVA Five-Phase Project Oversight Process

Adopted in March 2019 to:

- Ensure **justification** and community awareness for all major new Oakmont projects.
- Establish **objective criteria** for BOD decisions to fund (or not fund) each project and deliver **accurately defined results at predictable cost** for major projects.
- Provide **accurate information** and **thorough communication** throughout the work.
- Involve **appropriate contributors** in each project phase, and provide **adequate continuity** across future Oakmont Boards.

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OVA Project Oversight Phases

- Phase 1** – Identify and **assess the opportunity**.
- Phase 2** – **Generate alternatives** (through divergent thinking) and **select the preferred alternative** (through convergent thinking).
- Phase 3** – **Develop detailed specifications** for the preferred alternative.
- Phase 4** – **Execute the preferred alternative** consistent with the specifications.
- Phase 5** – **Close the project** and do a “project lookback.”

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Phase 1: Identify Opportunity

- Identify project **needs and opportunity**.
- Conduct a public **Project Framing Workshop**.
- Define the **project team**, including the project leader and the BOD project liaison.
- Create **Phase 1 documents**.
- Decide to **proceed or stop**. If proceeding, establish **plan and budget** for Phase 2.

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ERC Project Lookback- Recommendations

- Use the **Five-Phase Project Oversight process** to better control over major projects.
- Ensure that **professionals are engaged**—early.
- Approve project costs at each phase for **work as a whole**. Use range estimates and include contingency funds to reflect risk.
- Plan **work requiring permits** and approvals far in advance.
- As work proceeds, track **expenses to specific assets** replaced.



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Earlier OVA Work



2014-2015: **Berger Improvement Committee (BIC)**

- Studied 5 Options.

2016- 2017: **Central Planning Committee (CPC)**

- Studied Space Utilization at Rec Centers.
- Incorporated User Wishes/Comments

2017-2018: **Berger Action Committee (BAC)**

- Presented Implementation Options

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Berger Improvement Committee

Studied **Five Options**:

1. Cosmetic Update
2. Modernize Existing Center
3. Reconfigure and Modernize
4. Modernize and Expand
5. New Berger

BIC did a good job with the planning process.



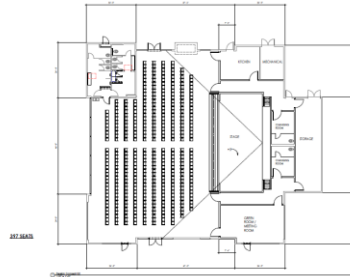
Berger Action Committee focus: **Options 4 & 5**

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Berger Action Committee Charter



- Develop **Schematic Designs & Cost Estimates** for “Remodel” and “New Building” by December 2017.
- **Maximize Flexibility** of Space.
- Plan Strategies to **Minimize Downtime** During Construction.
- Recommend **Consultants and Contractors**.
- Outline Process, Timeline, and Methodology to Accomplish Goals.

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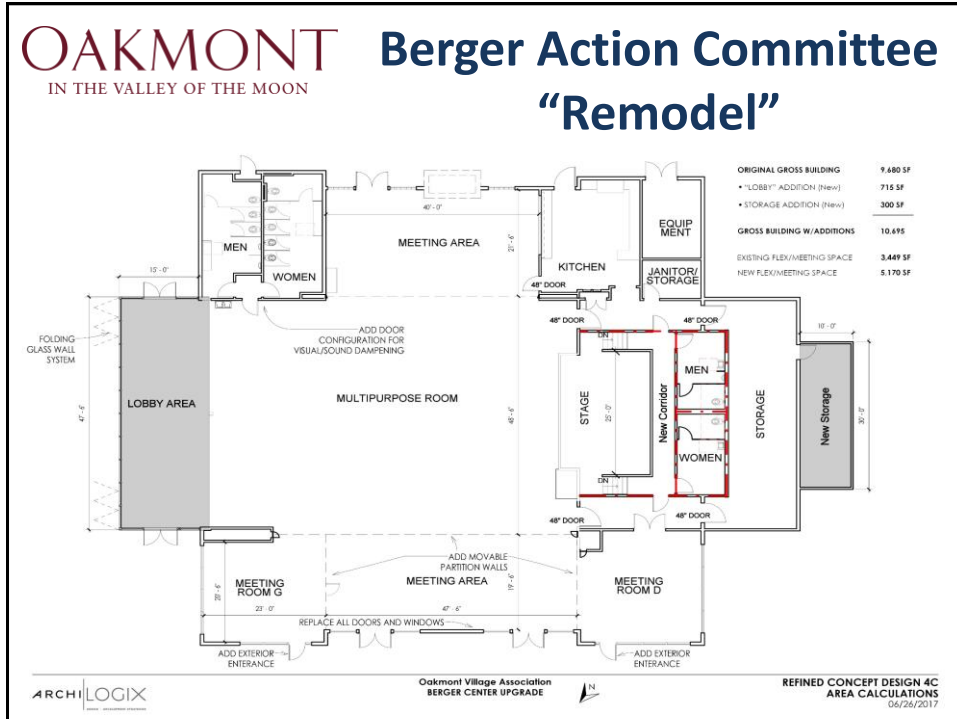
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Berger Action Committee February 2018

- Evacuation and fires of October 2017 impeded efforts and **delayed report**.
- Addressed “**Remodel**” with preliminary estimates.
- Outlined “**New Berger**” options (with alternatives), including some estimate data.
- **Pre-fire cost estimate data** was unreliable.
- Issues with **parking, ADA**, and other factors were considered, but unresolved.
- **Soft costs, contingencies**, and estimates based on **specific bids** were not available.

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OAKMONT Berger Action Committee
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"Remodel"

- **New Lobby** adds 700 Ft² of Space, with a Folding Glass Wall to Enhance Berger Center.
- **Improved Flexibility** and Increased Size:
 - Remodeled Berger: 5,170 Ft² Flex Space
 - Existing Berger: 3,449 Ft² Flex Space
- New Hardwood Floor, Hearing Loop, Doors & Windows
- Meeting Rooms Reconfigured with Partitions
- Kitchen Enhanced and Stage Remodeled
- Restrooms Updated and Storage Increased

Estimated cost (2017 estimates): **\$3.6M**

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OAKMONT **Berger Action Committee** IN THE VALLEY OF THE MOON “New Building”

Substantial work was done defining options, including:

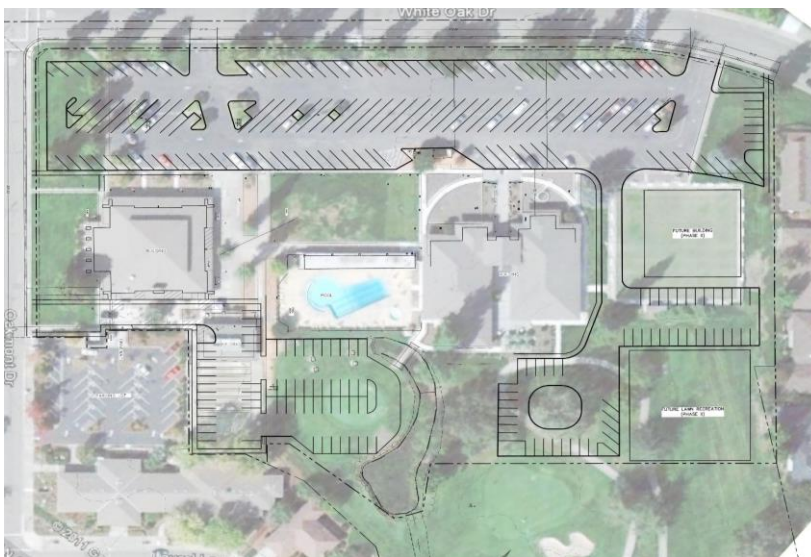
- Demolish Berger and rebuild at same location.
- Demolish Berger and rebuild at another location.
- Repurpose Berger and build new center at another location.

All alternatives presented complications:

- Increased parking requirements
- Disruptions in access and use
- Other problems

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OAKMONT **Berger Action Committee** IN THE VALLEY OF THE MOON “New Building”



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OAKMONT **Berger Action Committee**
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“New Building”

- Assessment and costs for all alternatives used “best effort,” but incomplete estimation data.
- Each option was based on requirements assumptions that are subject (and certain) to change.
- Most estimates were done using information assembled before the 2017 fires.

Estimated cost (2017, preliminary estimates): **\$4.7 to 5.4M**

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OAKMONT **Building Construction**
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Committee—2018

- Presented specifications and most plans for the **East Recreation Center renovation** to OVA Board in April.
- Recommended **deferring Central Area efforts** (with one exception) until after ERC project was complete.
- Continued work on **Berger Center seismic** assessment and remediation (completed in 2019).

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Long Range Planning Committee

Based on current surveys and discussions, LRPC recommends for the central area:

- Hire an **architectural planner** to consider options for the greater complex.
- Keep **LEED certification** in mind for all work.
- Build for **OVA's future**.
- Ensure that the central complex includes ample space to accommodate **existing and future** activities.

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Long Range Planning Committee—Priorities

- 1a. Main auditorium (stage/theater to seat 500)
- 1b. Larger multipurpose flat wood floor (larger than existing Berger flat floor)
2. Permanent gathering place (seating, coffee, etc.)
- 3a. Additional conference rooms of varying sizes
- 3b. Expanded Fitness Center (double existing size)
4. Enhanced craft/art room (working space, cubicles)
5. Expanded library (quiet seating areas, meeting room for book clubs)
6. Caterer's kitchen
7. OVA offices

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Building Construction Committee

Recent and pending Central Area work:

- Resurfaced CAC pool and converted equipment.
- Established “**preferred vendor**” relationships:
 - Archilogix (Architectural services)
 - Nordby Construction (General Contracting services)
- Ensuring **power resiliency** for (all 3 centers).
- Worked with LRPC to resume discussions for Central Area renewal.

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OVA Central Area Current Issues

- Parking capacity
- ADA and current code requirements
- Power resiliency, fire protection, and solar
- HVAC, power, and other utilities at Berger Center
- Aging Berger Center infrastructure (floor, roofing, windows, doors, etc.)
- Meeting room sizes and availability
- Ongoing labor shortages following recent fires
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Phase 1: Next Steps

- Document **Project Framing Workshop** and create **Phase 1 documents** (including broad requirements and summaries of member input).
- Define the **project team**, including the project leader and the BOD project liaison.
- Engage and use **professional services**.
- Develop **plans and budget** for Phase 2, and decide to **proceed or stop**.

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Phase 2: Generate Alternatives

- Work with **outside professionals**.
- Establish **weighted, objective criteria** for evaluating alternatives.
- Develop several “different and doable” **alternatives**.
- **Evaluate options** using objective criteria.
- Based on evaluation, select a **preferred alternative**. Use this to decide whether to **proceed or stop**.
- If proceeding, establish **plan and budget** for Phase 3 (**Develop Specifications**).

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Open Forum



What Do You Think?

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Thank you!



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