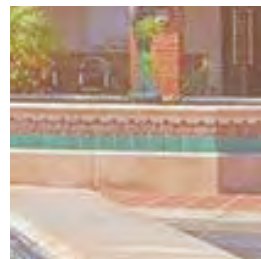
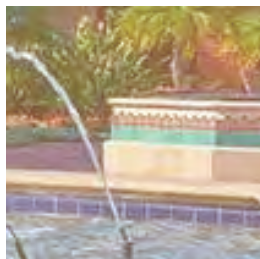
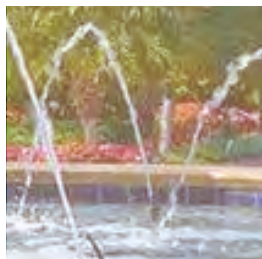
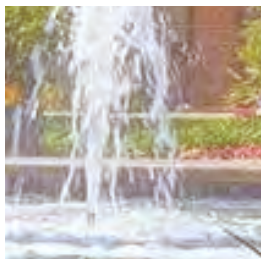




Laguna Woods Village®



ARCHITECTS

Laguna Woods Village Clubhouse 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

PROJECT BACKGROUND

Planned and constructed in the 1960s, Clubhouse 1 has provided a venue for residents and clubs to participate in a variety of activities, making this facility one of the most visited clubhouses at Laguna Woods Village. Currently, the clubhouse is made up of seven independent buildings, five of which are connected structurally under the same roof-framing system. It was initially designed as a five-building center within the greater community of Laguna Woods Village (formerly known as Leisure World). Supplementary amenities in the original design of the building layout included a full-size community pool, small heated pool, gazebo, and billiards room. Throughout its life span, Clubhouse 1 has undergone several renovations to the interiors, outdoor spaces, programming use, as well as new building additions. These building renovations have varied in scope from upgrading the public restrooms, to enhancing the interior courtyard hardscape and planters, and to adding new structures around the existing ones, with most of the existing building systems remaining in place and maintained beyond their intended life expectancies.

The intent of this report is to provide a status of the current condition of the existing facilities and to provide three options that recommend their renovations and/or replacement to better accommodate the activities and venues that are consistent with the Community. The first option is to keep all the existing buildings and renovate them. The second option is a combination of renovation and replacement of selected buildings and/or spaces. The third option is to demolish the entire facility and design an entire state-of-the-art replacement that encompasses a larger demand for activities and services within the Community.

PROJECT PROCESS

The initial step of the process was to assess, evaluate, and document the physical condition of all the spaces within the existing facility to determine its overall current physical condition. To determine the current condition of the Laguna Woods Clubhouse 1, the assessment team, consisting of architects and engineers, observed and documented the following: interior spaces, mechanical, electrical, plumbing and technological systems, building envelope, and exterior site condition. Any deficiencies to either the interiors or exteriors have been photographed and recorded. Code compliance items, which may trigger any updating and/or replacement of any of the building system, have also been documented. As part of this evaluation, the exterior condition of the facility and its site underwent a similar assessment to establish a base point of the facility's current condition to ensure the building envelope is not compromised in any way. If any deficiencies were found, they are addressed as a priority along with any fire/life/safety item. Additionally, the buildings' structural system, mechanical, electrical, and plumbing infrastructure were equally assessed and documented by engineers and specialists.

The primary areas of concern are ADA accessibility, fire/life/safety, and structural items. The incorporation of these code items may require modifications to both the interior and exterior of the Clubhouse in order to bring it to full compliance.

VCA Engineers, Inc. is part of the assessment team asked to evaluate the state of the buildings at Clubhouse 1. VCA performed a preliminary structural assessment of the facilities, performing field observations of the existing conditions, review the limited available as-built drawings, and carrying out destructive testing to verify the existing structural systems and their integrity. While some structural retrofits and upgrades may not be visible from either the inside or outside of the buildings, code compliance improvements, such as ADA accessibility into the facility and its site from the rest of the Community, will need to be integrated and aesthetically compatible with the existing architecture.

As discussed in the initial meeting, an analysis should be part of the structural evaluation to identify any issues attributed to the building's age and its proximity to the surrounding area that is known to possess a large dry rot issue. This analysis will be part of the destructive testing and evaluation of the structural components meant to identify potential dry rot issues within the structural systems.

The secondary area of concern that will be addressed are items and systems that will need to be replaced. These are items that have been documented to be obsolete, broken, worn out, and past their life span. In this area, the Consultants and Engineers contributed their own assessment of the mechanical, electrical, plumbing systems, and landscape conditions. All these assessments have documented the existing systems in place and have also investigated these areas in parallel with code compliance and other requirements.

The last area of concern will focus on items and components that have been upgraded and improved as documented by the team. This section will include elements the User(s) currently lack and wish to see added, or else those elements that User(s) currently have and wish to see replaced.

At the completion of the assessment, each respective discipline has generated a report detailing their findings along with a narrative that will assist in identifying code-related and required improvements, including recommendations for three options: 1) keeping all the buildings and renovating them, 2) a combination of renovation and replacement of selected buildings and/or spaces, 3) demolishing all the buildings and replacing them with state-of-the-art facilities.

PROGRAM

Clubhouse 1 was designed in the early 1960s, likely to accommodate club meetings, classes, and a range of recreation and social activities. The Clubhouse was originally constructed as five separate buildings with corridors and courtyards between each other, yet still connected with the same roof-framing structure. The Main Lounge Building is the focal point of the clubhouse, extending over 170 feet in the east-west direction. The original building program consisted of a main lounge ballroom/dining space with the kitchen area on one end and the administrative office on the other. Today, this building has maintained its original rooms and program use available for ballroom dancing, formal dining, wedding events, and lectures.

To the west of the Main Lounge Building, the Art Studio and Community Rooms sit perpendicular stretching 150 feet north-south. The building's initial program likely intended the large art studio space to be a classroom located at the north end. Directly attached to the south are three-equal size multipurpose rooms, each with a fully equipped kitchen area, no doubt for club meetings and social activities. Nowadays, the building has preserved each of its rooms and their intention except for the Art Studio room, which also functions as a larger multipurpose room for social events and gatherings. In 1991, a continuous outdoor patio with an open trellis was attached to the west side of the multipurpose rooms. The south end community room has since transformed into a social hub known as the 'coffee' Drop-In Lounge and is one of two of the busiest social spots at Clubhouse 1, behind the Gymnasium/Fitness Center. It has become the primary social place where the residents come to mingle with each other or lounge around alone reading for hours.

Adjacent to the Art Studio room are two Shuffleboard Court buildings. These buildings were not part of the original building design but were added later in 1970, most likely due to shuffleboard's popularity amongst the Clubhouse demographics and its low physical fitness requirements. However, only one of two Shuffleboard Court buildings are currently used to play the sport: Shuffleboard Court C. Due to its decline of popularity and use, Shuffleboard Court B is no longer used for the sport but solely used as an indoor archery range by the archery club members supervised by the Fitness Center personnel.

To the southeast is the Gymnasium/Fitness Center building, which was originally designed as a small 60-foot long building with three equal-size rooms and had a corridor on its west side that connected directly to the interior corridor and most likely open space on the east side. According to the original drawings the building program had rooms that served both as classrooms and recreational spaces. The Gymnasium was not part of the building in the 1960s. Since then, the Fitness Center's program has evolved and grown into a facility designated especially for exercise and fitness. It now provides the community a place with fully equipped exercise equipment and a variety of training programs. The Gymnasium was later added in the late 1970s due to growing demand from the residents. Nowadays, the Gymnasium cannot serve the current capacity of residents who use it daily. With the full schedule of exercise classes that take place in the Gymnasium, in combination with the basketball games, it is safe to assume that the building is running at full capacity and can no longer grow. The Gymnasium/Fitness Center has become the most energetic and busiest spot socially and recreationally at Clubhouse 1.

To the south, the Multipurpose Room stretches east-west 120 feet long. In the 1960s the building housed arts-and-crafts studios, which included ceramics, sewing, and wood shop. Throughout the years, the building's program has transformed and adapted to the population's demand in fitness use. Later in the 1970s the arts-and-crafts rooms were reprogrammed into recreational rooms. Today, the building's initial program intent as a multipurpose room is still intact, supporting club meetings, social activities, art classes, and waiting room for the shuttle drivers.

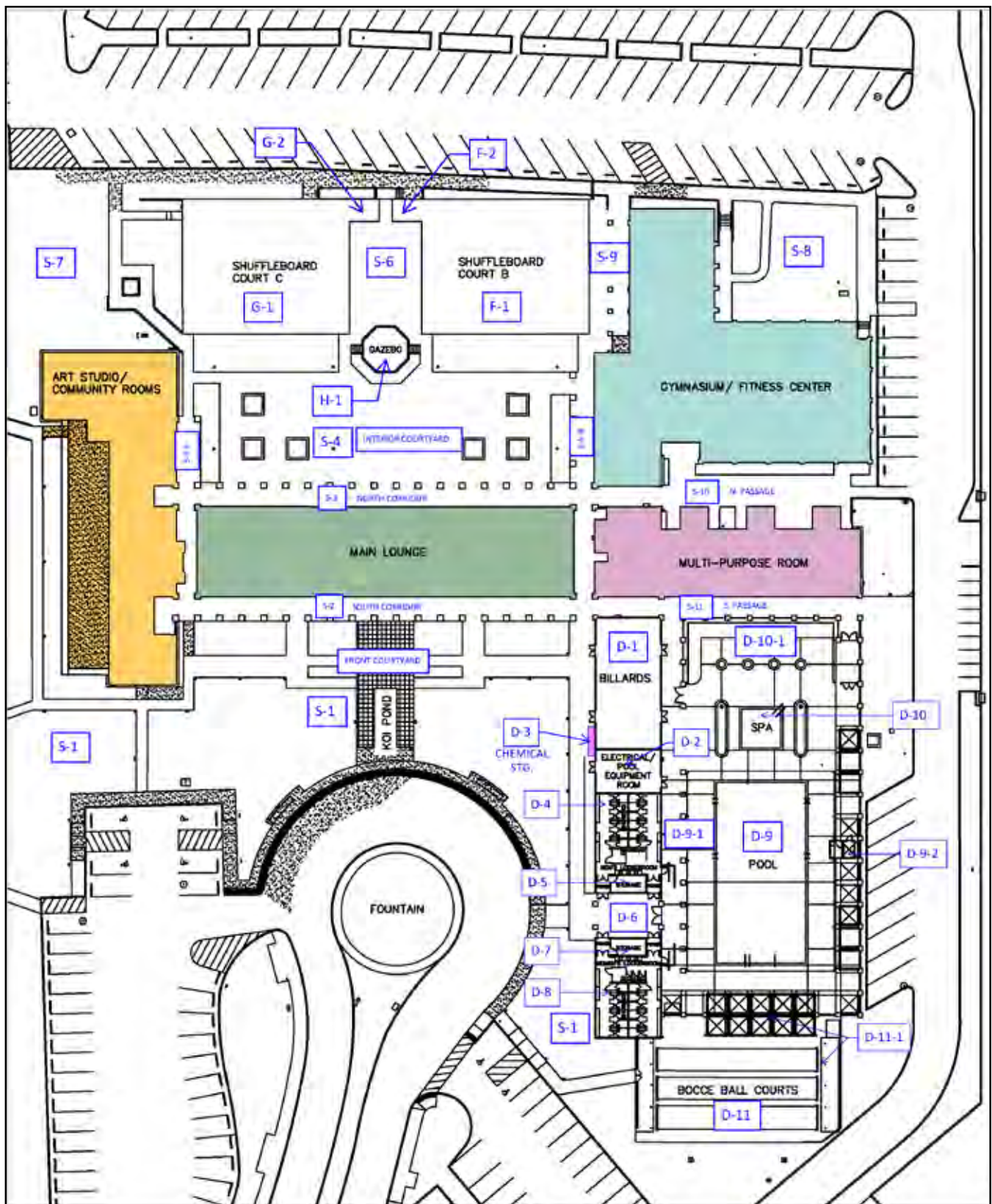
The Aquatics Building, located below the Multipurpose Building, was part of the original 1960s building construction extending 190-feet north-south. The original building program was designed to house a recreational program that included a game room, men's and women's locker rooms, pool, pool area, spa, and spa area. The current spaces have maintained their initial use, however throughout the years a new program and elements have been added due to increased community use. Sometime in the mid-1970s a bocce court area was constructed south of the Aquatics Building and laid out east-west. In 2004, due to the intense use and strong demand, the pool area was remodeled to include a new 100 sq. ft. permanent pool guard station meant to separately house storage, include a life guard space, and a pool cover. The remodel included new ornamental fencing. Today, the Aquatics Building is used year-round by the community for both the pool and spa, including for special events/performances that take place in the pool. The bocce court area has been altered into three separate carpeted courts, with seating on three sides and protected from the sun. This is another sport that has become popular among the residents as both participants and observers.

The exterior hardscape throughout Clubhouse 1 is a variety of tile pavers and concrete poured walkways. Based on original civil sheets, the existing saltillo tile pavers define the exterior corridors that interconnect all the buildings together and located below the covered walkway. Today the corridors have preserved their original use. The existing central interior courtyard was part of the original design; however, both its program and hardscape materials have evolved throughout the years. Nowadays, the interior courtyard is used for large social gatherings and events.

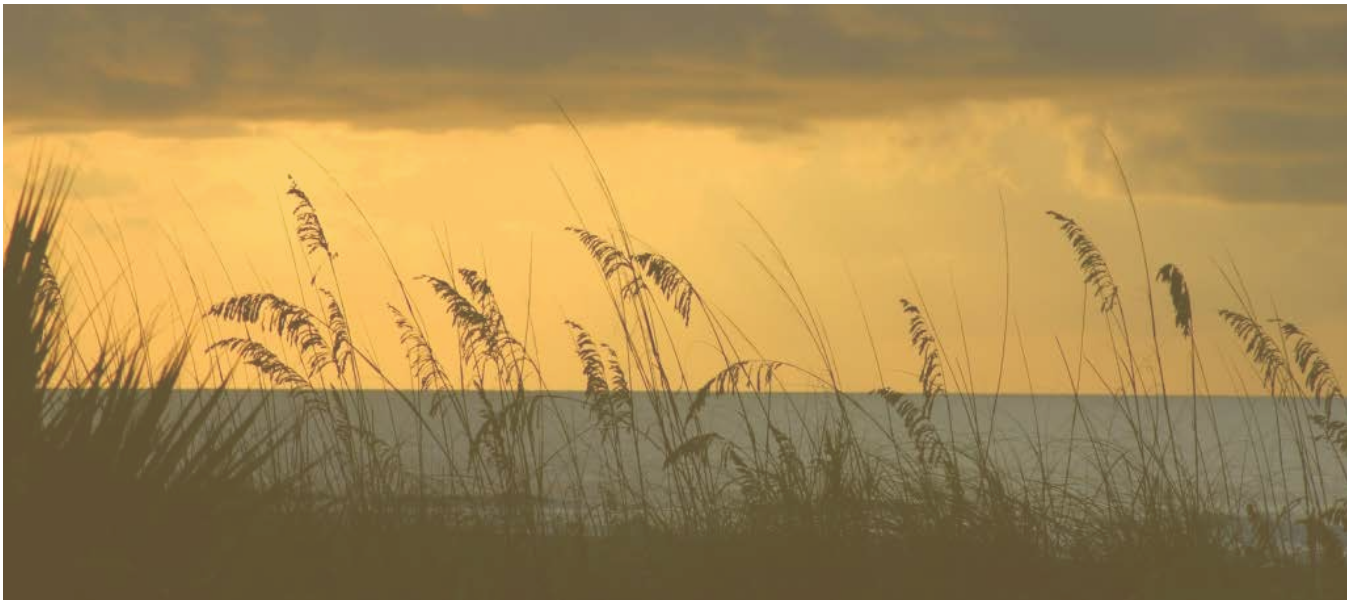
Please refer to the Landscape assessment for their full description of the landscape elements that surround the buildings.

Examining what assumes to be the only two sheets available of the original drawing set, the overall layout consists of five separate buildings that are structurally connected with the same roof-framing structure. Each building has a linear footprint and can be described as a single-story building, except for the Main Lounge Building, which is a mix of two stories and high-bay interiors. The primary structure for most of the buildings is wood construction with some cases where steel framing is used to create shear walls. The only building to have its primary structure differ from wood is the gymnasium, which has been designed and constructed of concrete masonry units, to achieve its unobstructed height and volume. Above the buildings, most of the roof is framed and infilled with wood joists creating gable and valley roofs enclosed with Spanish tiles throughout. However, there are some areas that contain a flat roof assembly sloping outward into downspouts at either the internal courtyard or front courtyard.

FACILITIES







CONCLUSIONS & MATRICES

DESIGN SOLUTION

As documented in the assessment report and visual inspections of the current buildings, the majority of Clubhouse 1 does not meet the base structural requirements of the building code in effect (2016 California Building Code). Because of its age, most of the facility's buildings need to be seismically retrofitted involving either the roof and/or walls. Please refer to the Structural Destructive Testing for details and locations of the retrofitting.

After a thorough evaluation of the existing building systems, there were three options that were developed which would define the renovation and modernization of the existing facility.

The first option would be to renovate all the existing facilities and their respective systems. The modifications to interior spaces to meet the current programming would be limited and some of the existing activities may still not be suitable for the assigned spaces compromising effectiveness.

The second option would be to demolish the less efficient or appropriate structures and construct new facilities that would accommodate existing programs more appropriately and address the spatial requirements of future activities.

The third option would be to demolish all the existing facilities and replace them with a state-of-the-art facility that would be programmed and designed to serve the Community with the facilities and functions that will support and enhance their lifestyle. This new facility will be designed to allow spaces and areas to accommodate the numerous clubs and organization, while providing flexibility of the spaces to allow these activities to evolve or change as social and recreational needs change.

The following summary details each option and defines the extent of each solution and its upgrades.

Option 1: Complete Renovation of Clubhouse As Is

If the Board elects to keep the facility intact, then the only direction provided is to renovate the facilities at Clubhouse 1. The recommended repairs and upgrades are identified in the report, and matrices will need to be executed even if they are defined as elective. Additionally, it will be required to address all the identified code compliance deficiencies for all the buildings and its systems derived in the multidisciplinary assessment for each of the facilities.

Having been constructed during the 1960s most of the Clubhouse1 buildings will need some level of seismic retrofit. For example, the Main Lounge will need a significant seismic retrofit that includes adding plywood sheathing at the roof, anchor bolts to the framed walls, and improving shear wall nailing on the existing plywood. The two Shuffleboard Buildings will need extensive retrofitting that will include replacing beams, strengthening steel columns, upgrading shear walls and concrete foundation work. The other buildings will need minimal retrofit – please refer to the Structural Assessment section for additional information and recommendations.

Mechanically, most of the buildings possess a mix of older and outdated building control systems that will need to be upgraded to improve controllability and maintenance of systems. In addition, most of the split system heat pumps are obsolete and should be replaced. Refer to the Mechanical Assessment section for additional information and recommendations.

Most of the electrical panel boards throughout the Clubhouse have reached the end of their life span and will need to be replaced, particularly the existing Federal Pacific panel board has been recalled for safety issues and a replacement will be a priority. It is recommended that the existing fire/life-safety systems throughout be upgraded with a central fire alarm control panel. Refer to the Electrical Assessment section for additional information and recommendations.

Existing plumbing fixtures throughout the facility will need to be upgraded to comply with current code requirements as commercial grade and low-flow fixtures. The team strongly recommends replacing all existing waste lines and upsizing them to adequately meet the current demands and to reduce the ongoing fixture failures.

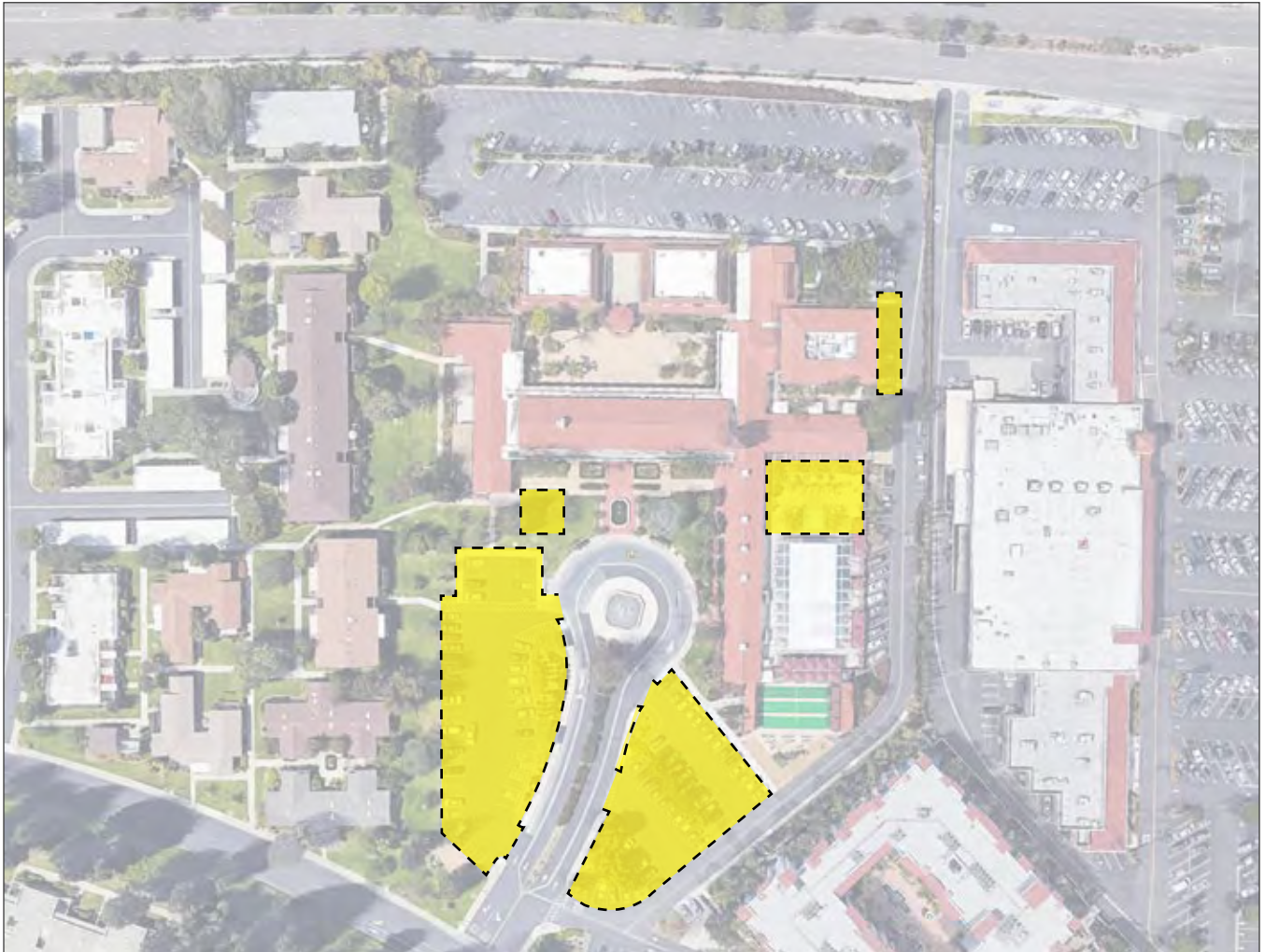
The current landscape irrigation system does not meet code since it is composed of multiple water meters and controlled by several irrigations clocks. It is recommended to have one dedicated irrigation meter and replace the multiple irrigation controllers with a single smart controller so that it meets current code.

Based on the use of the buildings today and addressing the above items for Clubhouse 1, the assessment team believes the buildings can continue to be used safely with no future improvements.

Existing Site



Option 1 — Proposed Site Improvements



SITE IMPROVEMENTS / ENHANCEMENTS

Option 1 — Proposed Renovations



RENOVATION / MODERNIZATION

FACILITY CONDITION ASSESSMENT
Laguna Woods Village

Print Date: 20-Mar-19



				Facility Upgrade Costs - categorized by urgency				
	OPTION #1			1: Immediate - ADA, Fire, Life & Safety	2: Immediate Building Deficiencies	3: Program Augmentation	4: User Group	TOTAL
CLUBHOUSE #1	GROSS FLOOR AREA 32,420	YEAR OF CONSTRUCTED 1960's	\$ 2,392,740	\$ 6,311,559	\$ 3,726,356	\$ 3,130,725	\$ 15,561,381	
Total Cost of Subcontracts	\$8,860,649							
Total Contractor Mark Up and Contingency	\$2,666,300							
Indirect Costs	<u>\$4,034,432</u>							
	\$15,561,381							
TOTAL PROJECT COSTS BY CATEGORY			\$ 2,392,740	\$ 6,311,559	\$ 3,726,356	\$ 3,130,725	\$ 15,561,381	
TOTAL PROJECT SQUARE FOOT COST BY CATEGORY			\$ 73.80	\$ 194.68	\$ 114.94	\$ 96.57		
TOTAL PROJECT COSTS - (Cumulative by Category)			\$ 2,392,740	\$ 8,704,299	\$ 12,430,656	\$ 15,561,381		


Laguna Woods Village Clubhouse #1

Cost Assessment

3/20/2019

OPTION #1

Scope	Description of deficiency & suggested corrective action	Priority	Qty.	Unit	Unit Cost	Base Cost	Contractor Mark Up - 30%	Soft Cost/Contin. - 35%	Total Cost
I. SHELL									
A. Structure	1. Repair slab cracking @ A-4	2	100	sf	\$8.00	\$800	\$1,040	\$364	\$1,404
	2. Structural Upgrade at Art's Studio	4	700	sf	\$25.00	\$17,500	\$22,750	\$7,963	\$30,713
	3. Structural Upgrade at Pool FIB-1	1	4,000	sf	\$25.00	\$100,000	\$130,000	\$45,500	\$175,500
	4. Structural Modifications to Main Lounge	1	8,500	sf	\$15.00	\$97,500	\$126,750	\$44,363	\$171,113
	5. Structural Re-pointing of tile parapet	1	360	sf	\$25.00	\$9,000	\$11,700	\$4,095	\$15,795
	6. Structural Modifications to Billiards/ Restrooms/ Elec Rm	1	4,000	sf	\$15.00	\$60,000	\$78,000	\$27,300	\$105,300
	7. Structural Modifications to Shuffle Board/ Archery Covered Area	1	11,000	sf	\$10.00	\$110,000	\$143,000	\$50,050	\$193,050
B. Exter. Wall, Soffits, Fascia Finish	8. Structural Modifications to Bell Clock Tower	1	1	lot	\$25,000.00	\$25,000	\$32,500	\$11,375	\$43,875
	1. Exterior Paint	3	32,420	sf	\$2.50	\$81,050	\$105,365	\$36,878	\$142,243
	3. Exterior Signage and Way Finding	3	1	ls	\$10,000.00	\$10,000	\$13,000	\$4,550	\$17,550
C. Door Openings	1. Replace entry door slabs	2	86	ea	\$1,200.00	\$103,200	\$134,160	\$46,956	\$181,116
	2. Re-finish entry door slabs	2	86	ea	\$500.00	\$0	\$0	\$0	\$0
	3. Replace entry door hardware (add panic)	2	86	ea	\$1,400.00	\$120,400	\$156,520	\$54,782	\$211,302
	4. New exterior doors (Main Lounge to Int. Courtyard)	4	3	pr	\$10,000.00	\$30,000	\$39,000	\$13,650	\$52,650
	5. Replace exterior door threshold	2	2	loc	\$1,200.00	\$2,400	\$3,120	\$1,092	\$4,212
D. Window Openings	6. Replace single pane glazing at Art Studio	1	240	sf	\$100.00	\$24,000	\$31,200	\$10,020	\$42,120
	2. Add Exterior Glazing to Billiards Rm	3	200	sf	\$150.00	\$30,000	\$39,000	\$13,650	\$52,650
	3. Replace wall vents at pool equipment room	2	72	sf	\$75.00	\$5,400	\$7,020	\$2,457	\$9,477
	4. Replace single pane glazing at Fitness Center	1	400	sf	\$100.00	\$40,000	\$52,000	\$18,200	\$70,200
	1. Replace roof drains - bldg B	1	5,500	sf	\$3.00	\$16,500	\$21,450	\$7,506	\$28,956
E. Roof Coverings						\$0	\$0	\$0	\$0
Total Cost of Shell Improvement Projects									\$1,549,226
II. INTERIORS									
A. Partitions	1. Infill interior partition - Dr removal at Art Studio	3	42	sf	\$35.00	\$1,470	\$1,911	\$669	\$2,580
	2. Lounge - Modify at Fireplace removal	3	420	sf	\$35.00	\$14,700	\$19,110	\$6,689	\$25,799
B. Openings - doors	1. No critical issues observed or noted by staff					\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0
C. Window Coverings	1. Replace Window coverings	4	32,420	sf	\$2.00	\$64,840	\$84,292	\$29,502	\$113,794
						\$0	\$0	\$0	\$0
D. Wall Finishes	1. Paint interior partitions	4	32,420	sf	\$2.50	\$81,050	\$105,365	\$36,878	\$142,243
	2. Replace Restroom wall finishes	4	4,400	sf	\$25.00	\$110,000	\$143,000	\$50,050	\$193,050
	3. Wall fabric	4	575	sf	\$1.00	\$575	\$748	\$262	\$1,009
	4. Acoustic wall panels at MPRI/ Card rm	4	2,500	sf	\$20.00	\$50,000	\$65,000	\$22,750	\$87,750
E. Ceiling Finishes	1. Re-Finish wood trusses at Art Studio/ Billiards/ Main Lounge	4	8,566	sf	\$4.00	\$34,264	\$44,543	\$15,590	\$60,133
	2. Painting included above with interior partitions					\$0	\$0	\$0	\$0
F. Floor Finishes	1. Replace flooring and base	4	2,745	sf	\$9.00	\$24,705	\$32,117	\$11,241	\$43,357
	2. Replace restroom flooring and base	4	3,000	sf	\$25.00	\$75,000	\$97,500	\$34,125	\$131,625
Total Cost of Interior Improvement Projects									\$801,340

Improvement cost - categorized by priority

1: Immediate - ADA, Fire, Life & Safety	2: Immediate Building Deficiencies	3: Program Augmentation	4: User Group	TOTAL
\$0	\$1,404	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$175,500	\$0	\$0	\$0	\$30,713
\$171,113	\$0	\$0	\$0	\$0
\$15,795	\$0	\$0	\$0	\$0
\$105,300	\$0	\$0	\$0	\$0
\$193,050	\$0	\$0	\$0	\$0
\$43,875	\$0	\$0	\$0	\$0
\$0	\$0	\$142,243	\$0	\$0
\$0	\$0	\$17,550	\$0	\$0
\$0	\$181,116	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$211,302	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$52,650
\$0	\$4,212	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$42,120	\$0	\$0	\$0	\$0
\$0	\$0	\$52,650	\$0	\$0
\$0	\$9,477	\$0	\$0	\$0
\$70,200	\$0	\$0	\$0	\$0
\$28,956	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$845,910	\$407,511	\$212,443	\$83,363	\$1,549,226
\$0	\$0	\$2,580	\$0	\$0
\$0	\$0	\$25,799	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$113,794	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$142,243	\$0
\$0	\$0	\$0	\$193,050	\$0
\$0	\$0	\$0	\$1,009	\$0
\$0	\$0	\$0	\$87,750	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$60,133	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$43,357	\$0
\$0	\$0	\$0	\$131,625	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$28,378	\$772,962	\$801,340

Option 2: Combination of Renovation and New Buildings

As the use and programs for each of the buildings at Clubhouse 1 evolves and programmatic equipment upgrades and population grow, it is recommended that the current layout of the buildings be analyzed and re-envisioned. This option would involve a combination of demolishing a selection of the existing facilities, systems, and devices and renovating the existing buildings that are selected to be kept. Exercising this option will require studying and diagramming to determine the impacts of all existing buildings and open space to improve the use of Clubhouse 1 and to meet its future growth. Refer to the diagrams for Option 2 when reading the following recommendations.

When analyzing the Clubhouse's current programs and the conditions of each of the facilities, it is recommended that both Shuffleboard buildings be demolished and developed to more appropriately support the current programs. Currently, archery and shuffleboard each occupy one building, but constructing a new multipurpose sports facility to support the archery program, shuffleboard, and any other growing program more appropriately would be the best use of the limited area. Due the declining numbers of residents using the existing building for shuffleboard and the cost of rebuilding the facility, it would be appropriate to eliminate one of the courts. The new proposed multipurpose building could be coupled with the existing Fitness Center to reprogram this facility with a new central Lobby connecting the new building with the existing Fitness Center to improve the entrance and supervision.

Additionally, it would be valuable to expand the Drop-In Lounge into the adjacent patio that is currently not used due to adjacent residents complaining of the noise levels. Expansion of the Drop-In Lounge would increase this active and heavily used space.

Next, it would be recommended to improve and redesign the interior courtyard to focus on providing shade and a functional space as a courtyard and as an extension of its adjacent buildings.

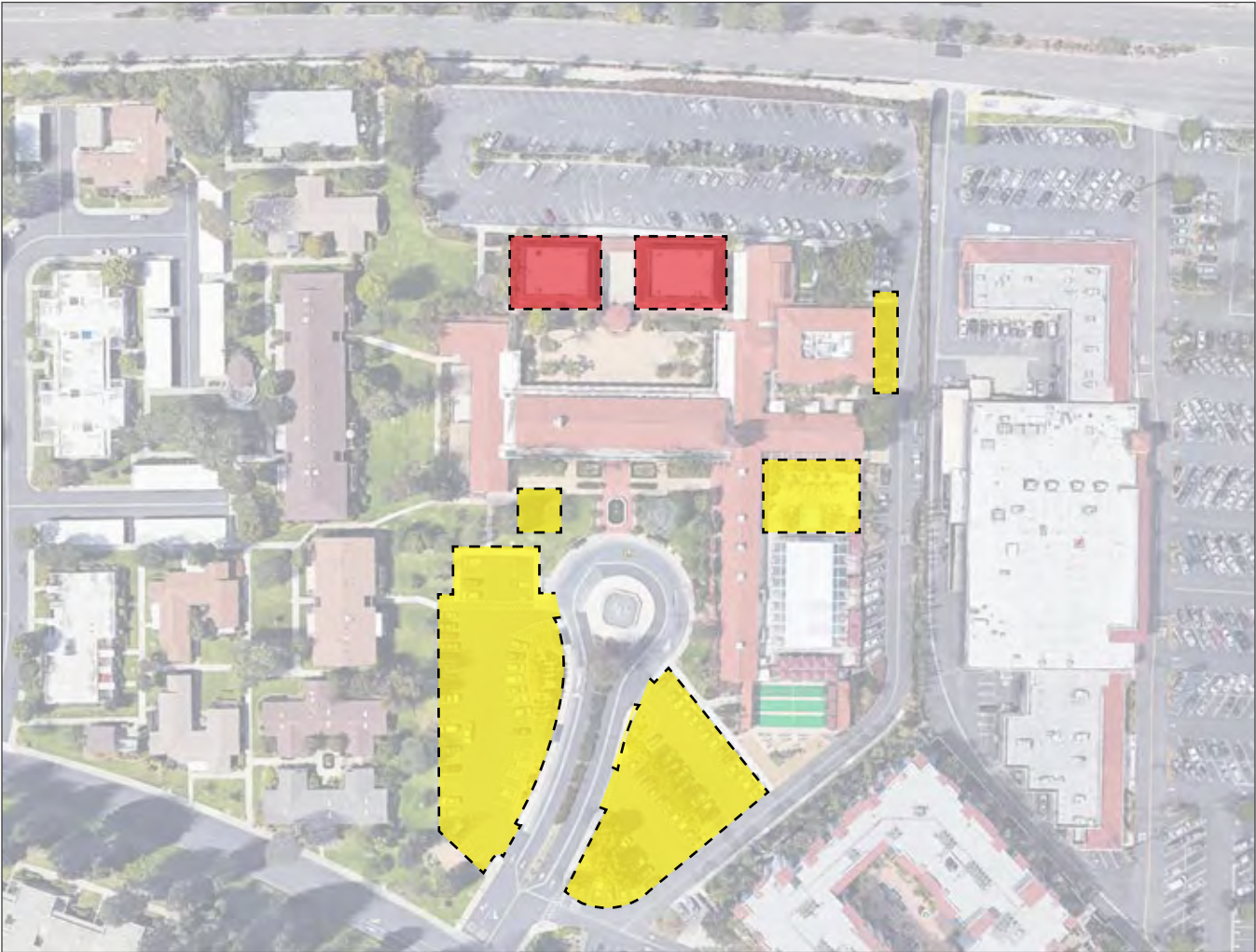
The remaining buildings at Clubhouse 1 would need structural, mechanical, electrical, plumbing, and landscape renovations like those in Option 1.



To meet the current and future uses of Clubhouse 1 and its population growth, this option makes sense, as it provides a diagram to support its evolving programs and allows the Clubhouse to continue as a place for group activities, offering flexible opportunities to connect and socialize as the years go by.

Existing Site

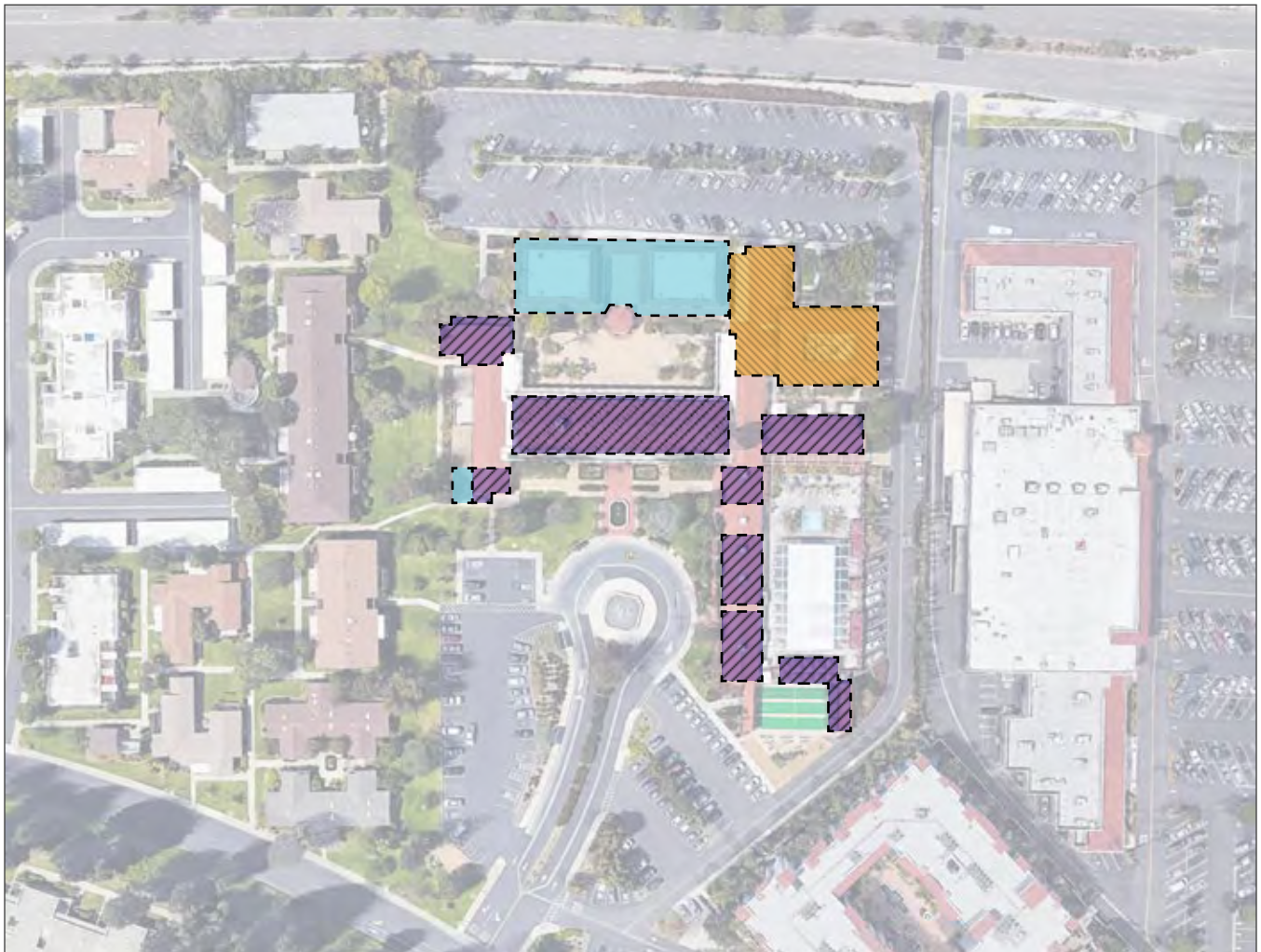


Option 2 — Proposed Demolition and Site Improvements



-  DEMOLITION
-  SITE IMPROVEMENTS / ENHANCEMENTS

Option 2 — Proposed New Construction, Renovations, and Reprogramming



NEW CONSTRUCTION



RENOVATION / MODERNIZATION



RE-ENVISION / REPROGRAM

FACILITY CONDITION ASSESSMENT
Laguna Woods Village

Print Date: 20-Mar-19



		Facility Upgrade Costs - categorized by urgency						
OPTION #2		1: Immediate - ADA, Fire, Life & Safety	2: Immediate Building Deficiencies	3: Program Augmentation	4: User Group	TOTAL		
CLUBHOUSE #1								
Total Cost of Subcontracts								
Total Contractor Mark Up and Contingency								
Indirect Costs								
TOTAL PROJECT COSTS BY CATEGORY								
TOTAL PROJECT SQUARE FOOT COST BY CATEGORY								
TOTAL PROJECT COSTS - (Cumulative by Category)								


Laguna Woods Village
Clubhouse #1
Cost Assessment

3/20/2019

OPTION #2

Scope	Description of deficiency & suggested corrective action	Priority	Qty.	Unit	Unit Cost	Base Cost	Contractor Mark Up - 30%	Soft Cost/Contin. - 35%	Total Cost
SHells									
A. Structure	1. Repair slab cracking @ A-4	2	100	sf	\$8.00	\$800	\$1,040	\$364	\$1,404
	2. Structural Upgrade at Art's Studio	4	700	sf	\$25.00	\$17,500	\$22,750	\$7,963	\$30,713
	3. Structural Upgrade at Pool FIG-1	1	4,000	sf	\$25.00	\$100,000	\$130,000	\$45,500	\$175,500
	4. Structural Modifications to Main Lounge	1	6,500	sf	\$15.00	\$97,500	\$126,750	\$44,363	\$171,113
	5. Structural Re-pointing of tile parapet	1	360	lf	\$25.00	\$9,000	\$11,700	\$4,095	\$15,795
	6. Structural Modifications to Billiards/ Restrooms/ Elec. Rm	1	4,000	sf	\$15.00	\$60,000	\$78,000	\$27,300	\$105,300
	7. Structural Modifications to Shuffle Board/ Archery Covered Area	1		sf	\$10.00	\$0	\$0	\$0	\$0
	8. Structural Modifications to Bell/ Clock Tower	1	1	lot	\$25,000.00	\$25,000	\$32,500	\$11,375	\$43,875
B. Exter. Wall, Soffits, Fascia Finish	1. Exterior Paint	3	22,050	sf	\$2.50	\$55,125	\$71,663	\$25,082	\$96,744
	3. Exterior Signage and Way Finding	3	1	ls	\$10,000.00	\$10,000	\$13,000	\$4,550	\$17,550
	1. Replace entry door slabs	2	80	ea	\$1,200.00	\$96,000	\$124,800	\$43,680	\$168,480
C. Door Openings	2. Re-finish entry door slabs	2		ea	-\$500.00	\$0	\$0	\$0	\$0
	3. Replace entry door hardware (add panic)	2	86	ea	\$1,400.00	\$120,400	\$156,520	\$54,782	\$211,302
	4. New exterior doors (Main Lounge to Int. Courtyard)	4	3	pr	\$10,000.00	\$30,000	\$39,000	\$13,650	\$52,650
	5. Replace exterior door threshold	2	2	loc	\$1,200.00	\$2,400	\$3,120	\$1,092	\$4,212
	6.					\$0	\$0	\$0	\$0
D. Window Openings	1. Replace single pane glazing at Art Studio	1	240	sf	\$100.00	\$24,000	\$31,200	\$10,920	\$42,120
	2. Add Exterior Glazing to Billiards Rm	3	200	sf	\$150.00	\$30,000	\$39,000	\$13,650	\$52,650
	3. Replace wall vents at pool equipment rm	2	72	sf	\$75.00	\$5,400	\$7,020	\$2,457	\$9,477
	4. Replace single pane glazing at Fitness	1	400	sf	\$100.00	\$40,000	\$52,000	\$18,200	\$70,200
E. Roof Coverings	1. Replace roof drains - bldg B	1	5,500	sf	\$3.00	\$16,500	\$21,450	\$7,508	\$28,958
	4.					\$0	\$0	\$0	\$0
Total Cost of Shell Improvement Projects									\$1,298,042
INTERIORS									
A. Partitions	1. Infill interior partition - Dr removal at Art Studio	3	42	sf	\$35.00	\$1,470	\$1,911	\$669	\$2,580
	2. Lounge - Modify at Fireplace removal	3	420	sf	\$35.00	\$14,700	\$19,110	\$6,689	\$25,799
B. Openings - doors	1. No critical issues observed or noted by staff					\$0	\$0	\$0	\$0
C. Window Coverings	1. Replace Window coverings	4	22,050	sf	\$2.00	\$44,100	\$57,330	\$20,066	\$77,396
D. Wall Finishes	1. Paint interior partitions	4	22,050	sf	\$2.50	\$55,125	\$71,663	\$25,082	\$96,744
	2. Replace Restroom wall finishes	4	4,400	sf	\$25.00	\$110,000	\$143,000	\$50,050	\$193,050
	3. Wall fabric	4	575	sf	\$1.00	\$575	\$748	\$262	\$1,009
	4. Acoustic wall panels at MPR/ Card rm	4	2,500	sf	\$20.00	\$50,000	\$65,000	\$22,750	\$87,750
E. Ceiling Finishes	1. Re-Finish wood trusses at Art Studio/ Billiards/ Main Lounge	4	8,566	sf	\$4.00	\$34,264	\$44,543	\$15,590	\$60,133
	2. Painting included above with interior partitions					\$0	\$0	\$0	\$0
F. Floor Finishes	1. Replace flooring and base	4	2,745	sf	\$9.00	\$24,705	\$32,117	\$11,241	\$43,357
	2. Replace restroom flooring and base	4	3,000	sf	\$25.00	\$75,000	\$97,500	\$34,125	\$131,625
Total Cost of Interior Improvement Projects									\$719,443

Improvement cost - categorized by priority

1: Immediate - ADA, Fire, Life & Safety	2: Immediate Building Deficiencies	3: Program Augmentation	4: User Group	TOTAL
\$0	\$1,404	\$0	\$0	\$0
\$0	\$0	\$0	\$30,713	\$30,713
\$175,500	\$0	\$0	\$0	\$0
\$171,113	\$0	\$0	\$0	\$0
\$15,795	\$0	\$0	\$0	\$0
\$105,300	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$43,875	\$0	\$0	\$0	\$0
\$0	\$0	\$96,744	\$0	\$0
\$0	\$0	\$17,550	\$0	\$0
\$0	\$168,480	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$211,302	\$0	\$0	\$0
\$0	\$0	\$0	\$52,650	\$52,650
\$0	\$4,212	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$42,120	\$0	\$0	\$0	\$0
\$0	\$0	\$52,650	\$0	\$0
\$0	\$9,477	\$0	\$0	\$0
\$70,200	\$0	\$0	\$0	\$0
\$28,958	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$652,860	\$394,875	\$166,944	\$83,363	\$1,298,042
\$0	\$0	\$2,580	\$0	\$0
\$0	\$0	\$25,799	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$77,396	\$77,396
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$96,744	\$96,744
\$0	\$0	\$0	\$193,050	\$193,050
\$0	\$0	\$0	\$1,009	\$1,009
\$0	\$0	\$0	\$87,750	\$87,750
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$60,133	\$60,133
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$43,357	\$43,357
\$0	\$0	\$0	\$131,625	\$131,625
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$28,378	\$691,065	\$719,443

	Description of deficiency & suggested corrective action	Priority	Qty.	Unit	Unit Cost	Base Cost	Contractor Mark Up - 30%	Soft Cost/Contin. - 35%	Total Cost	
III. SERVICES										
A. Domestic Plumbing	1. Enlarge sewer line at MPR restrooms w. (n) fixtures	2	650	sf	\$275.00	\$178,750	\$232,375	\$81,331	\$313,706	
	2. Enlarge sewer line at Pool Locker Rms w. (n) fixtures	2	2,340	sf	\$275.00	\$643,500	\$836,550	\$292,793	\$1,129,343	
	3. Replace fixtures in (e) location which do not require an enlarged sewer lateral	2	14	fix	\$3,500.00	\$49,000	\$63,700	\$22,295	\$85,995	
B. HVAC System	1. Main Lounge Re-zoning	2	4	loc	\$6,500.00	\$26,000	\$33,800	\$11,830	\$45,630	
	2. Install split system in C10-12	4	4	ea	\$10,000.00	\$40,000	\$52,000	\$18,200	\$70,200	
	3. Replace Fitness Area HVAC System	2	4,500	sf	\$35.00	\$157,500	\$204,750	\$71,663	\$276,413	
	4. Install split system in B1-4.	2	4	ea	\$10,000.00	\$40,000	\$52,000	\$18,200	\$70,200	
	5. Mechanical modifications to B kitchen - included below with food service.	1		note		\$0	\$0	\$0	\$0	
	6. Main Lounge Unit Replacement	2	4,836	sf	\$20.00	\$96,720	\$125,736	\$44,008	\$169,744	
	7. Shuffle board hvac equipment mod's	1		sf	\$2.00	\$0	\$0	\$0	\$0	
	8. Minor mechanical mod's through out	1	22,050	sf	\$2.00	\$44,100	\$57,330	\$20,066	\$77,396	
C. EMS System	1. New DDC Controls	2	22,050	sf	\$5.00	\$110,250	\$143,325	\$50,164	\$193,489	
D. Electrical Distribution System	2.					\$0	\$0	\$0	\$0	
	1. Place all surface power distribution within wall cavity	3	22,050	sf	\$5.00	\$110,250	\$143,325	\$50,164	\$193,489	
	2. Relocate (e) panels for proper clearances/ paint - Main Lounge	1	300	sf	\$25.00	\$7,500	\$9,750	\$3,413	\$13,163	
	3. Relocate (e) panel at MPR C-3	4	1	ea	\$1,250.00	\$1,250	\$1,625	\$569	\$2,194	
E. Interior Lighting	4. Replace Main Lounge Building Equipment/ feeders	2	6,500	sf	\$15.00	\$97,500	\$126,750	\$44,363	\$171,113	
	5. Replace B and C Building Equipment/ feeders	2	8,820	sf	\$15.00	\$132,300	\$171,990	\$60,197	\$223,187	
F. Exterior Lighting	1. Replace Interior Lighting to LED/ Title 24 Compliance	2	22,050	sf	\$16.50	\$363,825	\$472,973	\$165,540	\$638,513	
G. Fire Sprinkler System	1. Exterior light fixtures to Art's patio/ Courtyard	1	7,500	sf	\$5.00	\$37,500	\$48,750	\$17,063	\$65,813	
	2. Lighting to Interior courtyard	3	14,000	sf	\$8.00	\$112,000	\$145,600	\$50,960	\$196,560	
H. Fire Alarm	1. No critical issues observed or noted by staff					\$0	\$0	\$0	\$0	
I. Intrusion Alarm	2.					\$0	\$0	\$0	\$0	
	1. Upgrade existing system - reuse (e) raceway and cabling	1	22,050	sf	\$3.00	\$66,150	\$85,995	\$30,098	\$116,093	
J. Technology	2.					\$0	\$0	\$0	\$0	
	1. No critical issues observed or noted by staff					\$0	\$0	\$0	\$0	
K. Conveying System	2.					\$0	\$0	\$0	\$0	
	3.					\$0	\$0	\$0	\$0	
						\$0	\$0	\$0	\$0	
						Total Cost of Services Improvement Projects \$4,432,024				
IV. EQUIPMENT & FURNISHINGS										
A. Miscellaneous Specialties	1. Signage	1	110	ea	\$50.00	\$5,500	\$7,150	\$2,503	\$9,653	
	2. Replace window coverings	4	400	sf	\$15.00	\$6,000	\$7,800	\$2,730	\$10,530	
	3. Provide new room furnishings (Art and Main Lounges)	3	5,436	sf	\$10.00	\$54,360	\$70,668	\$24,734	\$95,402	
B. Food Service	4. Remove fireplace at lounge	3	200	sf	\$25.00	\$5,000	\$6,500	\$2,275	\$8,775	
	5. Replace stove/ top and oven	2	2	ea	\$5,000.00	\$10,000	\$13,000	\$4,550	\$17,550	
	1. Main Lounge Kitchen Redesign	3	750	sf	\$400.00	\$300,000	\$390,000	\$136,500	\$526,500	
	2. Culinary Instruction Renovation	4		sf	\$750.00	\$0	\$0	\$0	\$0	
C. Built-in Casework	3.					\$0	\$0	\$0	\$0	
	1. Art Lobby - allowance	3	12	lf	\$550.00	\$6,600	\$8,580	\$3,003	\$11,883	
						\$0	\$0	\$0	\$0	
						Total Cost of Equipment & Furnishings Improvement Projects \$679,992				
V. OTHER BUILDING CONSTRUCTION										
Scope	Description of deficiency & suggested corrective action	Priority	Qty.	Unit	Unit Cost	Base Cost	Contractor Mark Up - 30%	Soft Cost/Contin. - 35%	Total Cost	
A. Life Safety/Code Compliance	1. Fire extinguishers - verify	1	10	ea	\$200.00	\$2,000	\$2,600	\$910	\$3,510	
	2. Smoke detectors	1	10	ea	\$500.00	\$5,000	\$6,500	\$2,275	\$8,775	
	3.					\$0	\$0	\$0	\$0	
B. ADA Compliance	1. Reconfigure Kitchen at Arts Studio/ Community Rms for ADA	1	550	sf	\$250.00	\$137,500	\$178,750	\$62,563	\$241,313	
	3. Modify plumbing fixtures and cabinets at Fitness Restrooms	1		fix	\$5,000.00	\$0	\$0	\$0	\$0	
	4. ADA locker at fitness	1		ea	\$450.00	\$0	\$0	\$0	\$0	
	5. ADA door opener at fitness	1		ea	\$9,500.00	\$0	\$0	\$0	\$0	
	6. ADA wheel chair lift to gazebo	1	1	ea	\$35,000.00	\$35,000	\$45,500	\$15,925	\$61,425	
	7. ADA Parking Stalls	1	10	ea	\$2,500.00	\$25,000	\$32,500	\$11,375	\$43,875	
	8. ADA poc sidewalk	1	5,000	sf	\$15.00	\$75,000	\$97,500	\$34,125	\$131,625	
	1. Expand into Art Studio Patio	4	1,000	sf	\$400.00	\$400,000	\$520,000	\$182,000	\$702,000	
C. Additions/ Re-Purpose	2. Convert MPR to Art's Studio	4	1,755	sf	\$85.00	\$86,525	\$112,483	\$40,919	\$169,400	
	3. Re-Envision Gym/ Fitness	4	10,450	sf	\$250.00	\$2,612,500	\$3,396,250	\$1,188,688	\$4,584,938	
	4. Renovate Courtyard - maximize space	3	14,000	sf	\$25.00	\$350,000	\$455,000	\$159,250	\$614,250	
	5. New MPR at shuffle courts	4	11,000	sf	\$375.00	\$4,125,000	\$5,362,500	\$1,876,875	\$7,239,375	
D. Hazmat	1. Remediation Allowance	1	32,420	sf	\$5.00	\$162,100	\$218,835	\$76,592	\$295,427	
	2.					\$0	\$0	\$0	\$0	
						Total Cost of Other Building Construction Improvement Projects \$14,095,914				
VI. SITE WORK										
A. Hardscape - concrete	1. Replace pool decking	2	7,800	sf	\$35.00	\$273,000	\$354,900	\$124,215	\$479,115	
	2. Renovate Courtyard - pavers	2	14,000	sf	\$30.00	\$420,000	\$546,000	\$191,100	\$737,100	
	3. Improve ADA drop off @ entrance	1		loc	\$3,500.00	\$0	\$0	\$0	\$0	
	4.					\$0	\$0	\$0	\$0	
	5.					\$0	\$0	\$0	\$0	
	6.					\$0	\$0	\$0	\$0	
B. Hardscape - asphaltic concrete	1. Reconfigure parking (paving, storm drain, lighting, POT)	3	40,500	sf	\$20.00	\$810,000	\$1,053,000	\$368,550	\$1,421,550	
C. Site fencing/furnishings/equipment	2. DG pathways to frontage shade areas	4	3,000	sf	\$5.00	\$15,000	\$19,500	\$6,825	\$26,325	
	1. Repair/ Replace Arts Bldg exterior lattice patio cover	2	3,000	sf	\$35.00	\$105,000	\$136,500	\$47,775	\$184,275	
	2. Pool fencing and gates	2	500	lf	\$250.00	\$125,000	\$162,500	\$56,875	\$219,375	
	3. Freshen Pool Area Patio Covers	2	600	sf	\$7.00	\$4,200	\$5,460	\$1,911	\$7,371	
	4. Add permanent Patio at Pool	4	600	sf	\$50.00	\$30,000	\$39,000	\$13,650	\$52,650	
	5. New outdoor bbq area	4	2	lot	\$25,000.00	\$50,000	\$65,000	\$22,750	\$87,750	
	6. Furnishings to shade areas at frontage	4	1	lot	\$15,000.00	\$15,000	\$19,500	\$6,825	\$26,325	
D. Landscape	7. Courtyard fencing and gates for security	3	320	lf	\$250.00	\$80,000	\$104,000	\$36,400	\$140,400	
	8. Shade structure to interior courtyard	4	7,000	sf	\$55.00	\$385,000	\$500,500	\$175,175	\$675,675	
	1. Replace Artificial Grass	3	600	sf	\$10.00	\$6,000	\$7,800	\$2,730	\$10,530	
	2. Replace frontage turf areas	4	30,000	sf	\$1.25	\$37,500	\$48,750	\$17,063	\$65,813	
	3. Replace remaining landscape/ irrigation (buffer zones)	2	50,000	sf	\$5.00	\$250,000	\$325,000	\$113,750	\$438,750	
	E. Landscape Irrigation	1. Minor Title 24 Upgrades to controllers	1	1	ls	\$25,000.00	\$25,000	\$32,500	\$11,375	\$43,875
	2.					\$0	\$0	\$0	\$0	
	F. Site Utilities	1. Site Lighting - Replace fixtures	3	80,000	sf	\$1.25	\$100,000	\$130,000	\$45,500	\$175,500
2. Sewer Lateral Upsizing		1	1,200	lf	\$120.00	\$144,000	\$187,200	\$65,520	\$252,720	
3.						\$0	\$0	\$0	\$0	
4.						\$0	\$0	\$0	\$0	
						Total Cost of Site Work Improvement Projects \$5,045,099				
						Total Project Cost \$26,270,514				

Improvement cost - categorized by priority

1: Immediate - ADA, Fire, Life & Safety	2: Immediate Building Deficiencies	3: Program Augmentation	4: User Group	TOTAL
\$0	\$313,706	\$0	\$0	\$0
\$0	\$1,129,343	\$0	\$0	\$0
\$0	\$85,995	\$0	\$0	\$0
\$0	\$45,630	\$0	\$0	\$0
\$0	\$0	\$0	\$70,200	\$0
\$0	\$276,413	\$0	\$0	\$0
\$0	\$70,200	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$169,744	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$77,396	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$193,489	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$193,489	\$0	\$0
\$13,163	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$2,194	\$0
\$0	\$171,113	\$0	\$0	\$0
\$0	\$232,187	\$0	\$0	\$0
\$0	\$638,513	\$0	\$0	\$0
\$65,813	\$0	\$0	\$0	\$0
\$0	\$0	\$196,560	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$116,093	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$157,950	\$0
\$0	\$0	\$0	\$154,791	\$0
\$0	\$58,047	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$272,464	\$3,384,377	\$390,049	\$385,135	\$4,432,024

Improvement cost - categorized by priority

1: Immediate - ADA, Fire, Life & Safety	2: Immediate Building Deficiencies	3: Program Augmentation	4: User Group	TOTAL
\$3,510	\$0	\$0	\$0	\$0
\$8,775	\$0	\$0	\$0	\$0
\$241,313	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$61,425	\$0	\$0	\$0	\$0
\$43,875	\$0	\$0	\$0	\$0
\$131,625	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$702,000	\$0
\$0	\$0	\$0	\$169,400	\$0
\$0	\$0	\$0	\$4,584,938	\$0
\$0	\$0	\$614,250	\$0	\$0
\$0	\$0	\$0	\$7,239,375	\$0
\$295,427	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$785,950	\$0	\$614,250	\$12,695,714	\$14,095,914

Bldg GFA
22,050

Contractor Mark Up

Contractor's Bid - 2014		Contractor's Bid - 2015	
General Conditions	8.0%	Escalation to Bid - 1.5 yrs	9%
Bonds/ Insurance	2.0%	Construction Contingency - Unforeseen Conditions	10%
Office Overhead and Profit Contingency (Documented Scope Cost Coordination)	5.0%	Plan Check and Permitting	2.5%
	15.0%	Design and Engineering	9%
		Hazmat, Health Services, Legal	2%
	30.0%	Inspection and Testing Fees	2.5%
		Furniture and Equipment	NA
			30%

Option 3: Construction of New Facilities

An extensive renovation of the current facility may extend its ability to serve the Community another 20 years, but some of the challenges that face the facility today may continue to constrain the types of activities and functions that the Community may feel are consistent with this type of facility. Since the latest structure was constructed there have been several building code changes that reflect both safety and energy improvements that are continuing to be developed in the building industry. Also, the interests and activities of the Community that it serves are changing as well.

Some of the assumptions of parking at Clubhouse 1 were completely off target, since it was generally believed that there would be less driving within the Community. Observations from staff confirmed that most of the residents drive to that facility by themselves creating a larger demand for parking than initially believed. Expanding in equal measure are the recreational activities that promote exercise, sports and stretching.

The proposed concept design attempts to recognize the residents who utilize the facility for social and recreational activities in separate wings. At the center of the complex are the proposed Great Room and Clubhouse Offices, along with a culinary facility. The Great Room serves as the main venue for the complex and features a large covered outdoor living area that is connected to an outdoor courtyard that can be configured to support the various activities (i.e. dinner theater, musical events, etc.).

The pool and sundeck would be located beyond the courtyard and would be designed for both athletics and recreation. Dedicated changing and restroom facilities would be located nearby and house all pool equipment and maintenance supplies.

One major inclusion in this option is the integration of the Laguna Woods Village Community Center in the reconstruction of the Clubhouse 1 facilities. With the ability to serve the Community conveniently located adjacent to Clubhouse 1 the new Laguna Woods Village Community Center will increase demand for parking which would be provided in a new parking structure that designed to accommodate the residents visiting the Community Center and Clubhouse 1.

While this option presents the most aggressive one, it would shut down the facility for an extended period of time and impact the usage and schedules of the remaining clubhouses. However, this approach would be the most efficient and cost-effective solution.

Any option that proposes performing the demolition and construction in phases would incur additional costs, such as escalation, as well as the further extension of the completion date. If the decision to construct the facility in phases is pursued, then the fewest number of phases need to be considered. All phases would need to minimize impact to the remaining facilities during demolition and construction.



Naturally, moving forward with this option will require extensive community outreach and stakeholder meetings to ensure the new facility reflects the type of Clubhouse that will serve its residents today and in the future.

Existing Site

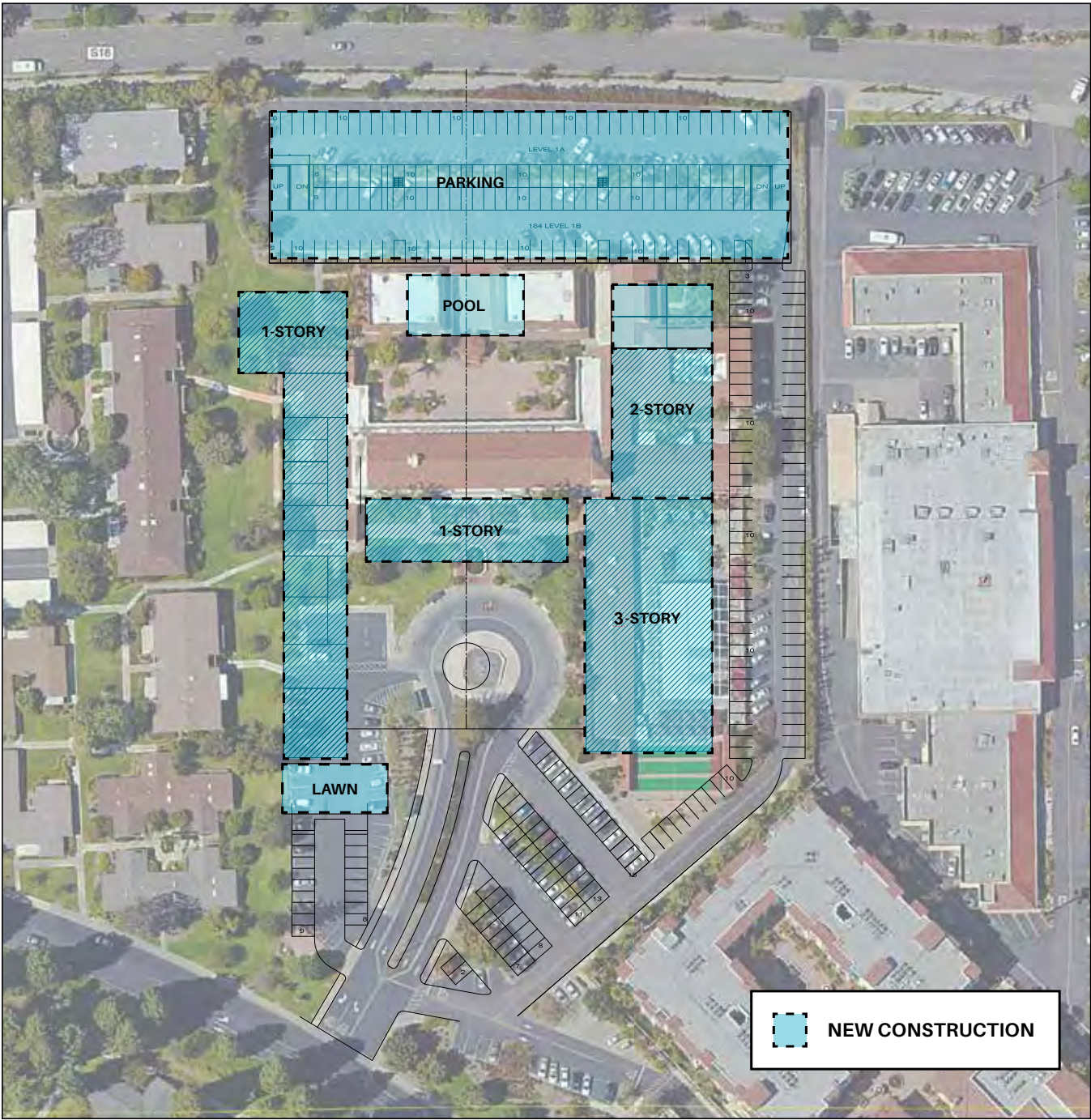


Option 3 — Proposed Demolition and Site Improvements



-  DEMOLITION
-  SITE IMPROVEMENTS / ENHANCEMENTS

Proposed Site



Existing



Proposed



The proposed concept formalizes the entry court which will continue to be used for shuttle buses as well as passenger dropoff/pickup. With a reimagined fountain and landscaping the entry court will provide the new focal point of Clubhouse 1. To maintain the scale of the existing residences to the west of the complex only single story facilities are located along this edge. The 3-story Community Center and full height Gymnasium and Fitness center form the eastern edge of the complex where the commercial and multi-level residences populate this portion of the site. The new Great Room connects the two flanking facilities and functions as the new "Front Door" of Clubhouse 1.

Much of the existing surface parking has been maintained with an expanded eastern driveway with double sided parking. The majority of the parking remains at the north end of the site where a two level parking structure accommodates peak periods of activities and provides staff parking for both Clubhouse 1 and the new Community Center.

The Lawn Bowling and Bocce area is located on the west side of the entry drive adjacent to the west wing of the complex. As an outdoor activity area this facility will remain as an unstructured space for barbecuing and socializing.

Existing



Proposed



With the increased parking requirements and the limited real estate the introduction of structured parking is one solution that addresses these constraints. In the proposed design a two level split parking structure is shown that utilizes the natural grade fall from the south of the site where the entry drive is to the north of the site where the existing parking is located. This strategy minimizes the impact of the overall structure and softens the view from El Toro Road.

Central to the events and venues that will be hosted by this facility the main courtyard will be augmented by the covered veranda of the new Great Room. The pool and deck area will be secured from the courtyard and will serve as a backdrop for evening functions and activities. Adjacent to the pool area, the Gymnasium and fitness center integrate athletics and recreation as well as to promote both programs.

FACILITY CONDITION ASSESSMENT

Laguna Woods Village



OPTION #3

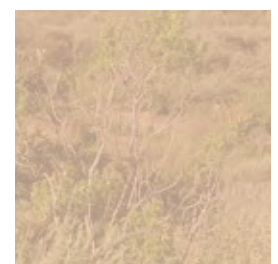
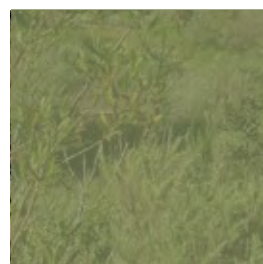
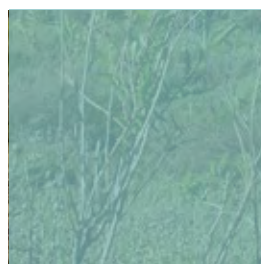
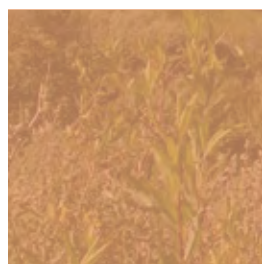
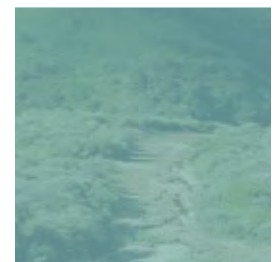
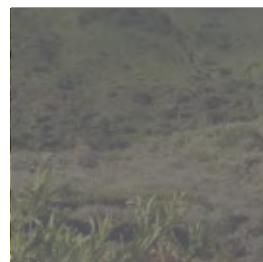
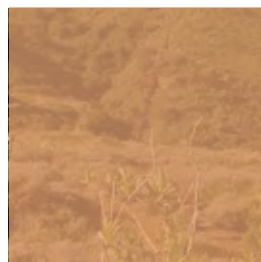
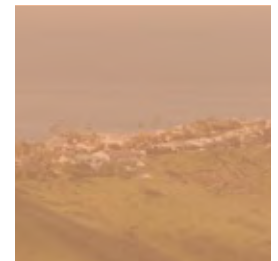
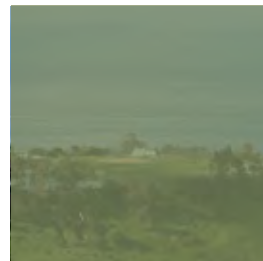
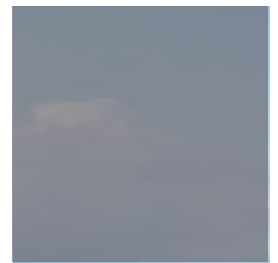
DEMOLITION					Total	Total (plus 30%)	Total Project Cost (plus 35%)	
EXISTING FACILITY (Structures)	32,420	sf	\$	20.00	648,400	\$ 842,920.00	\$ 1,104,225	Removal of existing facility
Hardscape Removal	100,000	sf	\$	5.00	500,000	\$ 650,000.00	\$ 877,500	
Landscape Removal	80,000	sf	\$	1.50	120,000	\$ 156,000.00	\$ 210,600	
Miscellaneous Site Improvements/ Amenities	1	lot	\$	250,000	250,000	\$ 325,000.00	\$ 438,750	
3 STORY OFFICE BUILDING		60,000		1 per 250	Total	Total (plus 30%)	Total Project Cost (plus 35%)	240 PARKING SPACES
Management Offices for the Laguna Woods Village Community	60,000		\$	365.00	21,900,000	\$ 28,470,000	\$ 38,434,500	Medium high first floor for Board Room with dias, resident services, management offices,
Site Work (Grading, u/g wet and dry utilities with hard/ soft scapes).	60,000		\$	50.00	3,000,000	\$ 3,900,000	\$ 5,265,000	Includes parking
CLUBHOUSE		EXISTING	PROPOSED		Total	Total (plus 30%)	Total Project Cost (plus 35%)	
GYMNASIUM	4218	10,000	sf	\$ 415	4,150,000	\$ 5,395,000.00	\$ 7,283,250	Full height gym, 84x50 full size BB court
GYM STORAGE	400	500	sf	\$ 325	162,500	\$ 211,250.00	\$ 285,188	Equipment storage for nets, paddles, balls, mats
FITNESS CENTER	4196	4,000	sf	\$ 400	1,600,000	\$ 2,080,000.00	\$ 2,808,000	Located on the second floor above the changing rooms
CHANGING RMS	2600	3,000	sf	\$ 450	1,350,000	\$ 1,755,000.00	\$ 2,369,250	Lockers and Restroom; janitor areas
POOL EQUIP	566	500	sf	\$ 450	225,000	\$ 292,500.00	\$ 394,875	Filters and pumps/ Backwash pits
ARCHERY/SHUFFLE BDS	9150	5,525	sf	\$ 365	2,016,625	\$ 2,621,612.50	\$ 3,539,177	Medium High ceilings
ART GALLERY/EXHIBIT	1920	1,750	sf	\$ 365	638,750	\$ 830,375.00	\$ 1,121,006	High ceilings, north glazing
MULTIPURPOSE ROOMS	2375	2,450	sf	\$ 365	894,250	\$ 1,162,525.00	\$ 1,569,409	Various sized rooms
COVERED OUTDOOR AREA	0	1,050	sf	\$ 75	78,750	\$ 102,375.00	\$ 138,206	Covered patio areas outside multipurpose rooms.
COMMUNITY ROOMS	1150	2,276	sf	\$ 365	830,740	\$ 1,079,962.00	\$ 1,457,949	Flex rooms with folding partition wall.
COVERED OUTDOOR AREA	2400	1,050	sf	\$ 75	78,750	\$ 102,375.00	\$ 138,206	Coveed patio areas outside community rooms.
DROP IN LOUNGE	600	1,750	sf	\$ 365	638,750	\$ 830,375.00	\$ 1,121,006	Lounge area by shuttle pick up, small kitchenette
BILLARDS	1710	2,750	sf	\$ 365	1,003,750	\$ 1,304,875.00	\$ 1,761,581	Std to med. High ceilings
RESTROOMS	1000	2,000	sf	\$ 450	900,000	\$ 1,170,000.00	\$ 1,579,500	Mens and womens with Janitorial storage
LAWN BOWLING	650	650	sf	\$ 75	48,750	\$ 63,375.00	\$ 85,556	Covered non-conditioned pavilions
GREAT ROOM	4836	6,500	sf	\$ 500	3,250,000	\$ 4,225,000.00	\$ 5,703,750	High ceilings with 2 dividable partitions
KITCHEN	745	900	sf	\$ 500	450,000	\$ 585,000.00	\$ 789,750	Catering kitchen with service prep area
OFFICES	478	600	sf	\$ 365	219,000	\$ 284,700.00	\$ 384,345	Director's office, receptionist and meeting room.
TOTAL CLUBHOUSE	38,994	47,251		1 per 250	18,535,615	\$ 24,096,300	\$ 32,530,004	189 REQUIRED PARKING SPACES
Site Work (Grading, u/g wet and dry utilities with hard/ soft scapes).	47,251		\$	70.00	3,307,570	\$ 4,299,841	\$ 5,804,785	Concrete with elevator
PARKING STRUCTURE	99,360	sf			Total	Total (plus 30%)	Total Project Cost (plus 35%)	
VEHICLE CAPACITY	320			60,000	19,200,000	\$ 24,960,000	\$ 33,696,000	
RECREATION					Total	Total (plus 30%)	Total Project Cost (plus 35%)	
POOL	3200	sf	\$	450.00	1,440,000	\$ 1,872,000	\$ 2,527,200	40' X 80' size with overhead sun protection, bleachers, lifeguard station
TOTAL PROJECT COSTS (TODAY'S COST)							\$ 120,888,565	"ALL IN" PRICE
	BLDG GFA						TOTAL IN TODAY'S \$	ADD ESCALATION PER YEAR TILL BID DATE BY PHASE
Demolition Costs	206,611						\$ 2,631,075	\$ 157,865
3-Story Building w. Parking Structure and Site Infrastructure	60,000						\$ 77,395,500	\$ 4,643,730
Clubhouse 1 Facility and Site Improvements	47,251						\$ 38,871,820	\$ 2,332,309
Remaining Site Parking Improvements	10,800						\$ 1,990,170	\$ 119,410
TOTAL PROJECT COSTS (TODAY'S COST)							\$ 120,888,565	"ALL IN" PRICE

Contractor Mark Up

General Conditions	8.0%
Bonds/ Insurance	2.0%
Office Overhead and Profit	5.0%
Contingency (Documented Scope Cost Coordination)	15.0%
	30.0%

Soft Cost (Owner Controlled Costs)

Construction Manager	4%
Construction Contingency - Unforsee	10%
Plan Check and Permitting	2.5%
Design and Engineering	9%
Hazmat, Health Services, Legal	2%
Inspection and Testing Fees	2.5%
Furniture and Equipment	5%
	35%



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