

# **BERGER ACTION COMMITTEE**

**PROGRESS REPORT**

**JULY 5, 2017**

# BACKGROUND

2014-2015 BERGER IMPROVEMENT COMMITTEE (BIC)

❖ STUDIED 5 OPTONS

2016- CENTRAL PLANNING COMMITTEE (CPC)

❖ STUDIED SPACE UTILIZATION AT BERGER, EAST AND WEST REC'S

USER WISHES/COMMENTS INCORPORATED

2017- BERGER ACTION COMMITTEE (BAC)

❖ IMPLEMENTATION PLAN

# **BERGER IMPROVEMENT COMMITTEE**

- **STUDIED 5 OPTIONS**
  - 1. COSMETIC UPDATE**
  - 2. MODERNIZE EXISTING CONFIGURATION**
  - 3. RECONFIGURE & MODERNIZE**
  - 4. MODERNIZE & EXPAND**
  - 5. NEW BERGER**

**BIC DID A GOOD JOB WITH THE PLANNING PROCESS**

**BAC'S STARTING POINT: OPTIONS 4 & 5**

# **BAC MEMBERSHIP**

- CLAUDETTE BRERO-GOW, CHAIR (GENERAL CONTRACTOR)**
- BOB JACKSON (PROJECT MANAGEMENT)**
- DAVID DEARDEN (CONSTRUCTION MANAGEMENT)**
- ART FICHTENBERG (COMMERCIAL REAL ESTATE DEVELOPMENT)**

# **BAC CHARTER**

- SCHEMATIC DESIGNS & COST ESTIMATES FOR REMODEL AND NEW BUILDING BY DEC. 2017**
- MAXIMIZE FLEXIBILITY OF SPACE**
- STRATEGIES TO MINIMIZE DOWNTIME DURING CONSTRUCTION**
- RECOMMENDATIONS FOR CONSULTANTS & CONTRACTORS**
- PROCESS, TIMELINE & METHODOLOGY TO ACCOMPLISH GOAL'S**

**REMODEL OPTION**

**BOB JACKSON**

# **BAC WORK PLAN-REMODEL**

**☐ REFINE CONCEPT 4 (MODERNIZE & EXPAND)**

**❖ ARCHLOGIX (WORKED ON BIC)**

**☐ STUDY ENGINEERING ISSUES**

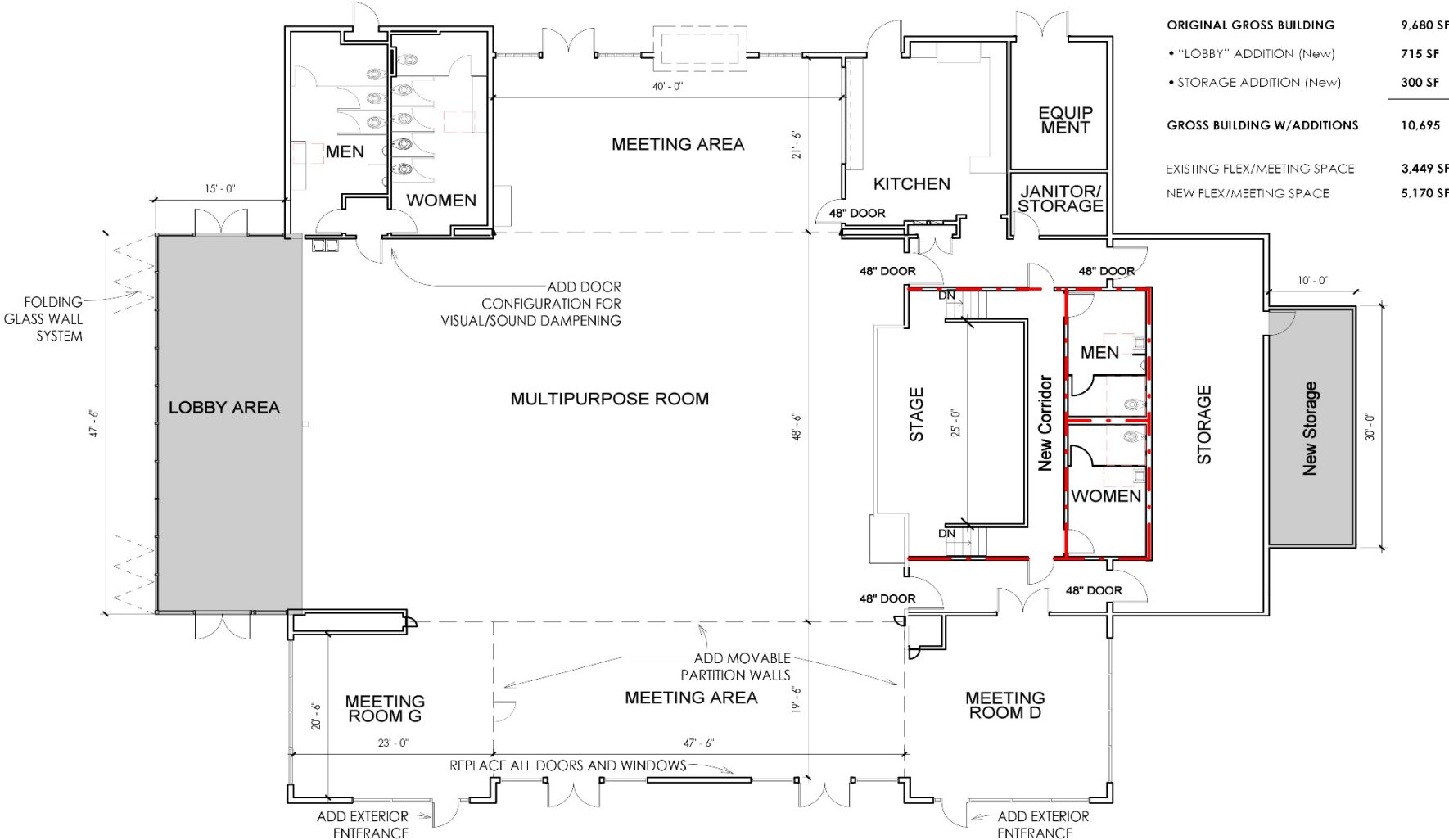
**❖ ZFA-SEISMIC & STRUCTURAL**

**❖ 15000-HVAC, PLUMBING, FIRE PROTECTION**

**❖ BROKAW-ELECTRICAL**

**PURPOSE: IDENTIFY ENGINEERING ISSUES AND DEVELOP  
CONCEPT DESIGN AND ENGINEERING BASIS FOR SCHEMATIC  
DESIGN AND COST ESTIMATE**

# REFINED CONCEPT DESIGN



ORIGINAL GROSS BUILDING	9,680 SF
• "LOBBY" ADDITION (New)	715 SF
• STORAGE ADDITION (New)	300 SF
<b>GROSS BUILDING W/ADDITIONS</b>	<b>10,695</b>
EXISTING FLEX/MEETING SPACE	3,449 SF
NEW FLEX/MEETING SPACE	5,170 SF



# REFINED CONCEPT DESIGN FEATURES

## ☐ NEW LOBBY

### ❖ 700 SQ. FEET ADDITIONAL SPACE

- NEEDED BY LARGE GROUPS (BOOMER EVENTS, MUSIC VENUES, OLLI, EXERCISE CLASSES, DINNER'S, DANCES, PRESENTATIONS, ETC.)

### ❖ FOLDING GLASS WALL ENTRANCE

- CREATES INDOOR/OUTDOOR EXPERIENCE
- ENHANCES USE OF BERGER, PATIO & GREENSWARD

### ❖ MEETING ROOM G: EXTERIOR DOOR ENABLES BACK UP LOBBY

- USE DURING CONCERTS, MOVIES, PRESENTATIONS ETC.

### ❖ STAND-ALONE STRUCTURE

# REFINED CONCEPT DESIGN FEATURES (CONT'D)

## MAXIMIZE FLEXIBLE SPACE

- ❖ LOBBY ADDITION

- ❖ MEETING ROOMS G & D PARTITIONS

- ❖ RESULT:

- REMODELED BERGER: 5,170 SQ. FT. FLEX SPACE
- EXISTING BERGER: 3,449 SQ. FT. FLEX SPACE

## OTHER FEATURES

- ❖ NEW HARDWOOD FLOOR THROUGHOUT

- ❖ ENHANCED HEARING LOOP THROUGHOUT

- ❖ NEW WINDOWS AND DOORS

- ❖ NEW PAINTING AND WINDOW COVERING

# REFINED CONCEPT DESIGN FEATURES (CONT'D)

## KITCHEN

### ❖ REMOVE INTERIOR WALL

➤ IMPROVES CIRCULATION

### ❖ ADD DOOR TO FIRESIDE ROOM

➤ SETUP FIRESIDE ROOM CATERING WITH PARTITION CLOSED

## STAGE

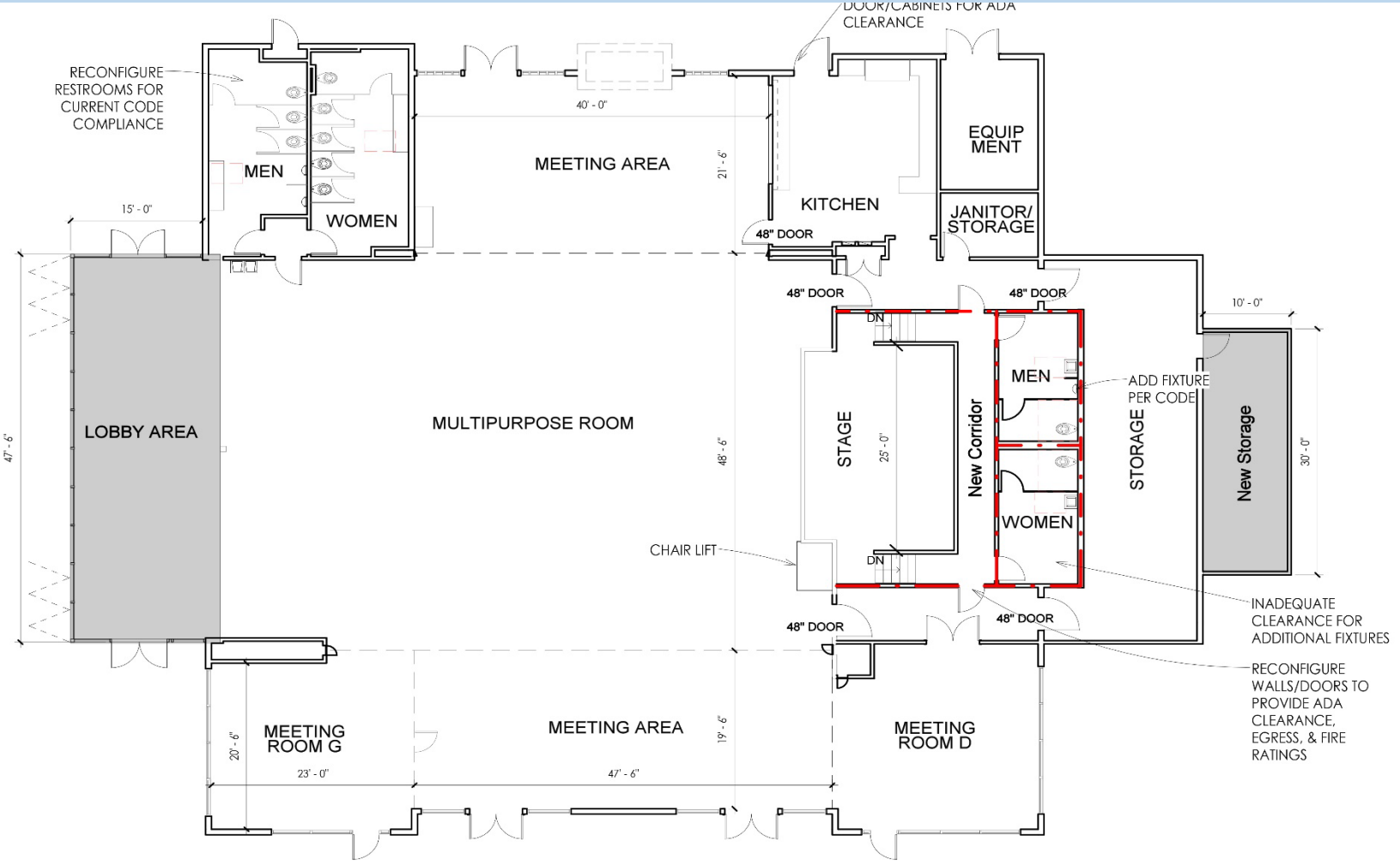
### ❖ REPURPOSE TO CREATE SPACE FOR REAR CORRIDOR

### ❖ MAINTAINS SPACE FOR BANDS

# **REFINED CONCEPT DESIGN FEATURES (CONT'D)**

- RESTROOMS RECONFIGURED**
- 300 SQ. FT. STORAGE ADDITION**

# ADA AND CODE



# REFINED CONCEPT DESIGN SUMMARY

- NEW LOBBY
- ❖ 700 MORE SQ, FT.
- ❖ INDOOR-OUTDOOR EXPERIENCE
- MAXIMIZE FLEXIBLE SPACE
- ❖ 1,721 SQ. FT. ADDITIONAL FLEX SPACE
- ADA COMPLIANT

# SEISMIC EVALUATION

EVALUATION PER ASCE 41-13 STANDARD FOR SEISMIC EVALUATION AND RETROFIT OF EXSISTING BUILDINGS

❖ TIER 1 CHECKLISTS AND TIER 2 EVALUATIONS

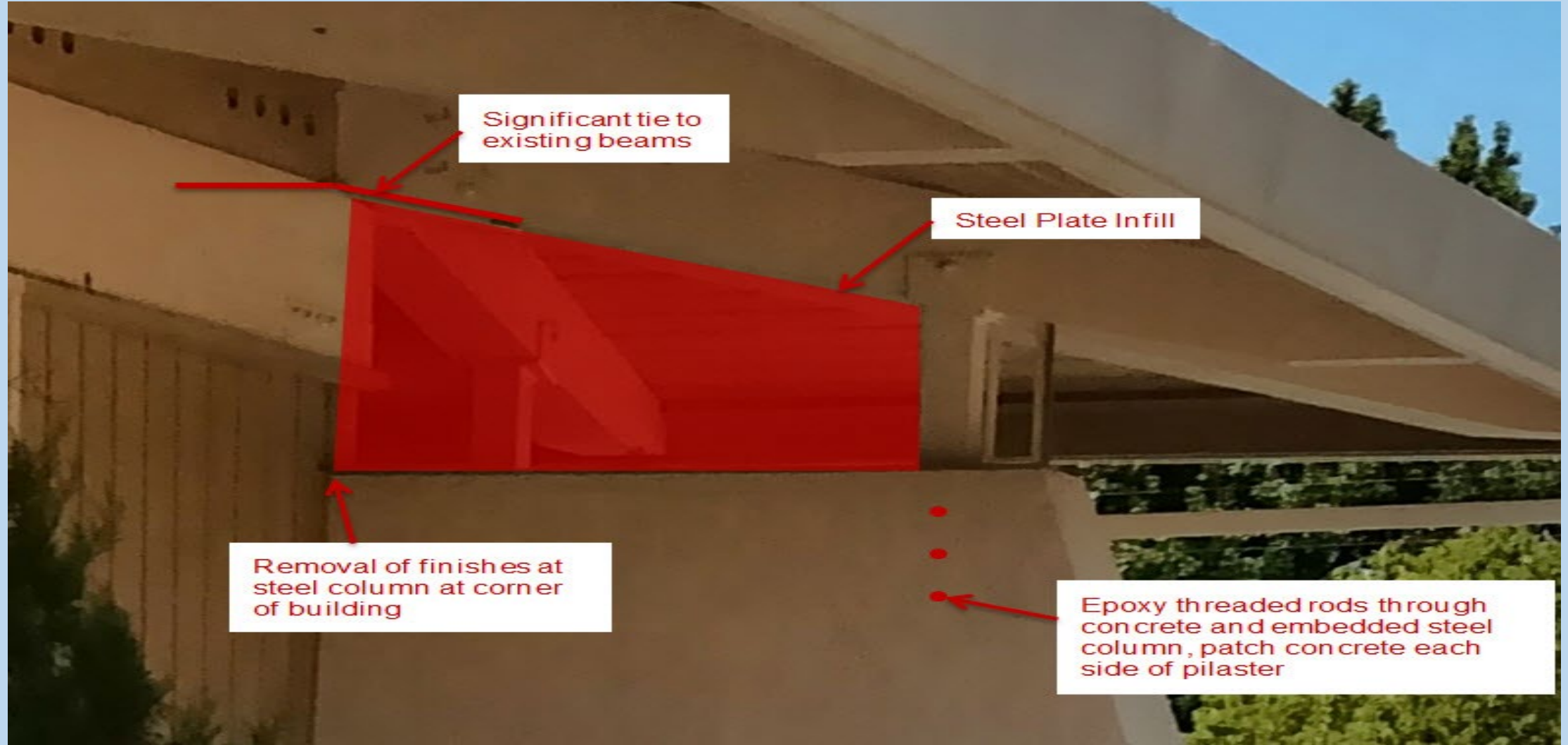
3 FINDINGS AND RECOMMENDATIONS, IN ORDER OF SIGNIFICANCE:

1. STEEL POST CONNECTIONS TO ROOF GLULAM GIRDERS AT CORNER BUTRESSES
2. EXISTING ROOF SHEATHED DIAPHRAM
3. POSSIBILITY OF SITE LIQUAFACTION

**SEISMIC ISSUE NO.1**  
**GLULAM BEAM GIRDELS CONNECTED TO A SINGLE STEEL**  
**POST**



# SEISMIC ISSUE NO.1 RECOMMENDATION STRENGTHEN COLUMN CONNECTIONS, OR ADD CURRENT CODE COMPLIANT FORCE RESISTING SYSTEM



Significant tie to existing beams

Steel Plate Infill

Removal of finishes at steel column at corner of building

Epoxy threaded rods through concrete and embedded steel column, patch concrete each side of pilaster

**SEISMIC ISSUE NO. 2**  
**ROOF SHEATHED DIAPHRAM IS NOT ADEQUATE**  
**FOR CALCULATED SEISMIC FORCES**



**SEISMIC ISSUE NO.2 RECOMMENDATION:  
WHEN ROOF IS REPLACED,  
ADD STRUCTURAL PLYWOOD SHEATHED DIAPHRAM**



# **SIESMIC ISSUE No. 2**

## **BAC RECOMMENDATION**

- 1. ROOF INSPECTION ASAP (TO BE DONE BY COST ESTIMATOR)**
- 2. WHEN ROOF IS REPLACED, CONSIDER:**
  - a. LIGHT WEIGHT STEEL ROOF-VARIETY OF COLORS AND SHAPES FOR DESIGN ENHANCEMENT**
  - b. ADDING SOLAR (HUGE ENERGY COST SAVINGS, PLUS REBATE)**

# **SEISMIC ISSUE NO 3. GEOTECHNICAL MODERATE RISK OF LIQUAFACTION**

- EXISTING GEOTECHNICAL REPORTS DO NOT INDICATE  
POSSIBILITY OF LIQUAFACTION**
- RECOMMENDATION: ADDITIONAL GEOTECH DRILLING TO  
50FT. FOR TIER 1 CHECKLIST EVALUATION**

# **FIRE PROTECTION CRITICAL LIFE SAFETY ISSUE**



# **FIRE PROTECTION RECOMMENDATIONS**

- FIRE PROTECTION AS URGENT AS SEISMIC**
- FIRE PROTECTION RECOMMENDED PER:**
  - ❖ **NPFA 101 (LIFE SAFETY)**
  - ❖ **NPFA 13 (STANDARDS)**
- ENGINEERING NEEDED:**
  - ❖ **CIVIL-INCOMING HIGH PRESSURE WATER LINE**
  - ❖ **FIRE PROTECTION-SYSTEM DESIGN/LAYOUT**
  - ❖ **STRUCTURAL-WEIGHT (ESPECIALLY THE ROOF)**
  - ❖ **ELECTRICAL-BACKUP POWER**

# HVAC

**OLD, INEFFICIENT, NOISY**

**CHILLER**

**27 YEARS OLD**

**5 AIR HANDLING UNITS**

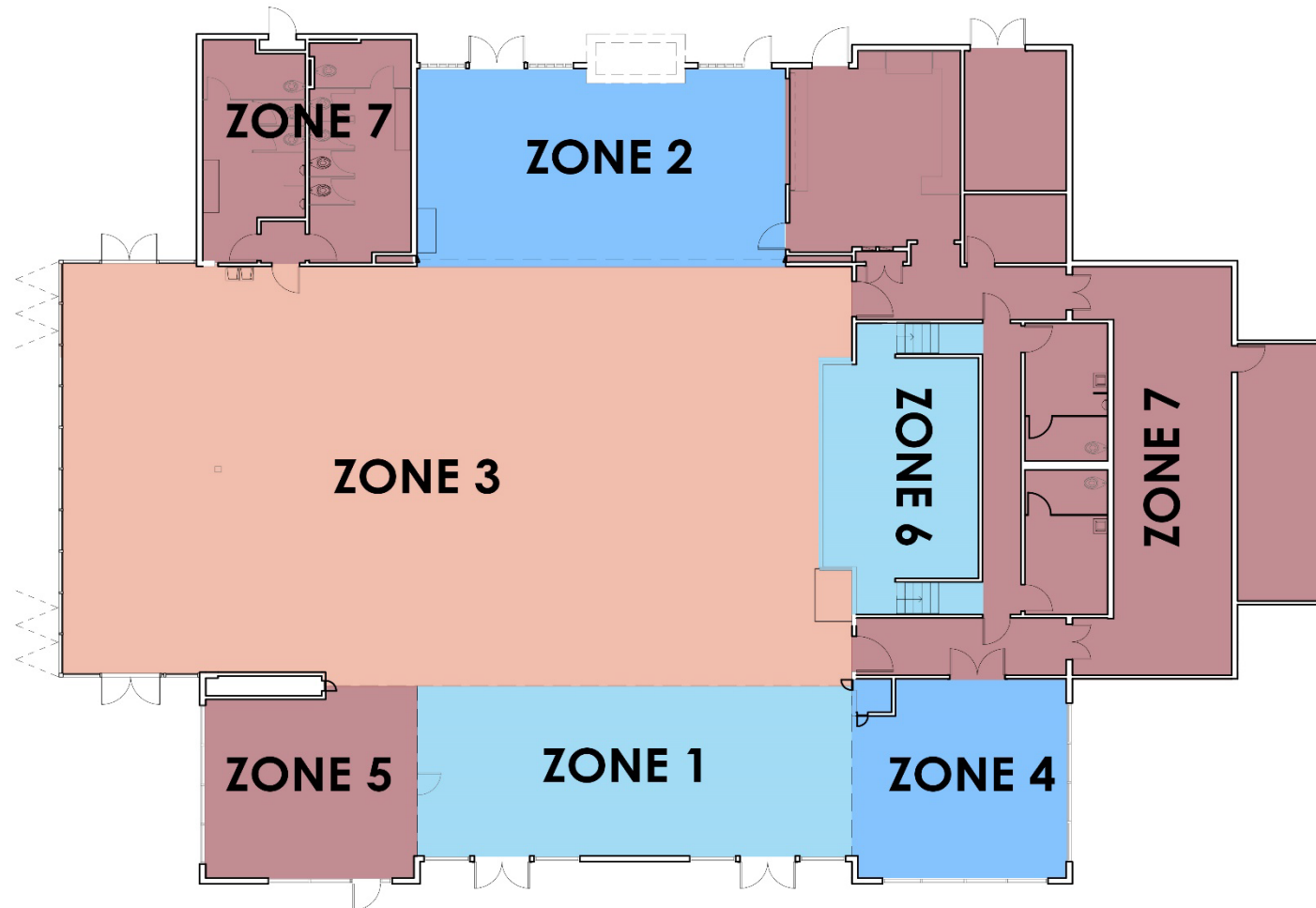
**ORIGINAL, NOISY, HIGH COST**



# **HVAC RECOMMENDATION TOTAL REPLACEMENT**

- REPLACE WITH VARIABLE REFRIGERANT VOLUME(VRV) OR VARIABLE REFRIGERANT FLOW (VRF) SYSTEM**
- 7 ZONES-SIMULTANEOUS HEATING AND COOLING**
- OUTDOOR HEAT RECOVERY UNIT (HRU)**
- REFRIGERANT METERING DEVICE (RMD)**
- INDOOR FANCOIL UNITS**
- TOUCH SCREEN CONTROLLER**
- MUCH LOWER ENERGY COST**

# SEVEN ZONES



# ELECTRICAL MECH. & ELECT. EQUIPMENT IN SAME ROOM

## WATER LINE



## WATER LINE



# **ELECTRICAL RECOMMENDATIONS**

- SPLIT MECH. & ELECT. ROOMS**
- RELOCATE WATER LINE & EQUIPMENT**
- NEW PANELBOARD REQUIRED (PER TITLE 24)**
- RELOCATE SOUND/AV CABINET**
- POWER FOR NEW CHAIRLIFT**
- LIGHTING: SELECTIVE UPGRADING**

# **PLUMBING RECOMMENDATIONS**

- REPLACE EXISTING FIXTURES WITH LOW FLOW CALGREEN COMPLIANT MODELS**
- HIGH PRESSURE WATER LINE FOR FIRE PROTECTION**

# REMODEL CONCLUSIONS

- SEISMIC AND FIRE PROTECTION HIGHEST PRIORITY
- ROOF REPLACEMENT/SEISMIC DIAPHRAM ENABLES LIGHT WEIGHT STEEL/COLORFUL REPLACEMENT, AND SOLAR
- HVAC SYSTEM TOTALLY REPLACED
- MECH./ELECT ROOM SPLIT
- NEW LOBBY PROVIDES VALUABLE NEW SPACE AND INDOOR/OUTDOOR EXPERIENCE
- FLEXIBLE SPACE MAXIMIZED (1,721 SQ. FT. MORE)

# REMODEL RECOMMENDATIONS

- AUTHORIZE DISPLAY OF PRESENTATION IN BERGER FOR PUBLIC COMMENT**
- NEXT STEPS:**
  - ❖ **BOARD AND PUBLIC COMMENTS**
  - ❖ **APPROVE COST ESTIMATOR AT NEXT BOARD MEETING (INCLUDES ROOF INSPECTION)**
    - **PRESENTATION OF COST ESTIMATE AT FUTURE WORKSHOP**
  - ❖ **AUTHORIZE ENGINEERING FOR SEISMIC ISSUES**
    - **BID DOCUMENTS FOR CORNER POSTS AND GEOTECH DRILLING**
    - **ROOF INSPECTION NECESSARY FOR ROOF SHEATHING**
  - ❖ **AUTHORIZE ENGINEERING FOR FIRE PROTECTION**
    - **REQUIRES CIVIL, FIRE PROTECTION, STRUCTURAL AND ELECTRICAL**

# REMODEL RECOMMENDATIONS (CONT'D)

- BOARD CONFIRM BAC CHARTER: REMODEL AND NEW BUILDING SCHEMATIC DESIGNS AND COST ESTIMATES BY DEC. 2017
- REMODEL SHOULD PROCEED AS ONE PROJECT TO MINIMIZE COST AND DOWNTIME
- ❖ SEISMIC CORNER UPGRADE AND GEOTECH DRILLING CAN PROCEED ASAP

**NEW BUILDING OPTION**

**ART FICHTENBERG**

# **PARKING STUDY**

## **FIRST STEP**

### **☐ THINGS WE NEED TO KNOW TO DETERMINE COSTS OF A NEW BUILDING:**

- 1. SIZE, FEATURES, AND FINISHES OF REMODEL OPTION**
- 2. FUTURE OF EXISTING BERGER-DEMOLISH AND RESTORE SITE OR REPURPOSE**
- 3. POSSIBLE LOCATIONS FOR NEW BUILDING**
- 4. CODE REQUIREMENTS: SEISMIC, ADA, HEALTH, PARKING, ETC.**

# **PARKING REQUIREMENTS**

**NEW PARKING IS NEEDED IF:**

- ❖ NEW BUILDING IS BIGGER IN SIZE**
- ❖ MORE INTENSE USES PLANNED FOR NEW BUILDING**
- ❖ MORE INTENSE USES PLANNED FOR CAC**
- ❖ ADDITIONAL SQUARE FOOTAGE ADDED TO CAC**
- ❖ ANY ADDITIONAL BUILDINGS BUILT IN THE FUTURE**
- ❖ ANY ADDITIONAL OUTDOOR USES**

# SITE PLAN 1

## EXISTING PARKING



**PLAN VIEW**  
**NEW BERGER CENTER EVAL**  
**PRE-DEVELOPMENT**

6833 OAKMONT DRIVE, PRE-DEVELOPMENT  
 SANTA ROSA, CALIFORNIA  
 APRIL 01/18-18/03/17

**HOGAN LAND SERVICES**  
 PLANNING CONSULTANTS & ARCHITECTS

7102-1118 STREET  
 SANTA ROSA, CA 95404  
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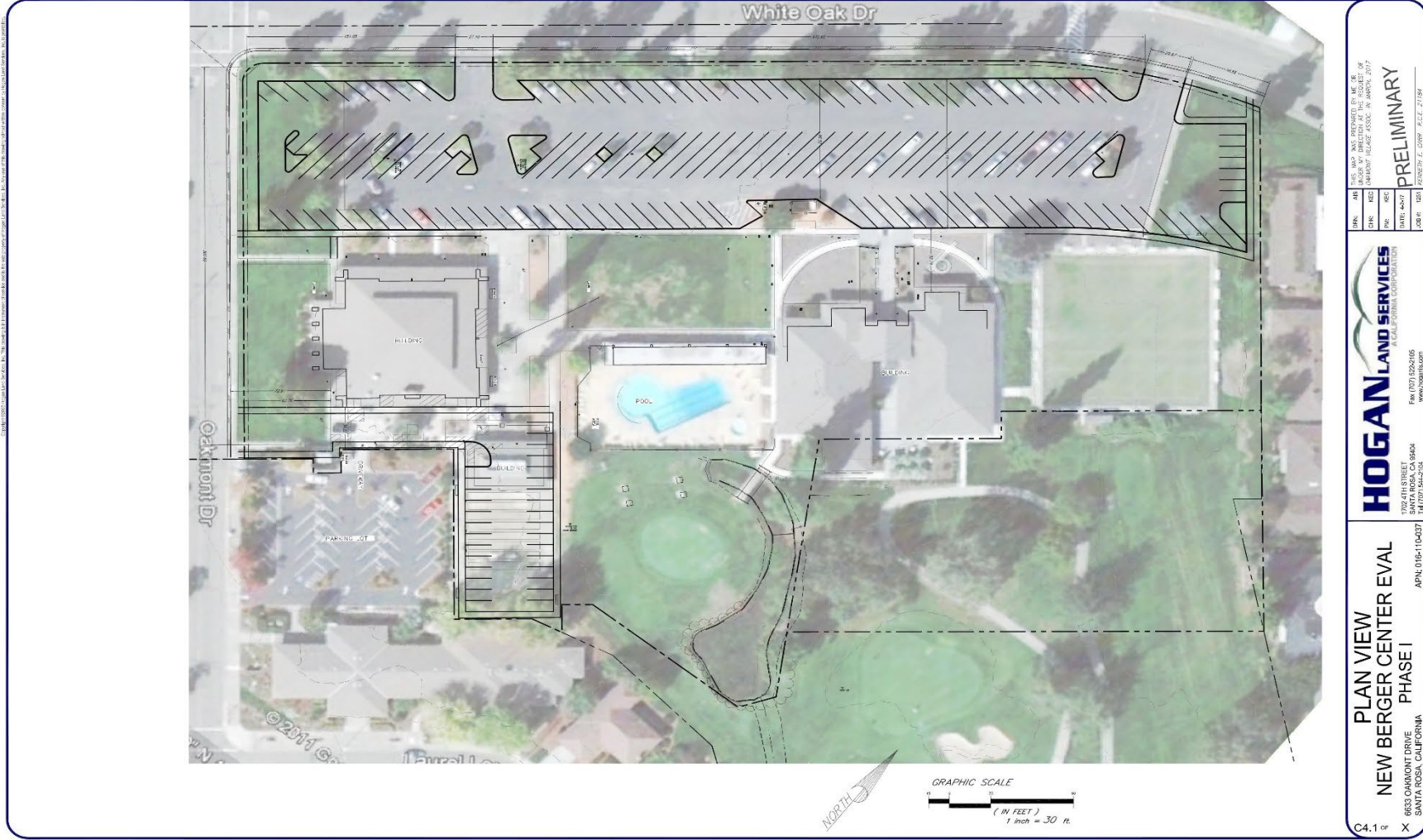
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**PRELIMINARY**  
 KENNEDY E. CASE, P.E. 2/1/14

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# SITE PLAN 2

## UTILIZE OVA LAND ONLY



C4.1 of X

PLAN VIEW  
NEW BERGER CENTER EVAL  
PHASE I

8633 OAKMONT DRIVE  
SANTA ROSA, CALIFORNIA

APN: 016-11-04031

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**PRELIMINARY**

ENGINEER: E. CORP. A.C.E. 2758

# SITE PLAN 2

## UTILIZE OVA LAND ONLY

AREA	MINIMUM PARKING SPACED CREATED
AREA IN FRONT OF LAWN BOWLING	12
AREA BETWEEN PARKING LOT AND OAKMONT DRIVE	<u>16</u>
TOTAL AVAILABLE BY EXTENDING EXISTING LOT	28
SHUFFLEBOARD AND MAINTANENCE BUILDING AREA	<u>32</u>
MINIMUM* SPACES AVAILABLE ON SITE	60
* MORE SPACE WITH COMPACT & ENCROACHMENT	



# **SITE PLAN 3**

## **ADDITIONAL PARKING POSSIBILITIES**

- INTENDED FOR LONG TERM PLANNING USES; GREATLY EXPANDS FUTURE POSSIBILITIES BY ADDING 1/3 OF BUILDING SPACE BY:**
  - ❖ RELOCATING EXISTING LAWN BOWLING INTO ADJACENT OGC PROPERTY**
  - ❖ CREATING ADDITIONAL PARKING BEHIND THE CAC**
  - ❖ ACQUIRING THE NECESSARY AREA FROM THE OGC FOR FAIR VALUE**
- NOTE: NO EXPANSION IS RECOMMENDED NOW, BUT TO ALLOW FOR IT SOMETIME IN THE FUTURE WHEN NEEDED**

# SITE PLAN 3

## ADDITIONAL PARKING POSSIBILITIES

AREA	MINIMUM PARKING SPACES CREATED
FORMER PICKLEBALL	40
FUTURE OGC AREA	
<input type="checkbox"/> REAR OF CAC	24
<input type="checkbox"/> REAR OF EXISTING LAWN BOWLING	<u>28</u>
<input type="checkbox"/> MINIMUM SPACES VIA OGC AREA	<u>52</u>
TOTAL PICKLEBALL AND OGC AREA	92

# CONCLUSIONS

- 28 NEW PARKING SPACES CAN BE CREATED BY EXPANDING EXISTING LOT
- 32 NEW PARKING SPACES CAN BE CREATED IN THE SHUFFLEBOARD AREA
- 92 NEW PARKING SPACES CAN BE CREATED BY ACQUIRING AN AREA FROM OGC, ASSURING SPACE FOR FUTURE GROWTH OF OVA FACILITIES, AND RELOCATING THE LAWN BOWLING FACILITIES ON THE OVA AREA
- NOTE: THE RELOCATION OF LAWN BOWLING REQUIRES ACQUISITION OF AN AREA FROM OGC, WHO ARE CURRENTLY ENGAGED IN A CAPITAL IMPROVEMENT PROGRAM AND BUILDING COSTLY IMPROVEMENTS

# RECOMMENDATIONS

- AUTHORIZE COST ESTIMATE OF PARKING OPTIONS**
- AUTHORIZE COST ESTIMATE OF NEW BUILDING BASED ON REMODEL SPACE PROGRAM AND FEATURES**
- ACQUIRE AN AREA FROM OGC TO ENABLE THE RELOCATION OF LAWN BOWLING AND CREATION OF ADDITIONAL PARKING**