



# CITY OF SALINAS HEBBRON FAMILY CENTER

Library and Community Services Commission Meeting  
September 13, 2023

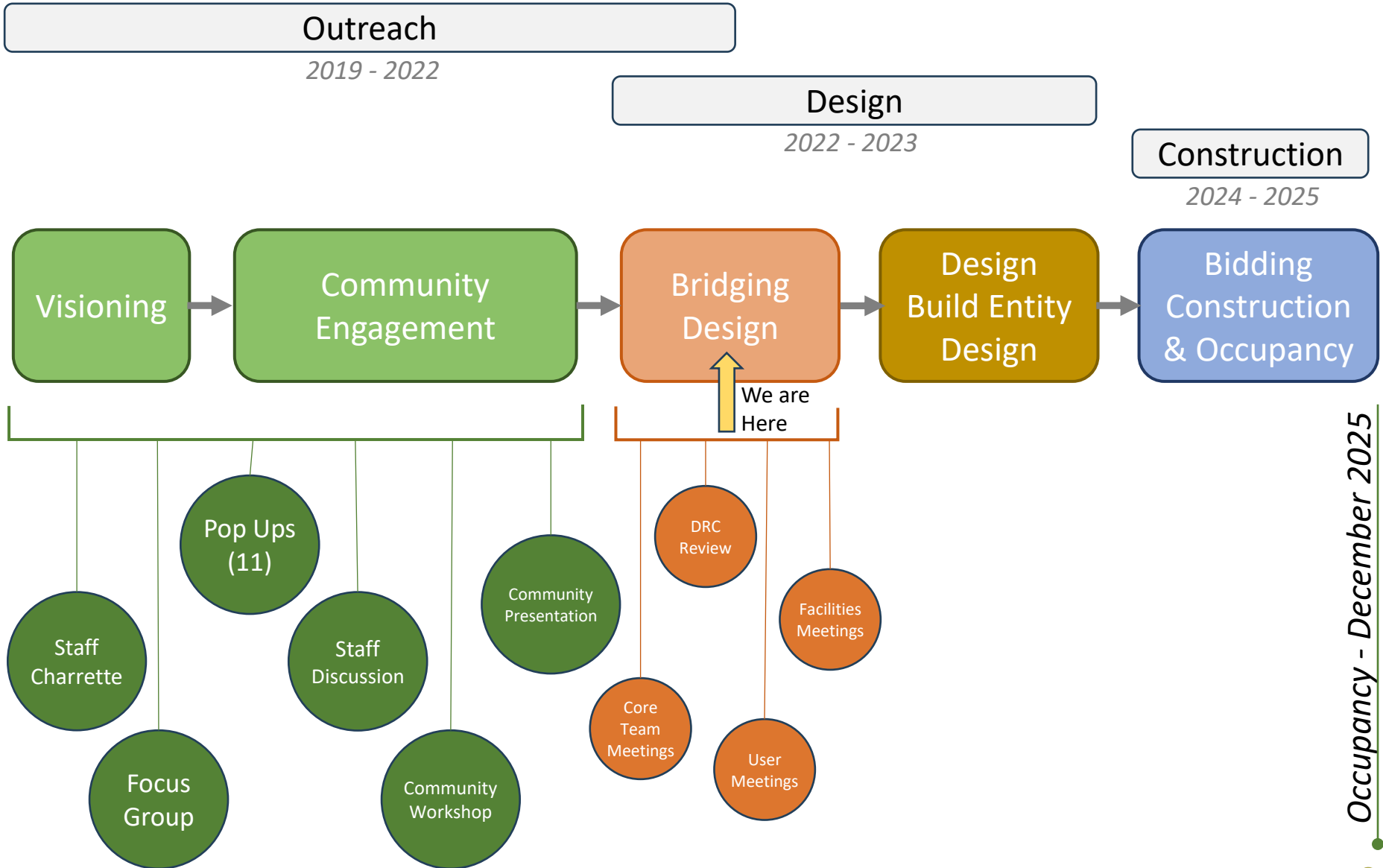


Confederate  
Corners

# Introduction & Agenda Review

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

# Work Plan Review



# 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
- Motion to Recommend that the City Council receives and accepts the completion of schematic design and move into the next phase
- Outline Next Steps

# Outreach & Engagement Formats

- **Community and Neighborhood**

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



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

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



- **Development Review Committee**

- Review Planning requirements
- Gain input on design direction

- **User Meetings**

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

- **Facilities Meetings**

- 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

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 esta 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 esta 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 esta plan del edificio?

OPTION A / OPCIÓN A

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

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

OPTION C / OPCIÓN C

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



# Schematic Design Recommendation

# Site Evaluation & Work Completed

Site Survey



Environmental Site Assessment



Geotechnical Report



Building Demolition and Site Prep



Hazardous Materials Report

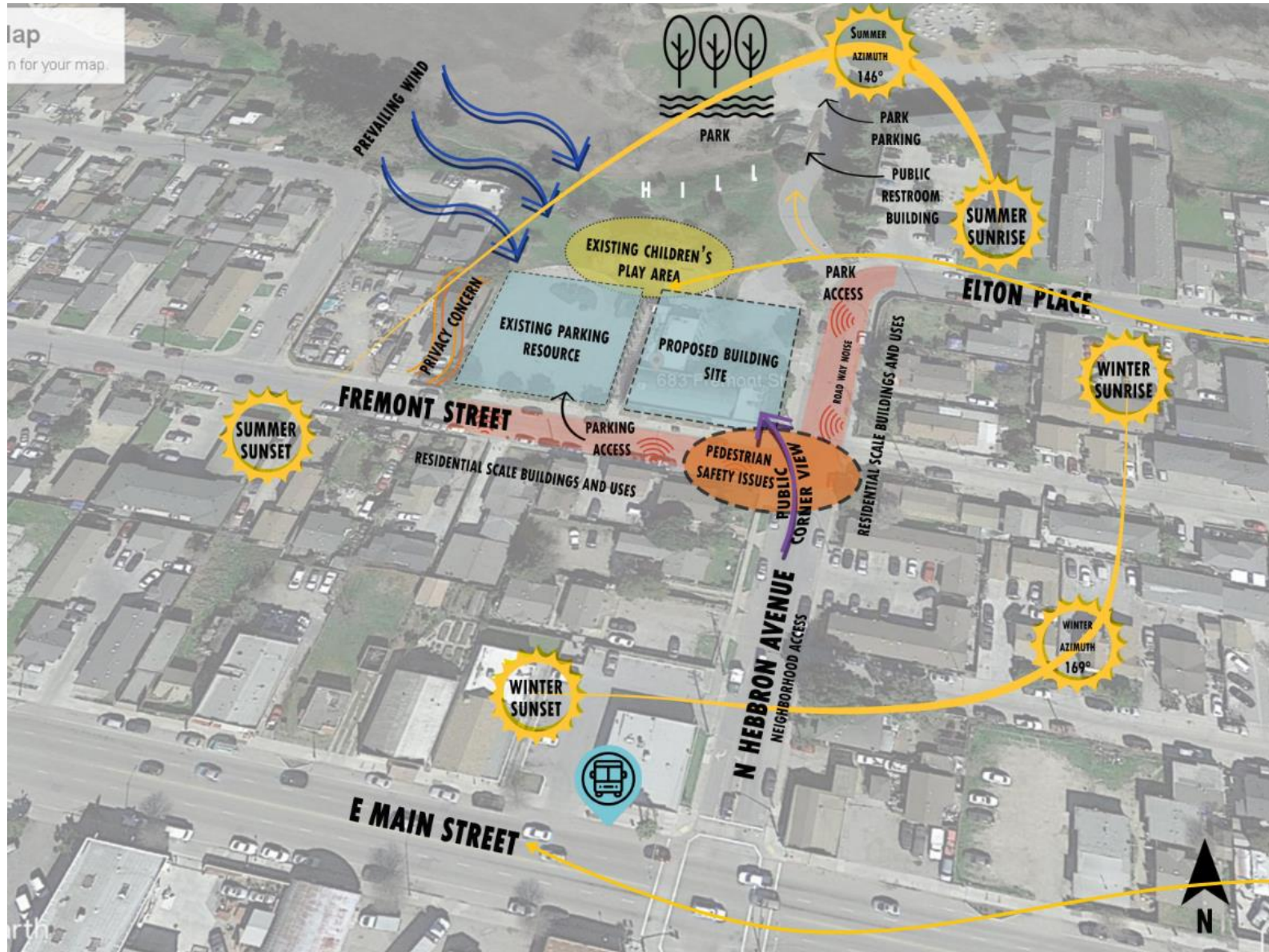


Environmental Factors

ABA researched site conditions,  
created a site analysis diagram.



# Site Analysis

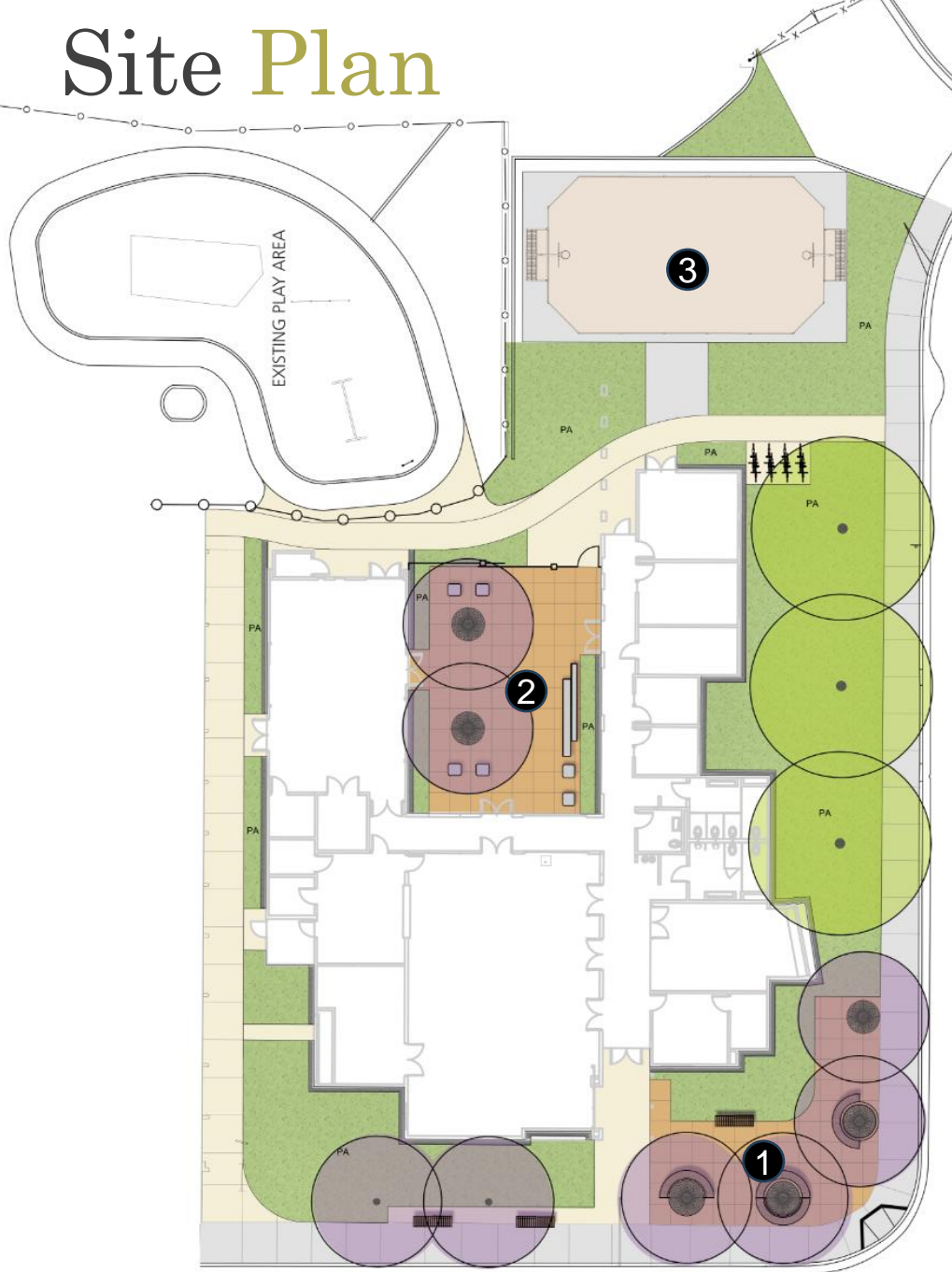




# Proposed Site Layout



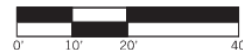
# Site Plan



## KEY

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

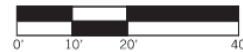
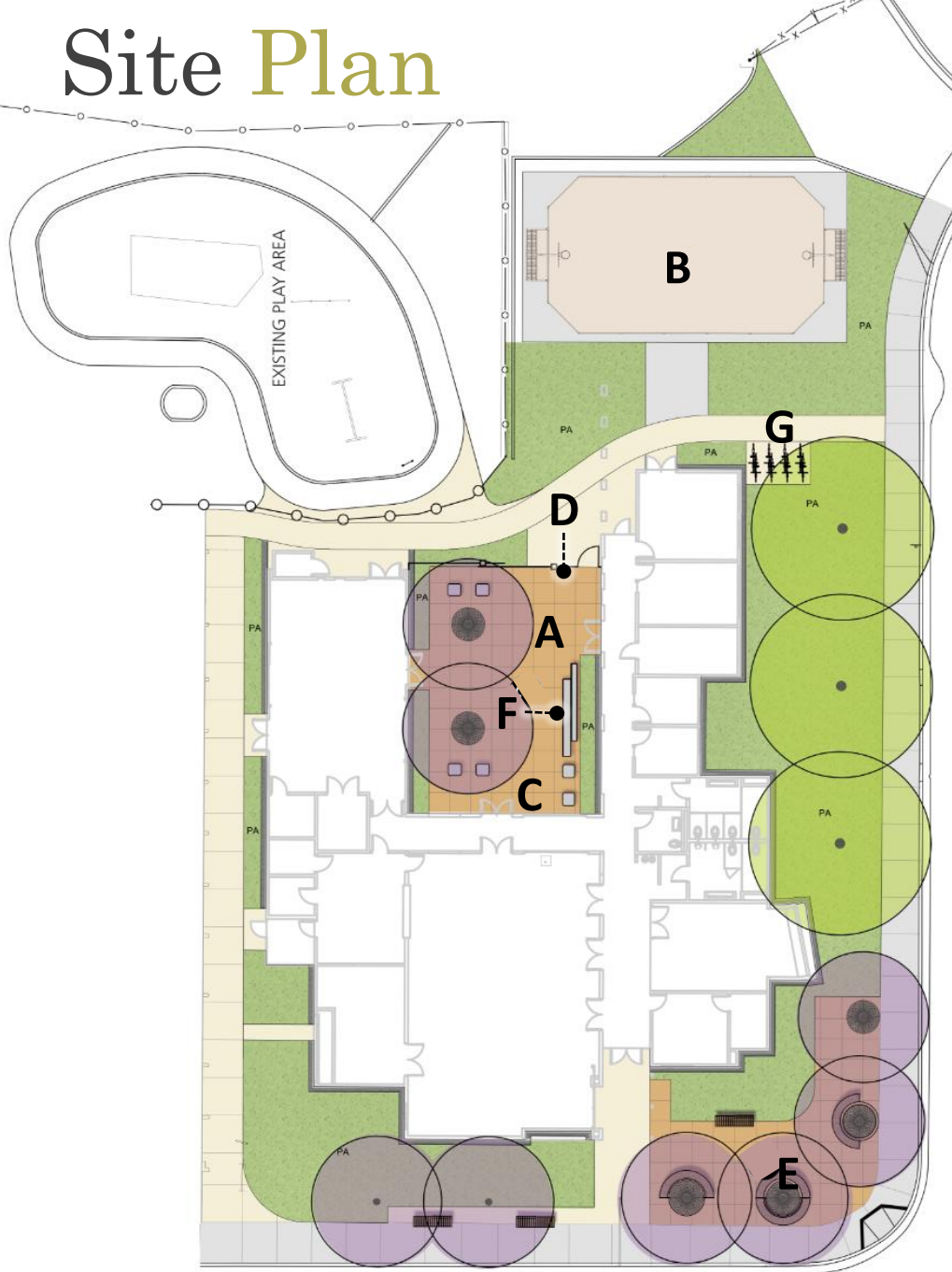
- General Landscape Upgrades
- Multi-use Sport Facility Court
- General Paving Upgrades
- Circulation Upgrades
- Drainage Rock
- Seating Upgrades
- Pervious Paving



FREMONT ST.

HEBRON AVE.

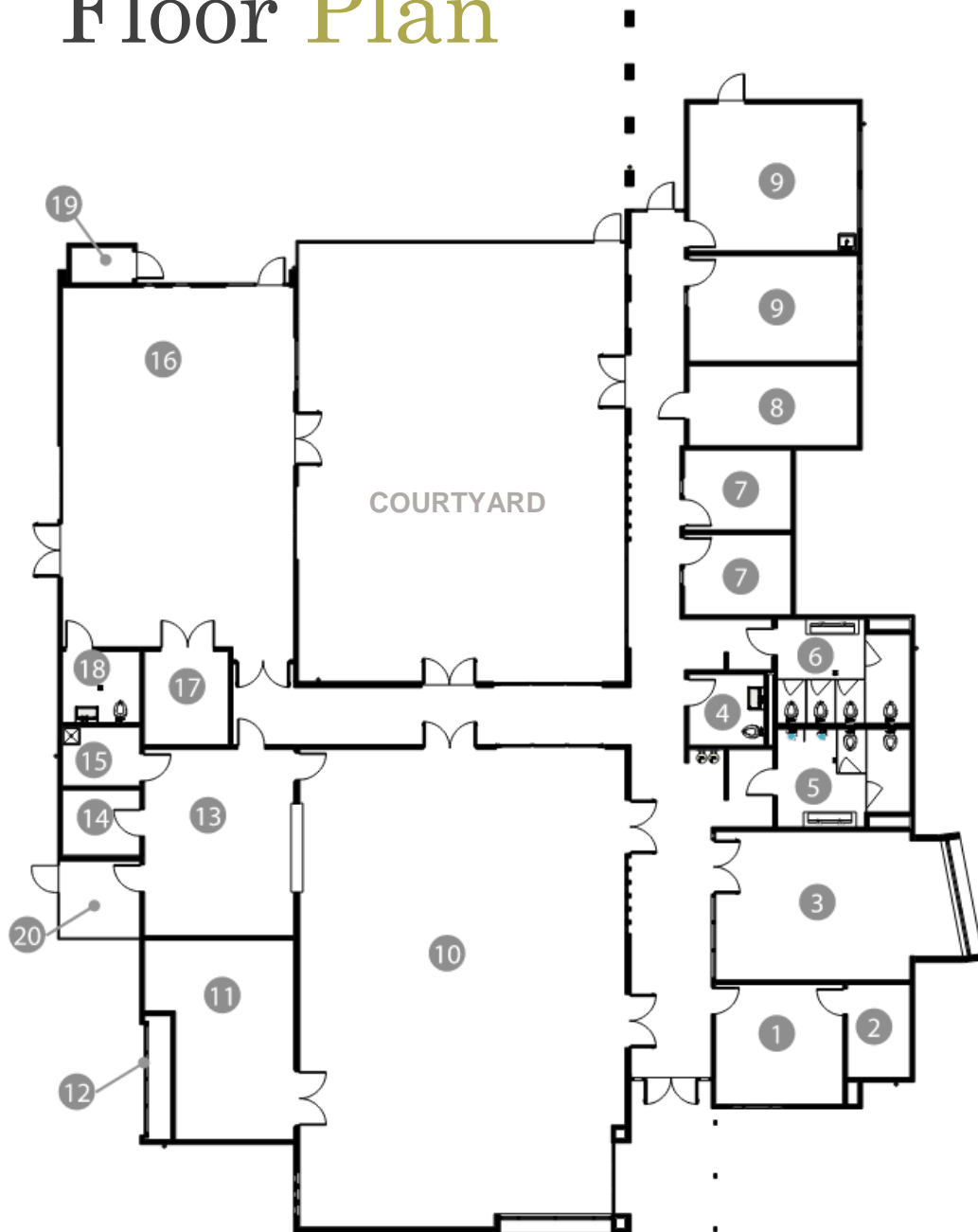
# Site Plan



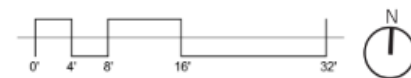
FREMONT ST.

HEBRON AVE.

# Floor Plan

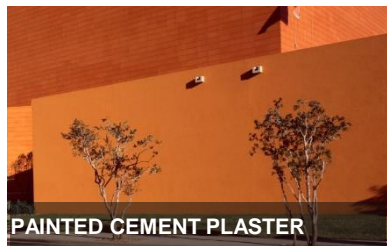


	KEY
ADMINISTRATION OFFICE	1
IT CLOSET	2
TEEN	3
STAFF RESTROOM	4
MEN'S RESTROOM	5
WOMEN'S RESTROOM	6
SMALL OFFICE	7
STORAGE	8
MEETING ROOM	9
LARGE ASSEMBLY	10
LARGE ASSEMBLY STORAGE & AV STORAGE	11
ELECTRICAL ROOM	12
KITCHEN	13
DRY STORAGE	14
CUSTODIAL	15
SMALL ASSEMBLY	16
SMALL ASSEMBLY STORAGE	17
SMALL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





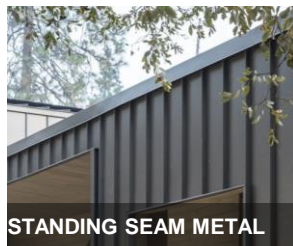
# Exterior View Corner of Hebbron and Fremont



PAINTED CEMENT PLASTER



GLAZING SYSTEM



STANDING SEAM METAL



HIGH PERFORMANCE ROOFING



PAINTED STEEL TRELLIS

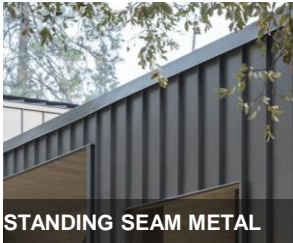
# Exterior View From North (Tot Lot)



PAINTED CEMENT PLASTER



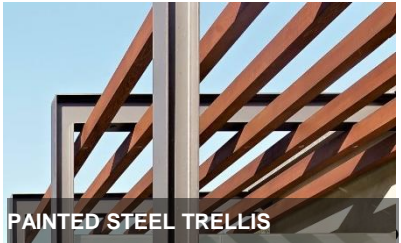
GLAZING SYSTEM



STANDING SEAM METAL

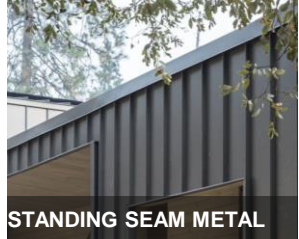


HIGH PERFORMANCE ROOFING

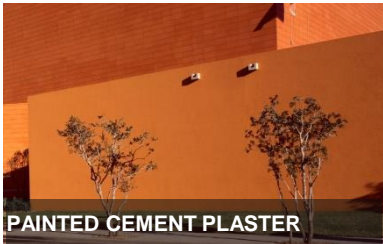


PAINTED STEEL TRELLIS

# Exterior View Corner of Hebbron and Fremont



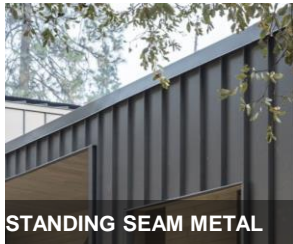
# Exterior View From Fremont Street



PAINTED CEMENT PLASTER



GLAZING SYSTEM



STANDING SEAM METAL



HIGH PERFORMANCE ROOFING



PAINTED STEEL TRELLIS

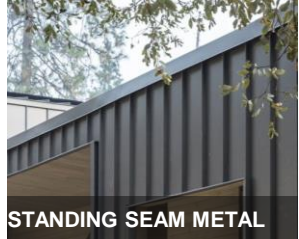
# Exterior View From Sports Court



PAINTED CEMENT PLASTER



GLAZING SYSTEM



STANDING SEAM METAL



HIGH PERFORMANCE ROOFING



PAINTED STEEL TRELLIS

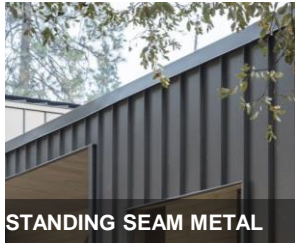
# Exterior View From Hebbroon Street



PAINTED CEMENT PLASTER



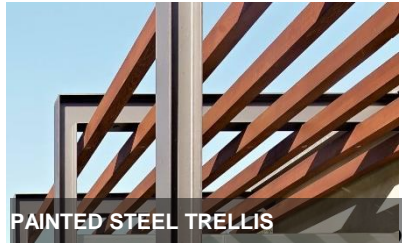
GLAZING SYSTEM



STANDING SEAM METAL



HIGH PERFORMANCE ROOFING



PAINTED STEEL TRELLIS

# 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:

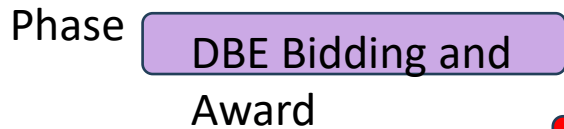
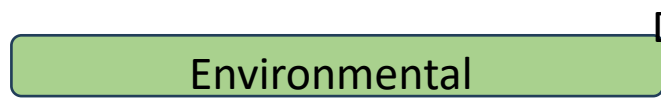
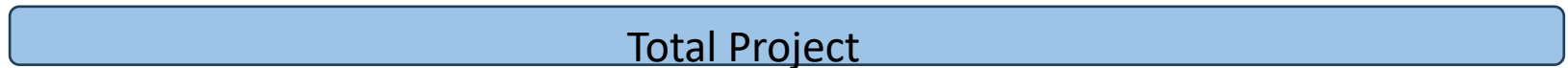
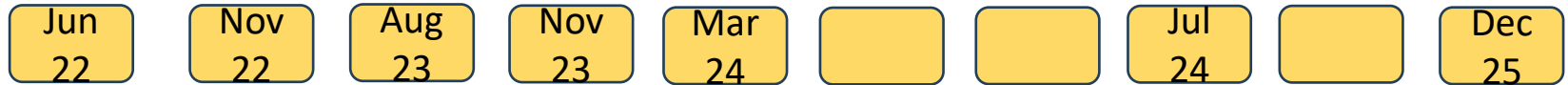
**-\$2.89 M**

Strategies to Bridge Delta:

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



# Schedule & Next Steps



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



Start Design Development & Bridging Documents



Onboarding of Design Build Team (RFQ and RFP)

# Commission *Action*

Motion to Recommend that the City Council receives and accepts the completion of schematic design and cost analysis for the New Hebron Family Center.