

**GUALALA COMMUNITY
CENTER (GCC)
DESIGN PRESENTATION**

2024

MEETING AGENDA

- Welcome / Introductions
- Background / History
- Presentation of Design
- Contractor Selection
- Next Steps
- Q&A
- INVITE: TAKE A LOOK

WELCOME ALL

Introductions/Preface

Background / History

DESIGN PRESENTATION: 2024

Gualala Community Center (GCC)

- The GCC was founded in 1954 by a group of volunteers
- It's a non-profit, managed by a board of directors
- Memberships are available to all for \$10.00. The members vote in the board of directors and on other issues at the yearly membership meeting
- The GCC is primarily funded by community donations and the efforts of countless volunteers who manage and host the Pay 'N Take (our local thrift store.)
- The GCC supports, serves and celebrates the community by providing local scholarships, hosting the Farmer's Market, supporting service clubs, GMAC,....., and assisting local agencies such as coastal seniors, food banks and others

February 2023: The Fire

In the early morning of February 14 an arsonist set a fire destroying the main hall and the clothing room of the GCC.

It was a devastating and tragic event.

The main hall was a local institution, the heart of the community, hosting: the PnT Housewares Dept., retirement parties, quinceaneras, anniversary celebrations, crab feeds, spaghetti dinners, weddings, community meetings, awards luncheons, craft fairs, etc.

The clothing room stocked men's, women's and children's clothing as well as shoes and hats. The clothing store provides clothing free to those experiencing catastrophic events.

A combination of a little over 6,000 square feet was completely destroyed.

BIG QUESTION:

WHAT'S BEEN HAPPENING?

February 2023 Rebuild Committee (RBC) Established

TEAM EFFORT. The RBC membership was representative of the local community with varied and relevant expertises (architecture, operating a commercial kitchen, building, etc.):

RCMS

GMAC

Coastal Seniors

Interested individuals

Local Business

Mental Health Agencies

Local Builders

March - May 2023: Community Input

The community was invited to meetings, held at the Gualala Arts Center and the Del Mar Center to gather local input on the rebuild. A survey was also sent to all members asking for input on wants and priorities. The following top priorities were identified:

- a large main hall with updated audio visual technology, internet access and a portable stage**
- ADA compliant**
- A state of the art commercial kitchen**
- Eco friendly (solar energy, large windows, sustainable building materials,...)**
- Large accessible parking area**

June 2023: Architects Selected

RBC interviewed 11 potential architects and Figure was selected based on a variety of factors including:

- expertise with and evidence of other community based projects
- commitment to eco-friendly design and materials
- vision / knowledge of community
- commitment / passion for the project

June - August 2023: RBC Meets Weekly / Grant Writers Sought

-RBC meets with Figure providing community input to design process and reviewing plans from Figure (layout, windows, materials, kitchen specs,.....)

-Possible 'Resiliency Funds" are explored with GMAC and 5th District Supervisor, Ted Williams

-GCC BOARD worked with a committee to identify grant writers to assist in the process of obtaining the funding needed to add to the ongoing fundraising efforts and insurance money to cover the costs of the rebuild.

Continuing work is being done to seek out funding opportunities with relevant parties for grants, low cost loans, endowments, etc.

-Events ART n TAKE organized to raise money for rebuild

September 2023: Demolition Begins

- California Fish and Game greenlits removing debris and rubble when the federally protected swallows were no longer present.
- Hazardous testing done to meet permit requirements for debris removal
- Multiple tons of debris is hauled away
- Excavator's find that project is more involved (cement foundation,...)
- Bricks from the original fireplace and some of the original wood has been saved for future use

October - December 2023

- Fundraising Efforts continuing
- Preliminary design developed. RBC grappled with hundreds of design details:
 - Faucets,walkways,hours of operation,audio/visual needs,fire alarm,shades,wifi, building size, security system, roofing....
 - Building needs to be ADA compliant, certain requirements necessary for insurance purposes, other factors required to meet eligibility as a resiliency center.....

ALL FACTORS CONSIDERED

Figure tremendously helpful negotiating the hurdles to rebuild.

January - March 2024: Getting a Plan in Place

- Demo Completed
- Ongoing Efforts to remove “pink building” / Complicated process with coastal commission
- Design Draft Finalized
- RBC with Figure sent RFP to 14 contractors
- 4 potential builders are selected and interviewed
- GCC Board negotiating contract (to include value engineering)

May 2024: Design Presentation

FIGURE TO LEAD US THROUGH THE DESIGN

Principal architects:

JAMES LENG

JENNIFER LY

Figure | Architectural Team



James Leng
Architect & Partner



Jennifer Ly
Architect & Partner



Despoina Papadopoulou
Architect



Vincent Lai
Architectural Designer



Douglas Lee
Architectural Designer



Yasmine Kahsai
Architectural Designer



Guillermo Mendoza
Intern



Grant Fisher
Intern

Design Team

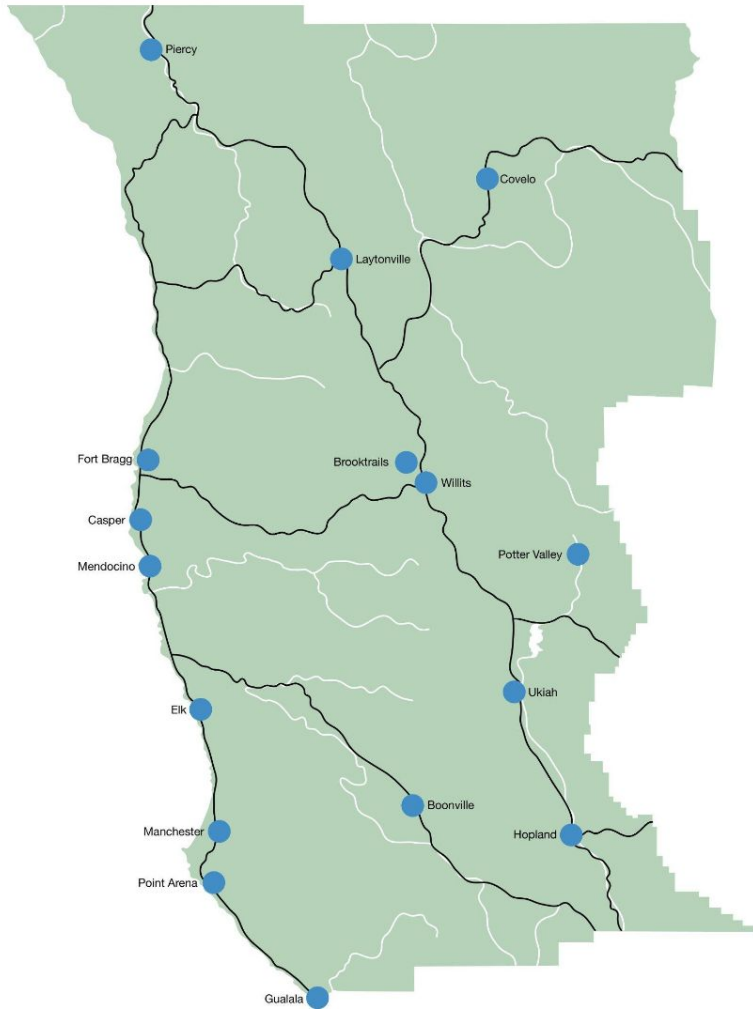
- Architects: Figure
- Civil Engineers: Huffman Engineering & Surveying
- Geotechnical Engineers: Reese & Associates
- Structural Engineers: Ware Associates
- Landscape Architects: Terremoto
- MEP Engineers: MHC Engineers
- Lighting Designer: Cosine
- Kitchen: Ballinger Restaurant Equipment
- Daylighting: Loisos + Ubbelohde
- Title 24: EnergySoft



GUALALA
COMMUNITY CENTER

47950

Gualala
Community
Center PAY 'N' TAKE





Point Arena Community Center



Manchester Community Center



Greenwood Community Center (Elk)



Community Center of Mendocino



Casper Commons



C.V. Starr Community Center (Fort Bragg)



Piercy Community Center



Harwood Hall (Laytonville)



Brooktrails Community Center



Willits Community Center



Potter Valley Community Center



ARRC (Ukiah)

Types of Events

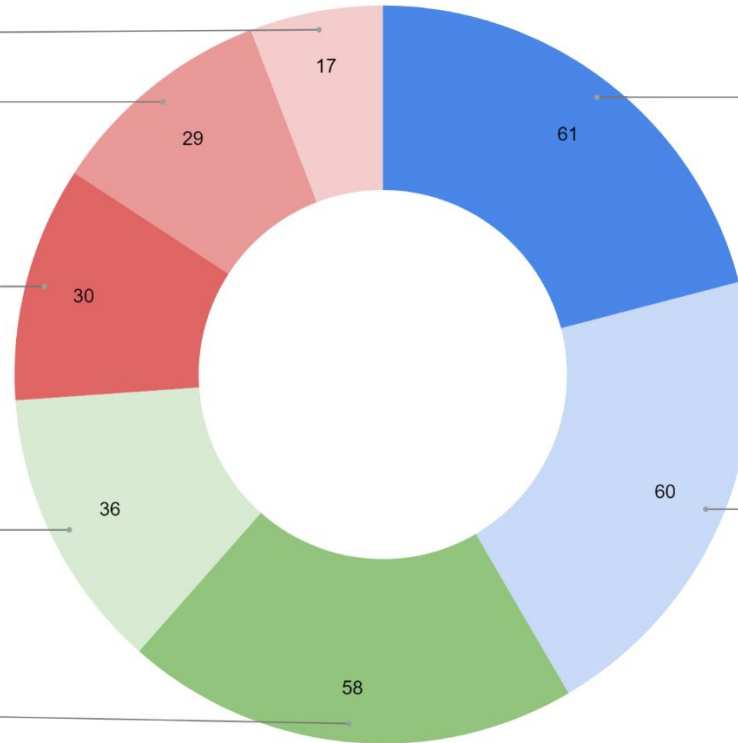
PUBLIC EVENTS
5.8%

PRIVATE EVENTS
10.0%

GOVERNMENT & LOCAL BOARD MTGS
10.3%

SERVICE CLUBS
12.4%

SENIOR SERVICES
19.9%



INSTRUCTIONAL CLASSES
21.0%

PAY 'N' TAKE
20.6%





Sundstrom Shopping Center

Vue
Hotel

Annex

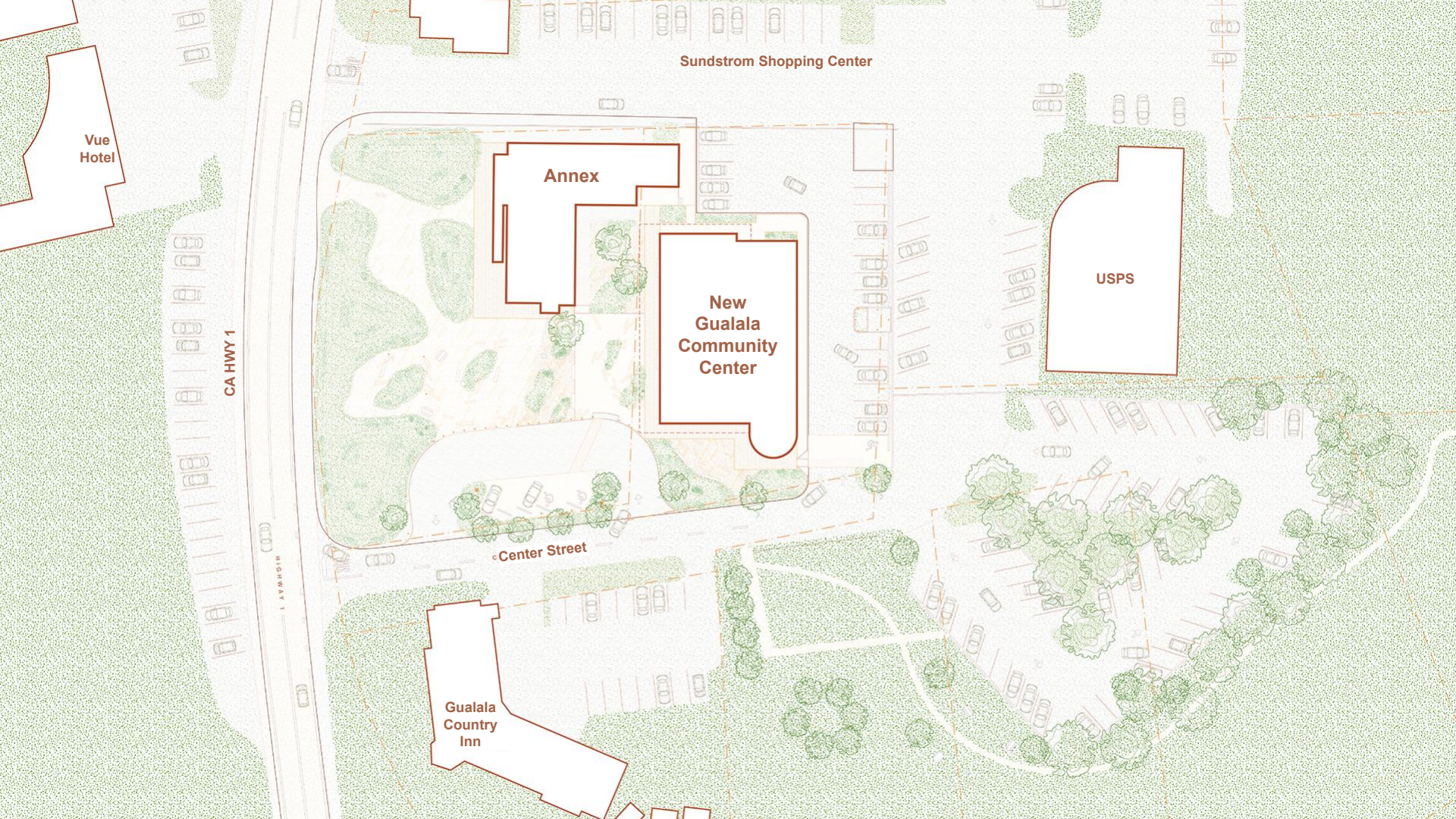
Former
Gualala
Community
Center

USPS

CA HWY 1

Center Street

Gualala
Country
Inn



Vue
Hotel

Sundstrom Shopping Center

Annex

New
Gualala
Community
Center

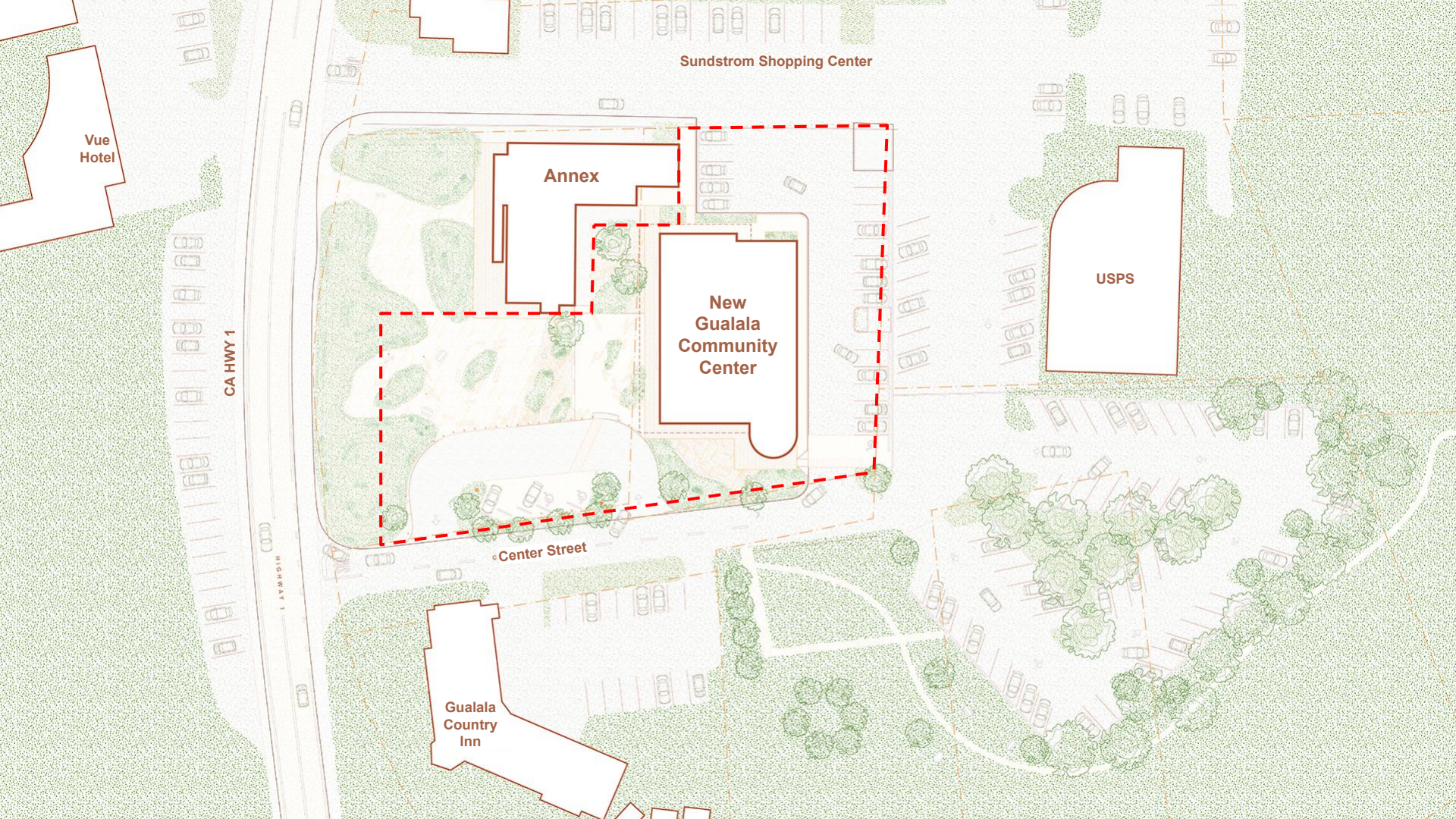
USPS

CA HWY 1

Center Street

Gualala
Country
Inn

LAVIN RD



Sundstrom Shopping Center

Vue Hotel

CA HWY 1

LAVERGNE

Annex

New Gualala Community Center

USPS

Center Street

Gualala Country Inn

Community Resilience Centers (CRCs)

A. **All CRCs must be:**

- *Open and accessible to the public and offer Community Resilience Services and Programs year-round to community members;*
- *Able to be activated seven (7) days per week for heat waves and other climate emergencies that do not require overnight sheltering; and*
- *Able to be activated for overnight-shelter 24/7 during larger-scale climate emergencies OR able to coordinate transport of community members to an identified nearby evacuation shelter.*

B. **Required Features of Community Resilience Centers**

The facility serving as the resilience center should have capabilities and features that enable the site to be activated for a range of climate and other emergencies.

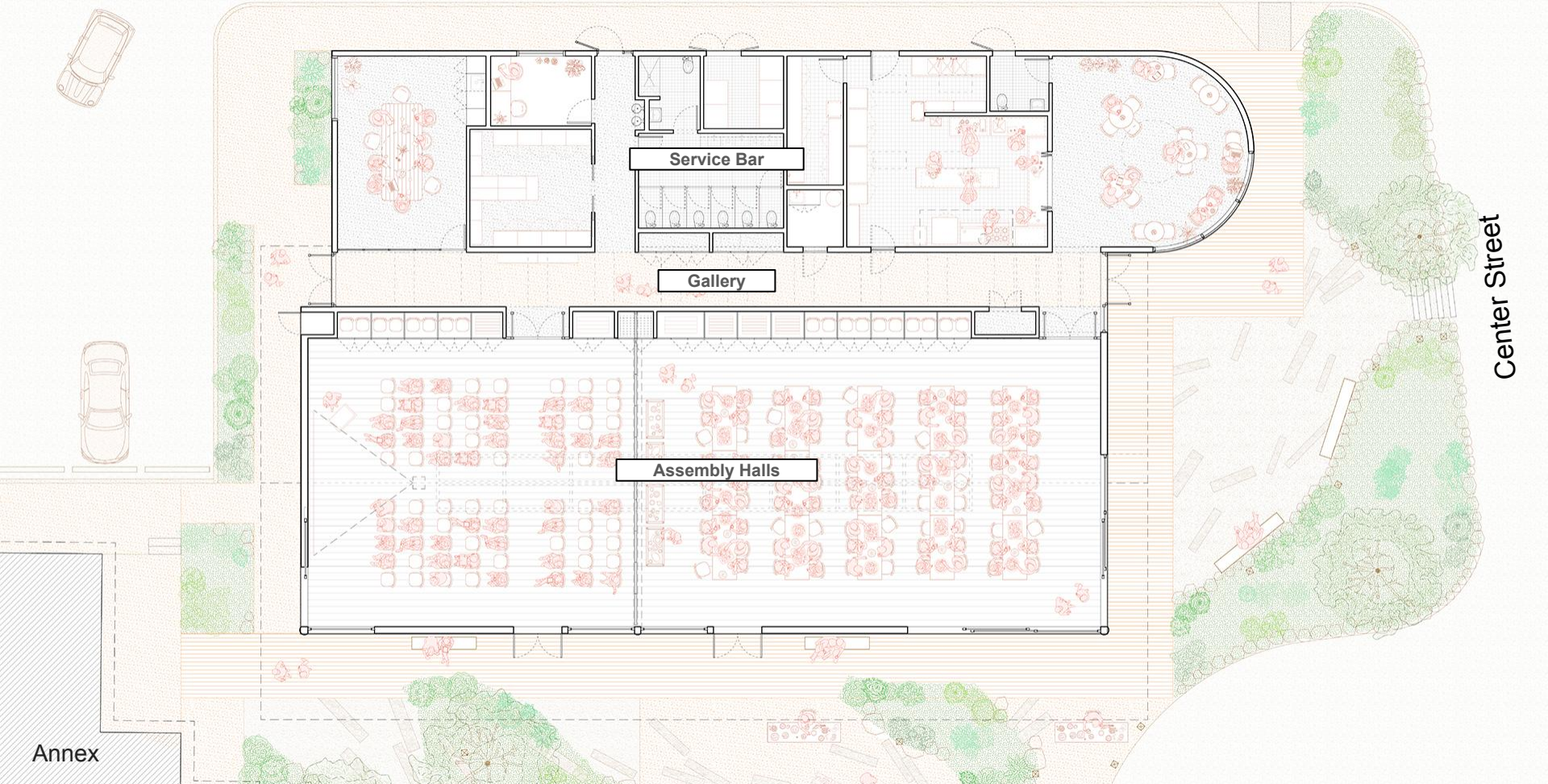
These include:

- *ADA-compliant facilities (see ADA Checklist for Emergency Shelters)*
- **Gender-neutral restrooms**
- *Heating, Ventilation, and Air Conditioning (HVAC) System*
- *Air filtration system (MERV 13 at minimum)*
- *Broadband access**
- *Backup power generation and/or battery storage**
- *Device charging capabilities for cell phones, personal communications devices, medical devices, power wheelchairs, and other assistive devices and technology**
- *Drinking water stored on-site with a plan for re-supply*



North

Overall Plan Organization



Center Street

Annex

Assembly Halls

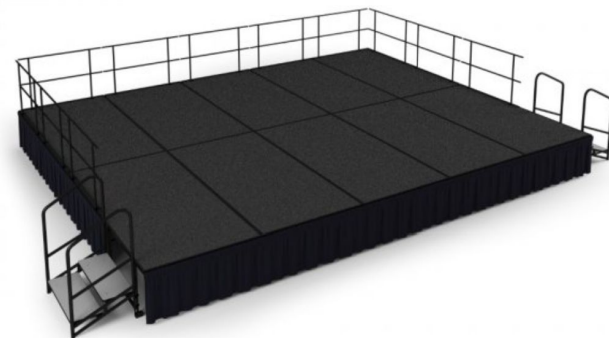


Hall Storage

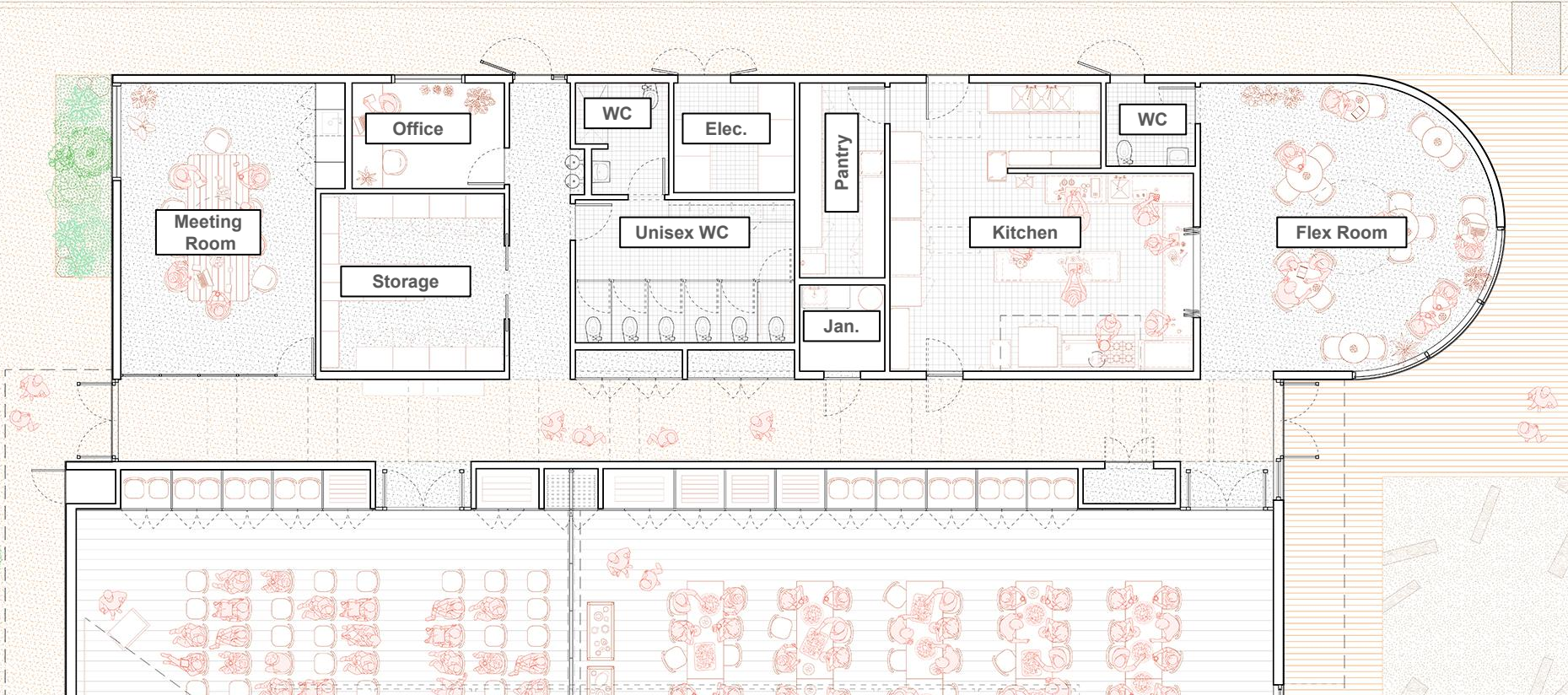
Medium Hall

Large Hall

Portable Stage



Service Bar Programs



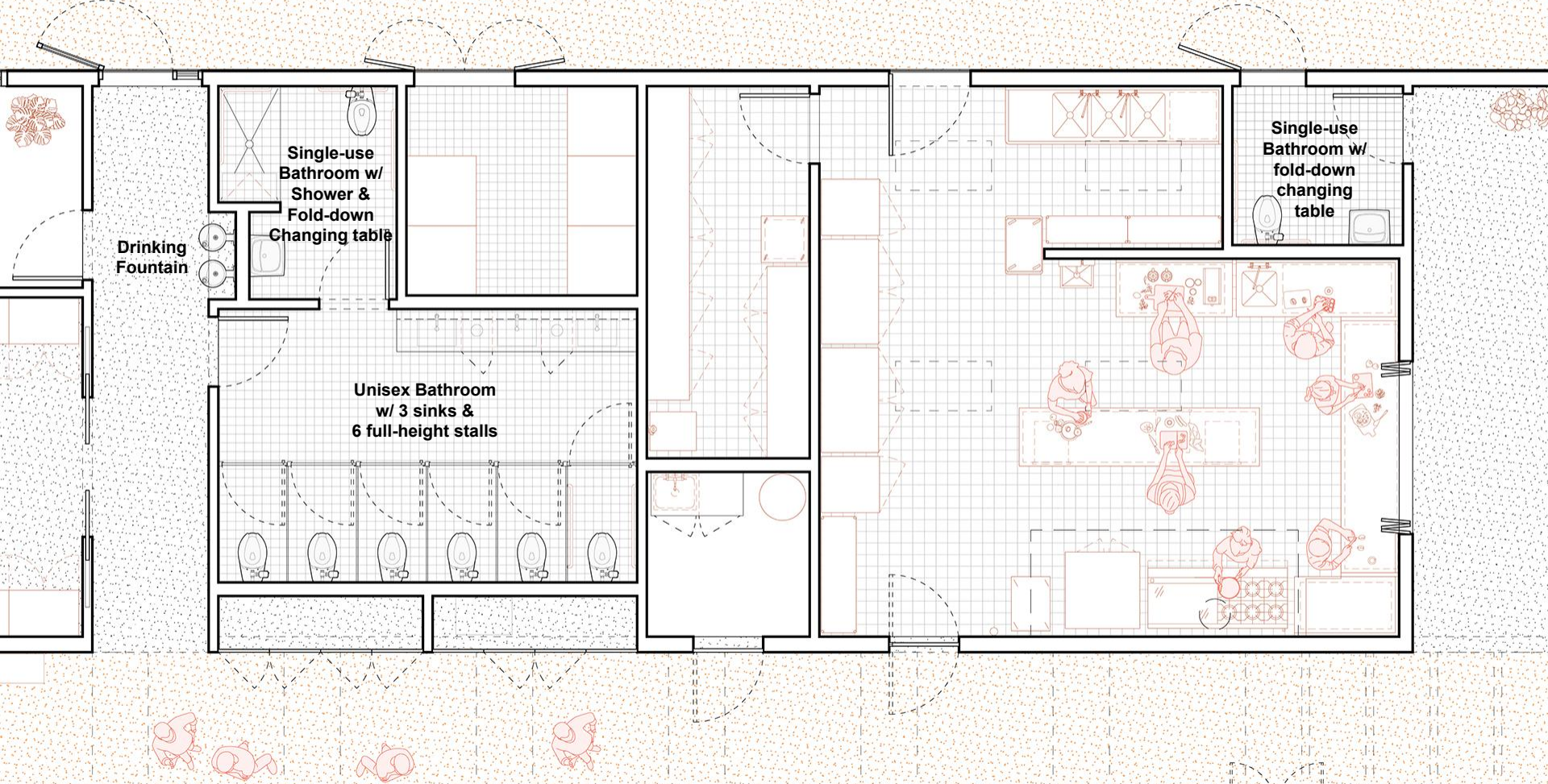
Assembly Spaces - Size Comparison

Room	Previous		Proposed	
	Area	Occupancy	Area	Occupancy
Main Hall	~2482*	165	3489	232
Large Hall			2048	136
Medium Hall			1441	96
Flex Room			520	34
Meeting Room			404	26

*Includes stage area

Hall increased by ~ 1.4x

Bathroom Layout



Bathroom Partitions

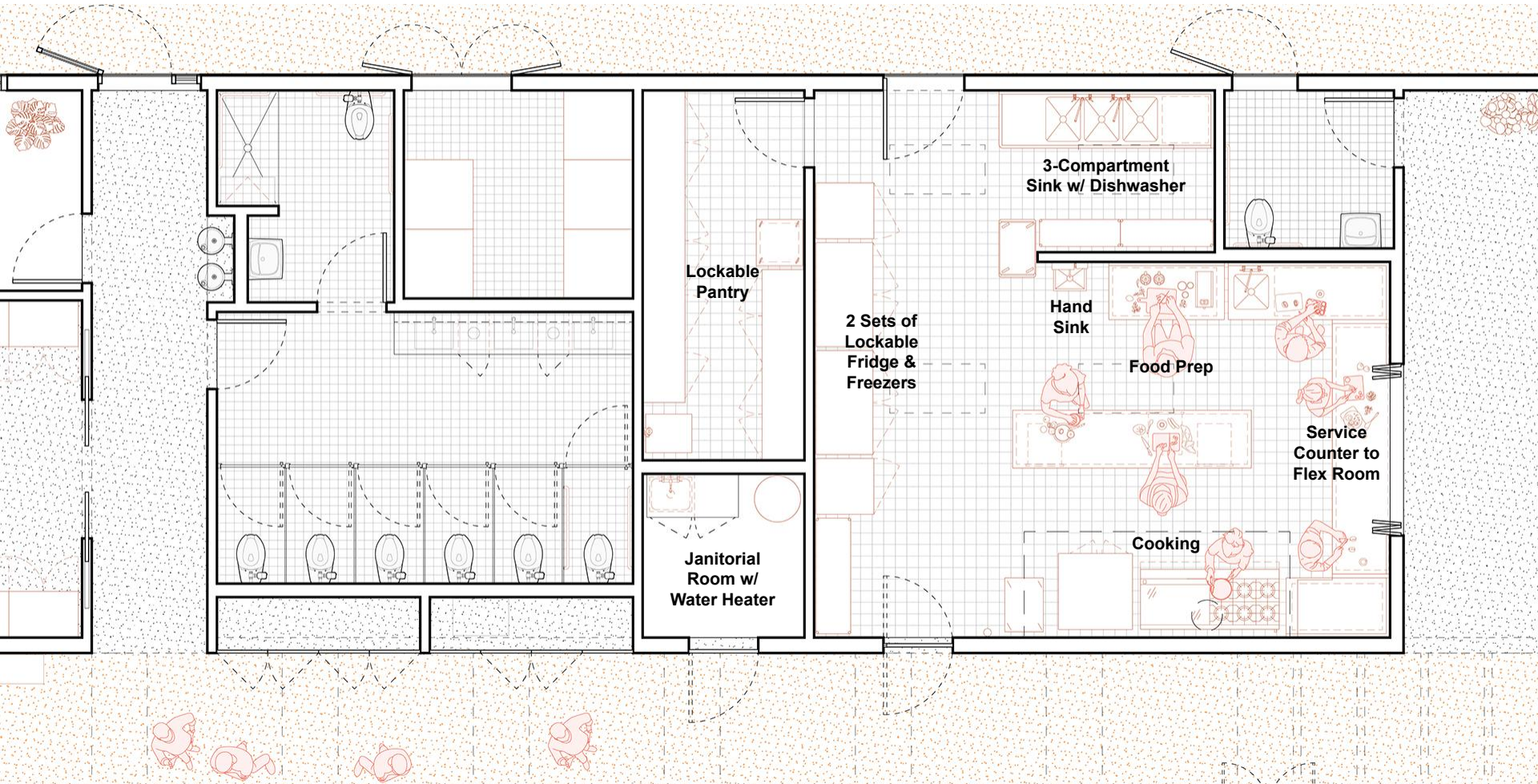
Standard Commercial Partition:
12" gap at floor, 7' door height



Proposed Full-Height Partition:
0.5" gap at floor, door reaches ceiling



Kitchen Layout





GUALALA COMMUNITY CENTER











Contractor Selection Process

- GCC reached out to fourteen (14) general contractors to solicit a Statement of Qualifications.
- Of Statement of Qualifications received, GCC selected a shortlist of (4) candidates for interview and bidding
- The Contractor Interview Subcommittee and architects met with each candidates for an hour long interview with questions that included: firm history and staff, management style, experience in similar types and scales of building, potential project challenges, estimated price and schedule.
- (3) candidates submitted bids

Contractor Evaluation Criteria

	Contractor 1	Contractor 2	Contractor 3
Construction Cost*	\$7.6mil	7.4mil	\$7.6mil
Construction Timeline	14-16 months	18-22 months	15 months
Large Commercial and Cultural Building Experience	Y	N	Y
Experience working with Nonprofits	Y	N	N

*Costs have been leveled for consistency across bids. Costs do not include overhead, profit, or contingency

Value Engineering

- Value Engineering (VE) is a systematic process that identifies areas in the project to reduce overall costs without compromising quality or functionality.
- Areas of analysis include material vs. labor costs in various construction scopes; materials VE may include items such as decking, siding, casework, roofing, skylights, windows, doors, flooring, acoustic panels, kitchen equipment, HVAC, lighting, AV, etc.; labor VE may include looking at lower cost qualified subcontractors, and simplified installation processes
- Architect intends to work with GCC Board of Directors and Contractor to cut \$1-1.5mil out of construction cost through VE process

NEXT STEPS

- Insurance claim
- Fundraising
- Private grants
- Federal / state funding
- Partner donors

Q&A

Thank you for attending tonight.

Together we will rebuild the heart of our community! Please take a moment to view the model at conclusion of the presentation.