



# HEBBRON FAMILY CENTER REVITALIZATION / REVITALIZACIÓN DEL CENTRO FAMILIAR DE HEBBRON

*City Council Meeting  
September 26, 2023*



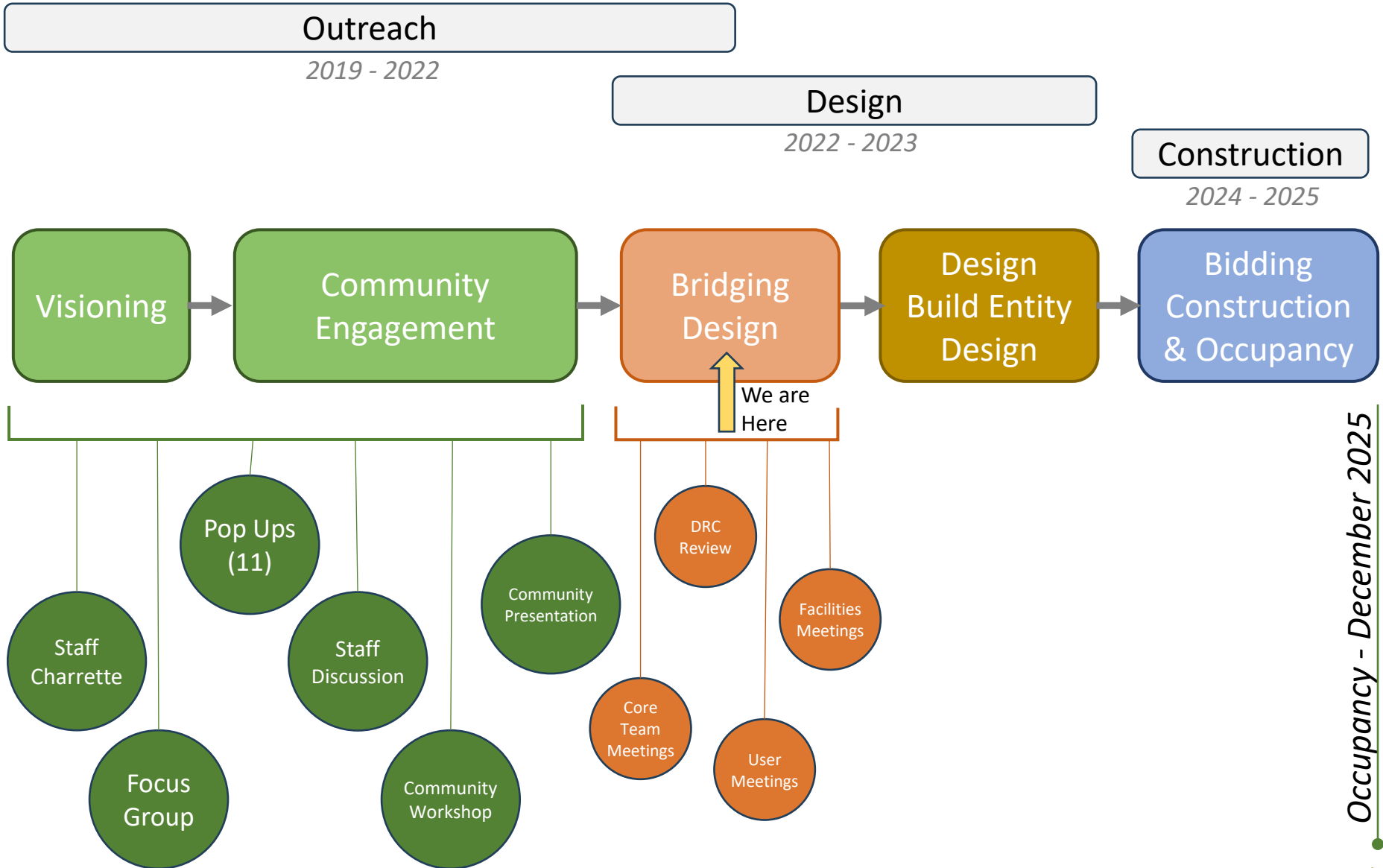
# Introduction & Agenda Review

- Where We Are (Work Plan Review)
- Summary of Key Input from Community & Stakeholders
- Schematic Design Recommendation
- Next Steps

# Goals for this Evening

- Illustrate Community Input as Driver to the Design Solution
- Share and Obtain Feedback on the Schematic Design
- Share Schematic Design Costs and Alignment to Budget
- Obtain City Council Approval to Proceed to the Next Phase
- Outline Next Steps

# Work Plan Review



# Outreach & Engagement Formats

- **Community & Neighborhood**

- Engagement in 2019
- Additional engagement in 2022/2023
- Pop Ups (11)
- Community Forum/Workshop
- Community Meeting Update
- Celebration + Demo
- Staff Discussion
- Focus Group



- **Core Team Meetings (10 mtgs)**

- Cross sectional representation
- Involved in outreach
- Recommendations from community input



- **Development Review Committee (2 mtgs)**

- Review Planning requirements
- Gain input on design direction

- **User Meetings (4 mtgs)**

- Validate space program
- Development of plan to meet operational needs

- **Facilities Meetings (2 mtgs)**

- City Facilities team input on elements & systems
- Keep life cycle costs and maintenance in mind



# Outreach & Engagement Steps

## Define the Needs

*Of the Community & Neighborhood*

- Safety
- Inclusion
- Cultural Celebration
- Fun
- Positivity
- Vibrancy
- Aspirational
- Transparency/Visibility

## Define the Vision

*Of the project to support the needs*

- Fulfill Neighborhood Vision
- Encourage Community & Cultural Events
- Enhance the street
- Thrive and build community thorough activities & programs

*“Benefit the health and quality of life for youth, seniors, families, and everyone in between”*

## Define the Spaces

*To support delivery of the vision and services*

- Large Multipurpose Room
- Small Assembly Room
- Small & Medium Meeting Spaces
- Multi Use Sports Court
- Kitchen
- Programmable Outdoor Space
- Teen’s Lounge
- Staff Offices

# Outreach & Engagement Findings

*The design of the Hebron Family Center should create/have:*



## Community Presence

- Recognizable and Welcoming Entry
- Multi Use Entry Plaza
- Dramatic Gestural Forms (roof and wall)



## Community Culture

- Exude Community
- Reflect and share the city and neighborhood cultural story
- Illustrate through multiple platforms (murals, landscaping, programs)



## Safe and Pleasant

- Both Indoor and Outdoor Space
- Accessibility
- Improved lighting
- Energy efficiency and comfort



## Warmth and Welcoming

- Visual Transparency that Invites People In
- Vibrancy and Color that is Engaging



## Flexible Programming

- Community Events
- Fine Arts
- Performing Arts
- Recreation

# Outreach & Engagement Concept Design

## BUILDING LAYOUT / PLAN DEL EDIFICIO



How would you rate each concept? / ¿Como califica cada concepto?

LAYOUT A / PLAN A

1 2 3 4 5  
LOW BAJO HIGH ALTO

What do you like about this building layout?  
¿Qué le gusta de este plan del edificio?

LAYOUT B / PLAN B

1 2 3 4 5  
LOW BAJO HIGH ALTO

What do you like about this building layout?  
¿Qué le gusta de este plan del edificio?

LAYOUT C / PLAN C

1 2 3 4 5  
LOW BAJO HIGH ALTO

What do you like about this building layout?  
¿Qué le gusta de este plan del edificio?

### For More Information

To learn more about the Salinas Hebronn Family Center please contact:  
Kristan Lundquist at kristan@ci.salinas.ca.us or Ana Ambriz at ana@ci.salinas.ca.us

### Para Más Información

Para obtener más información sobre el Centro Familiar Hebronn de Salinas, póngase en contacto con:  
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## ARCHITECTURE / ARQUITECTURA



How would you rate each concept? / ¿Como califica cada concepto?

MEXICAN REVIVAL / RENACIMIENTO MEXICANO

1 2 3 4 5

What do you like about this style?  
¿Qué le gusta de este estilo?

MISSION / MISIONERO

1 2 3 4 5

What do you like about this style?  
¿Qué le gusta de este estilo?

MODERN / MODERNO

1 2 3 4 5

What do you like about this style?  
¿Qué le gusta de este estilo?

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# Schematic Design Recommendation

# Site Evaluation & Work Completed

Site Survey



Environmental Site Assessment



Geotechnical Report



Building Demolition and Site Prep



Hazardous Materials Report

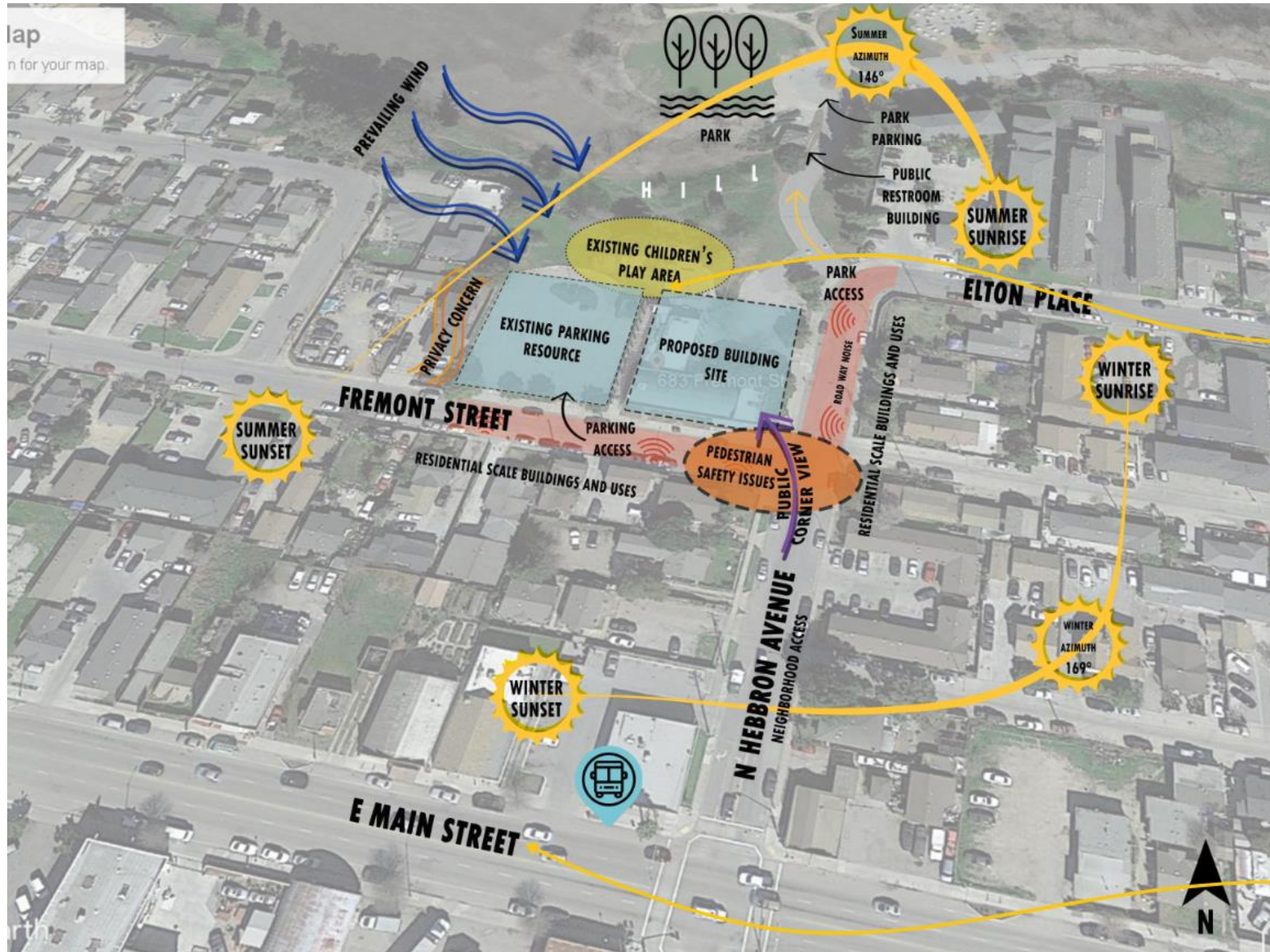


Environmental Factors

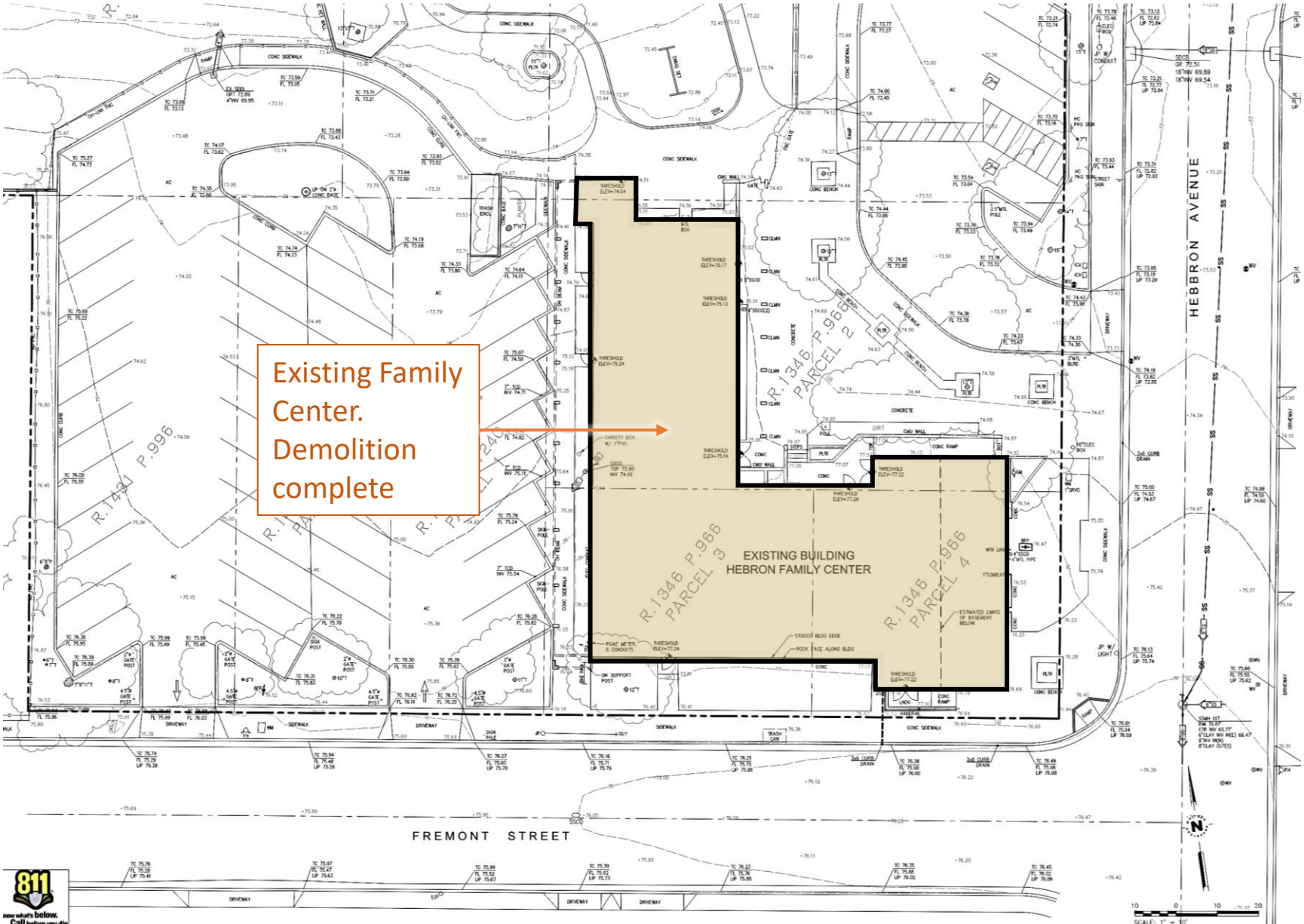


ABA researched site conditions,  
created a site analysis diagram.

# Site Analysis

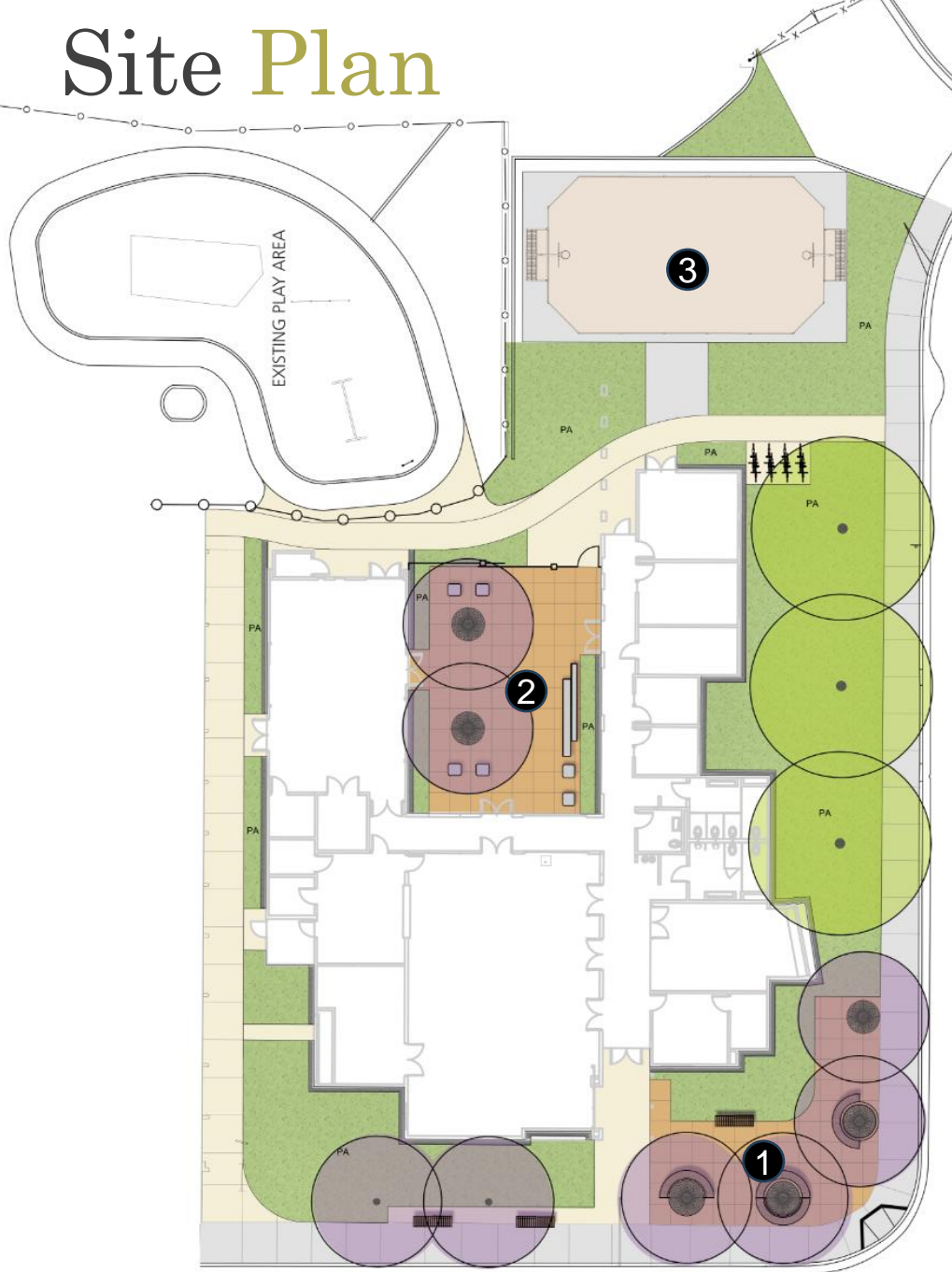


# Existing Condition





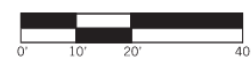
# Site Plan



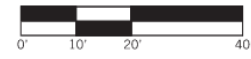
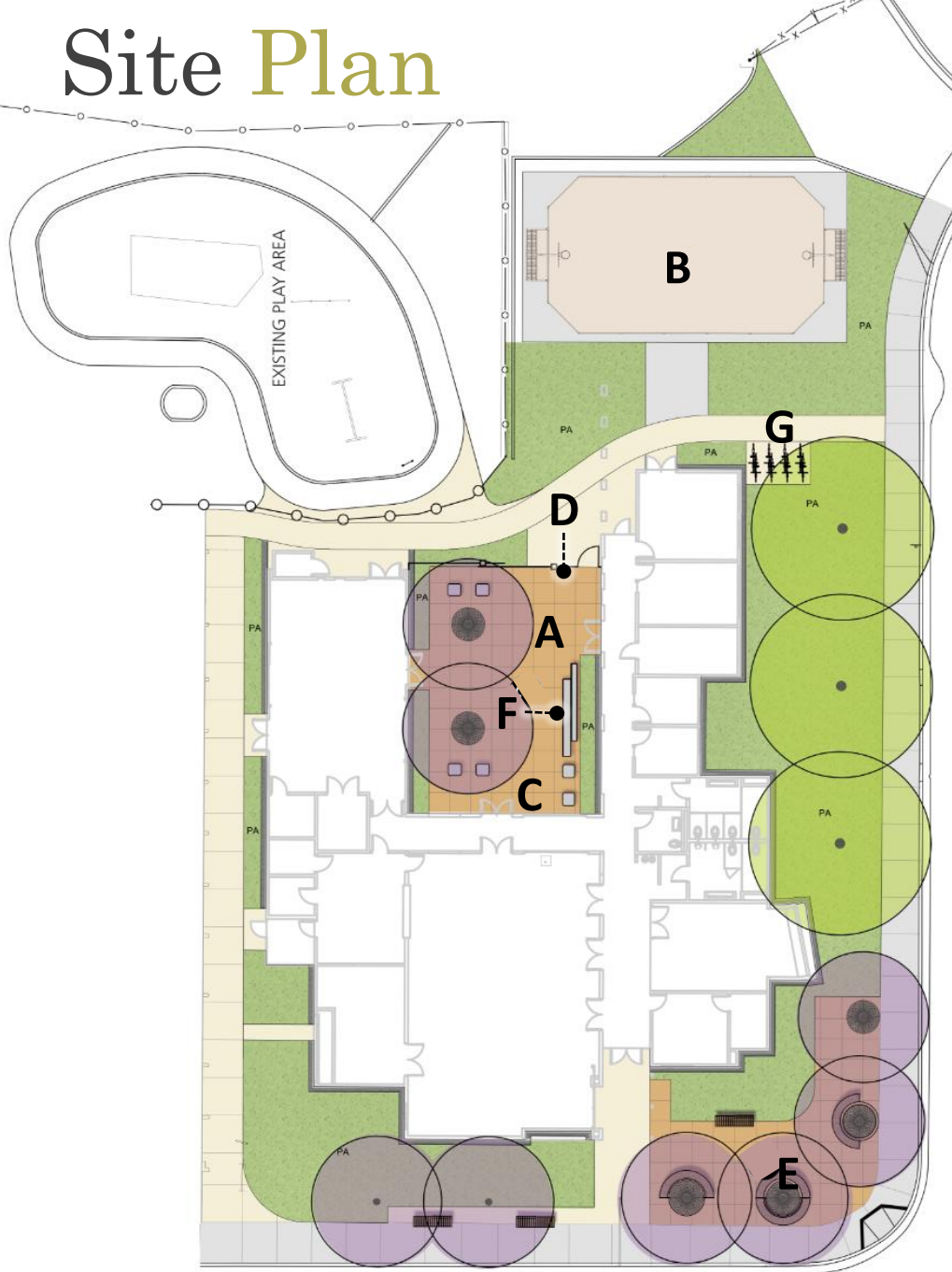
## KEY

- 1** ENTRY COURTYARD
- 2** CENTRAL COURTYARD
- 3** MULTI-SPORT COURT & SPORT FACILITIES

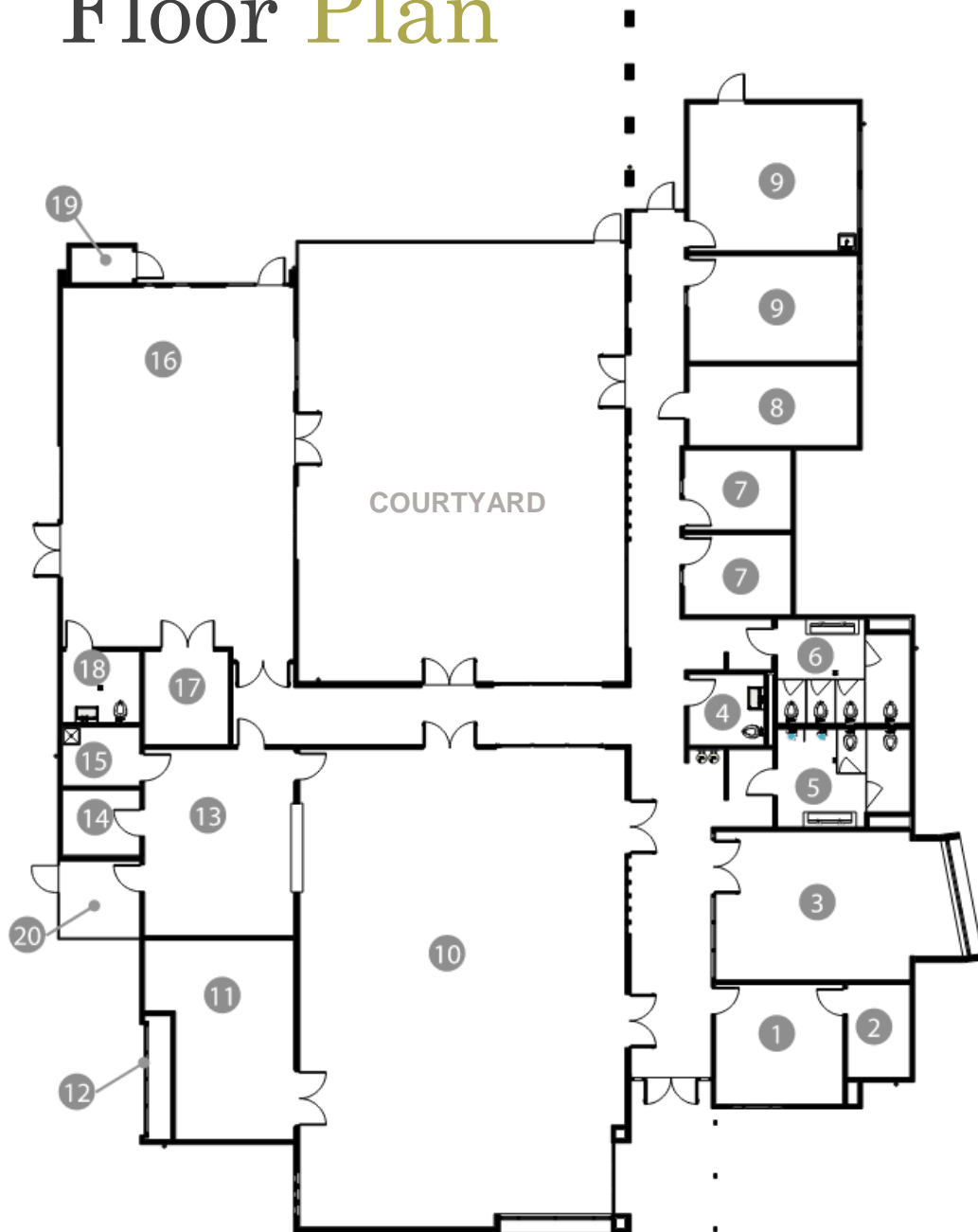
- General Landscape Upgrades
- Multi-use Sport Facility Court
- General Paving Upgrades
- Circulation Upgrades
- Drainage Rock
- Seating Upgrades
- Pervious Paving



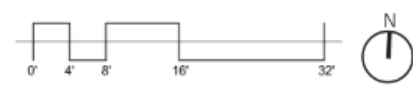
# Site Plan



# Floor Plan

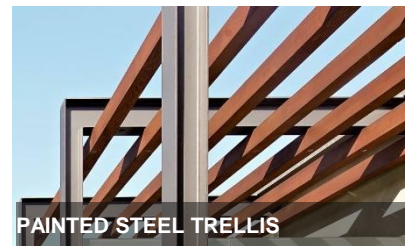
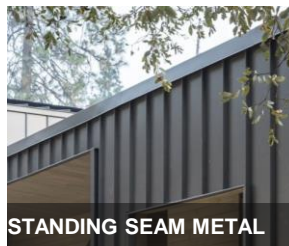


	KEY
ADMINISTRATION OFFICE	1
IT CLOSET	2
TEEN	3
STAFF RESTROOM	4
MEN'S RESTROOM	5
WOMEN'S RESTROOM	6
SMALL OFFICE	7
STORAGE	8
MEETING ROOM	9
LARGE ASSEMBLY	10
LARGE ASSEMBLY STORAGE & AV STORAGE	11
ELECTRICAL ROOM	12
KITCHEN	13
DRY STORAGE	14
CUSTODIAL	15
SMALL ASSEMBLY	16
SMALL ASSEMBLY STORAGE	17
SMALL ASSEMBLY RESTROOM	18
OUTDOOR STORAGE	19
KITCHEN PATIO	20

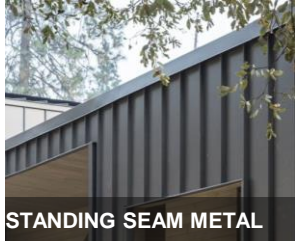




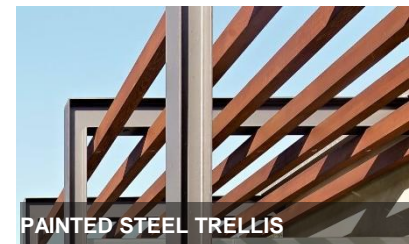
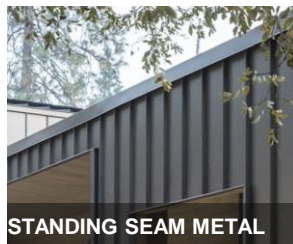
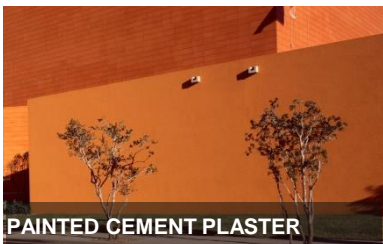
# Exterior View Hebron and Fremont



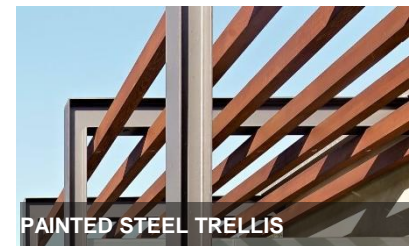
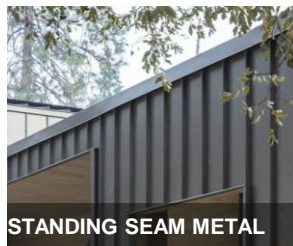
# Exterior View From North (Tot Lot)



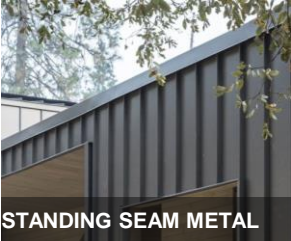
# Exterior View Hebron and Fremont



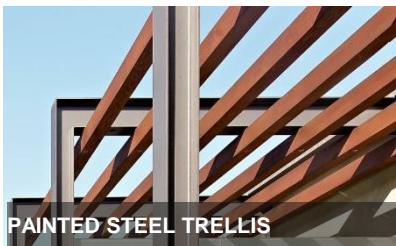
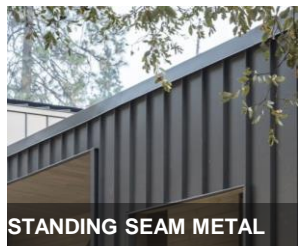
# Exterior View From Fremont Street



# Exterior View From Sports Court



# Exterior View From Hebbroon Street



# Project Costs



**Bid Award Costs**

- Brick & Mortar costs
- General Conditions - Contractor's Costs
- Contingencies for variables

**Costs Required to Deliver a Project**

- Design and Engineering Costs
  - Permit Fees
  - Owner's Consultants
- Testing and Inspections
- Furniture, Fixtures & Equip.
  - Financing Costs
- Moving & Relocation Costs

# Project Costs



Estimate:

**\$11.88 M**

**\$2.16 M**

**\$14.04 M**

Budget:

**\$11.15M**

Delta:

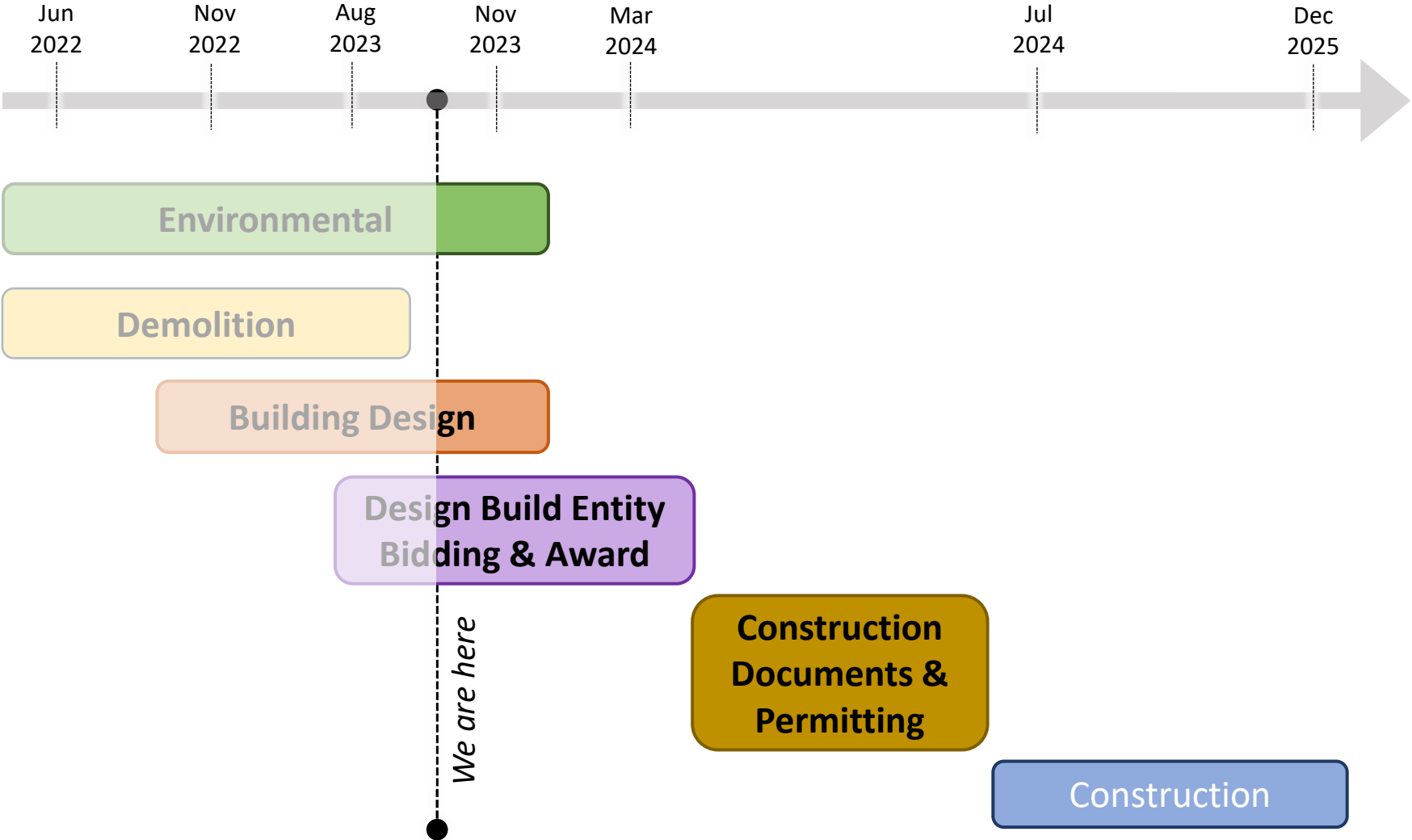
**-\$2.89 M**

Strategies to Bridge Delta:

- Additional Funding Sources
- Criteria based documents allowing DBE to develop creative solutions
- Bid Alternates



# Schedule & Next Steps



Hebron Family Center – Construction Project – June 2022 thru December 2025

# LCS Commission Recommendation

## LCS recommends approval of the Schematic Design

The following considerations were noted by LCS:

- Maintain operational hours and budget to support community use
- Consider criteria for the DBE team to encourage additional green/sustainable design measures (such as a green roof)
- Seek local upcoming artists through robust public art outreach
- Gap between estimated costs and budget needs to be tracked carefully
- Sustainable, native, and low water use planting should be implemented
- Parking is a key program element and no reduction in parking should occur
- Ensure adequate lighting on the site to support safety and security

# City Council **Action**

Motion to receive and accept the completion of Schematic Design and Cost Analysis for the New Hebborn Family Center and authorize the team to proceed into the Design Development | Bridging Documents phase.