



MEETING AGENDA

1. Project Overview
2. Your Parks Your Future - Background
3. RFP - Scope of Services
4. Site Tour
5. Questions/Answers
6. Next Steps



BACKGROUND

- History
 - Heather Farm Park Facilities – Clarke Swim Center and Community Center (Early 1970s)
 - Arts & Recreation Programs
 - Public Works Maintenance & Capital Investment

- Needs assessments (2010-2017)
 - Aquatics emphasis



YOUR PARKS YOUR FUTURE (YPYF) PHASE 1A: 2018-2020

- Heather Farm Park, Civic Park, Shadelands
 - Review and analysis of existing facilities & program offerings

- Community Engagement
 - Advisory Committee
 - Community Open-house and Pop-up events
 - Arts & PROS Commissions
 - City Council





YOUR PARKS YOUR FUTURE (YPYF)

PHASE 1A: 2018-2020

- Phase 1A work products
 - Park Building Assessments
 - Programming Analysis and Recommendations
 - Facility Needs Analysis
 - Facility Mission Statements
- Narrowed focus to Heather Farm Park (2020)
 - Aquatics + Community Center



YOUR PARKS YOUR FUTURE

PHASE 1B: 2021-2023

- Council Direction from Phase 1A

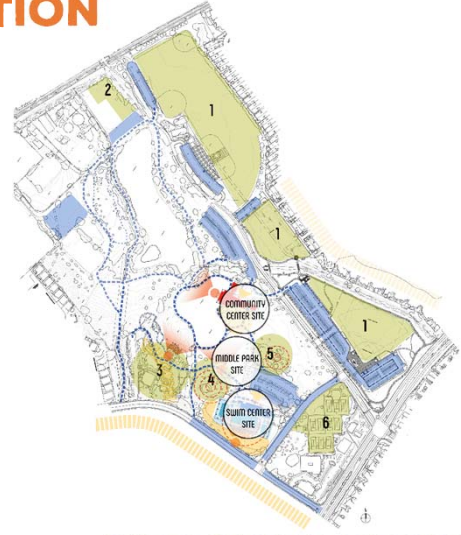
Prioritize and combine the two Heather Farm Park facilities in regards to facility planning and implementation
- Key outcomes/deliverables of Phase 1B
 - Project location
 - Conceptual Site Plan & Cost Estimate
- Community Engagement Process
 - Stakeholder Meetings
 - PROS Commission
 - City Council



YOUR PARKS YOUR FUTURE

PHASE 1B: LOCATION

- Location of combined facility (December 2021)
 - Existing community center site
 - Heather Farm Community Center to be demolished, Clarke remains open during construction



HEATHER FARM PARK

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TAKE PART. SHARE IDEAS. STAY INFORMED.



YOUR PARKS YOUR FUTURE

PHASE 1B: CONCEPTUAL SITE PLAN

- Conceptual site plan (February 2023)
 - Guiding principles
 - Key elements of the design
 - Cost estimate
- Funding
 - Measure O passed November 2022



HEATHER FARM PARK

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TAKE PART. SHARE IDEAS. STAY INFORMED.



GUIDING PRINCIPLES

For Site Plan

- Improve or expand space for current unprogrammed park recreational uses, including:
 - Existing pedestrian walking path
 - New "Community Living Room" space
 - Improve pond layout and function
- Provide separation between noise-generating uses, and noise-sensitive uses
- Consider all users: passive and informal, and program users
- Replace 3 pools with lap pool and recreation pool
- Preserve All Abilities Playground



TAKE PART. SHARE IDEAS. STAY INFORMED.

HEATHER FARM PARK



CONCEPTUAL SITE PLAN



- 25,510 SF, single story building
- Refurbished pond edge (approx. 15% reduction)
- 2 pools:
 - 50m lap pool
 - Recreation pool



TAKE PART. SHARE IDEAS. STAY INFORMED.

HEATHER FARM PARK



CONCEPTUAL SITE PLAN



HEATHER FARM PARK

Key Elements of the Site Plan

- Landscape berm and building provide acoustic and privacy separation between park and pools
- Project renovates eastern edge of pond
- Preserves playground and creek corridor
- Provides significant outdoor meeting and event space
- Preserves ~85% of the decorative pond as a visual asset and fishing location
- Provides continuous path around decorative pond

TAKE PART. SHARE IDEAS. STAY INFORMED.



CONCEPTUAL SITE PLAN



HEATHER FARM PARK

Pool & Deck Configuration

- Lockers & Family Rooms adjacent to rec pool
- Fenced pool deck can open to park (via gates) during large swim events
- Internal lawn areas adjacent pool decks



GUIDING PRINCIPLES

For Building

- Provide a facility that is a visual asset and will enhance Heather Farm Park
- Accommodate and right-size all current recreation & aquatics program spaces
- Provide spaces to improve function of existing Recreation programs, including:
 - More desirable and flexible programmed spaces
 - Appropriately sized support spaces, such as locker rooms and storage
- Preserve high-quality views from the new facility across pond



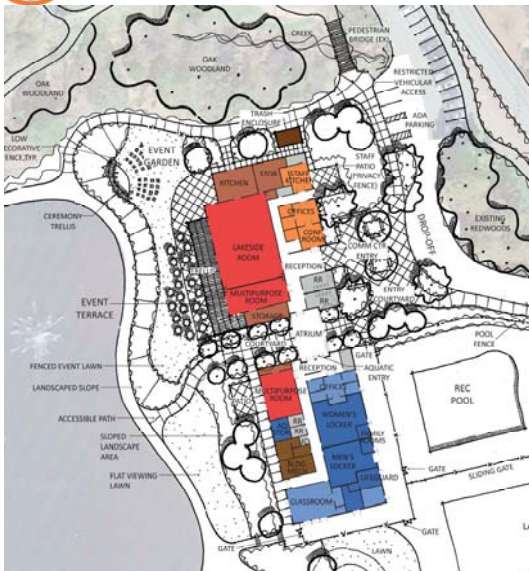
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TAKE PART. SHARE IDEAS. STAY INFORMED.



CONCEPTUAL FLOOR PLAN



Building Configuration: 25,510 sf

- Separate entries for Aquatic & Community Center
- Direct indoor/outdoor connections for all program spaces
- Central “atrium” for programs, events & public use; a “Community Living Room”
- Future Lakeside Room seats 200 min. and can be expanded via a partition
- Views out over pond towards The Gardens at Heather Farm

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TAKE PART. SHARE IDEAS. STAY INFORMED.



CONSIDERATIONS FOR THE NEXT PHASE

- Noise impacts and attenuation
- Access and circulation, including traffic along N San Carlos Dr
- Design and layout of the two pools and deck
- Pond edge refurbishment
- Architectural style
- Building and planting materials
- Sustainable design elements
- Essential services hub
- Maintenance of the facility



2023 COST ESTIMATE

Base Cost for Combined Facility	
Construction Cost	\$53.85M
Soft Cost	\$16.15M
Total Cost	\$70M

Future Project	
Demolition of Clarke Swim Center and Fill in 3 Pools	\$3.6M

Optional Items	
Essential Services Hub for Community Center	\$1.77M
51M Lap Pool with Moveable Bulkhead	\$1.08M
Total for Optional Items	\$2.85M



RFP SCOPE OF SERVICES

- Review background documentation
- Community outreach strategy
- Schematic design
- Design development
- Construction documents
- Bid/construction administration
- Role of Project Manager
- Project timeline

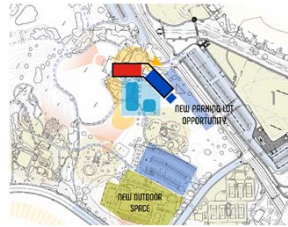
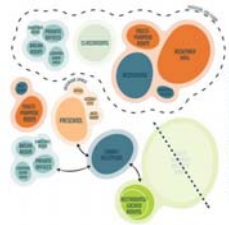


PRELIMINARY QUESTIONS?

TOUR



QUESTIONS AND ANSWERS



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QUESTIONS & ANSWERS

QUESTION	RESPONSE
It is unclear if the City is looking for design services or architectural services.	The successful team will need to be able to provide building architecture, landscape architecture and pool design services.
Are the firms that prepared the concept design package (Noll & Tam and RRM) allowed to submit proposals or are they barred due to their prior involvement?	The firms that prepared the conceptual plan are eligible to submit proposals for this work.
Upon review of the attached RFP, I wanted to check and see if Geotechnical Investigation is part of this RFP or does City intend to hire Geotechnical Engineer under a separate RFP?	The City plans on retaining a Geotechnical Engineer under a separate RFP.

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QUESTIONS & ANSWERS

What is the timeline for the Geotechnical engineering RFP to be issued for this project?	The Geotech RFP will likely be issued by mid/late May
Are the Architectural lead design services for the Heather Farm Park Aquatic/Community Center Design Services to be inclusive civil, structural, geotechnical, and other professional engineering services?	The services should be inclusive of all services with the exception of geotechnical. The City will issue a separate RFP for this service in May.
We have a lot of questions about the structure of the proposal, is it possible that those questions be answered earlier than 5/1?	City staff will respond to questions as soon as possible following their receipt.



QUESTIONS & ANSWERS

In order to fit content within the 20-page limit, is it possible to include references for the subconsultants in the appendix?	References for subcontractors may be in the appendix.
Could we put the hourly rates in the appendix, separate from the breakdown of hours by task?	Hourly rates should be part of the 20-page response. They can be included within the hour and task breakdown.
Is it ok to submit dividers between sections and include an image on the back and do not count towards the 20-page limitation?	Dividers without written content do not count toward the page total.



QUESTIONS & ANSWERS

Does the City intend for the project to achieve LEED certification or other sustainability metric, and if so, what is the target level?	The City has not decided this yet. The budget may control this.
With solar panels and possible all-electric systems, does the project intend to target zero-net-energy?	The City has not decided this yet. The minimum will be applicable building code requirements
It looks like the City's Sustainability Action Plan is in the final stages of review. Are there specific new guidelines or requirements applicable for this project that we should be aware of at this time?	The City has not decided this yet.



QUESTIONS & ANSWERS

Is CEQA Documentation being provided by the City or should this be included as part of the proposal?	City will provide CEQA.
Is Hazmat testing of site/facilities to be demolished necessary/being provided by the City or should this be included as part of the proposal?	City will provide hazmat testing.
Has a preliminary geotechnical investigation been conducted, and if so, would the City be able to provide the report?	City will provide Geotech work.



QUESTIONS & ANSWERS

Has a civil topographic survey been conducted?	No. A survey and all civil work shall be under the architect's responsibility.
Is this an open solicitation?	Yes.
How critical is it that the projects are in the 5 year time frame? Is that grounds for being considered non-responsive to the RFP?	The City is open to hearing from all proposers who submit qualifications and project history they feel most effectively represent their firm's qualifications and demonstrate how they best meet the City's goals.



NEXT STEPS

- Questions by **May 1**
- Proposals due **May 8**
- Interviews **June 7 and/or 8**
- Selection/Negotiation
- Council Consideration