

**RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM**

DATE: April 9, 2015
TO: District Manager
From: Director of Planning and Maintenance
Subject: Proposed Mae Boyar Recreation Building Replacement Project

The existing Mae Boyar Recreation Building was constructed and dedicated along with the park site in November of 1966. The existing building is approximately 2075 sq. ft. in size and contains a concession/kitchen area, men's and women's restrooms, two storage areas, and a 1300 sq. ft. multi-purpose activity room. A similar structure using the same construction plans was built by the Park District at Arroyo Park in Simi Valley during the same time period.

This building has served the Oak Park Community well for the past 48-1/2 years, but over time has fallen into some disarray, requiring constant roof, HVAC, and plumbing repairs. The walls surrounding the multi-purpose activity room are exhibiting signs of structural wood rot and the men's and women's restrooms are not in compliance with current ADA regulations.

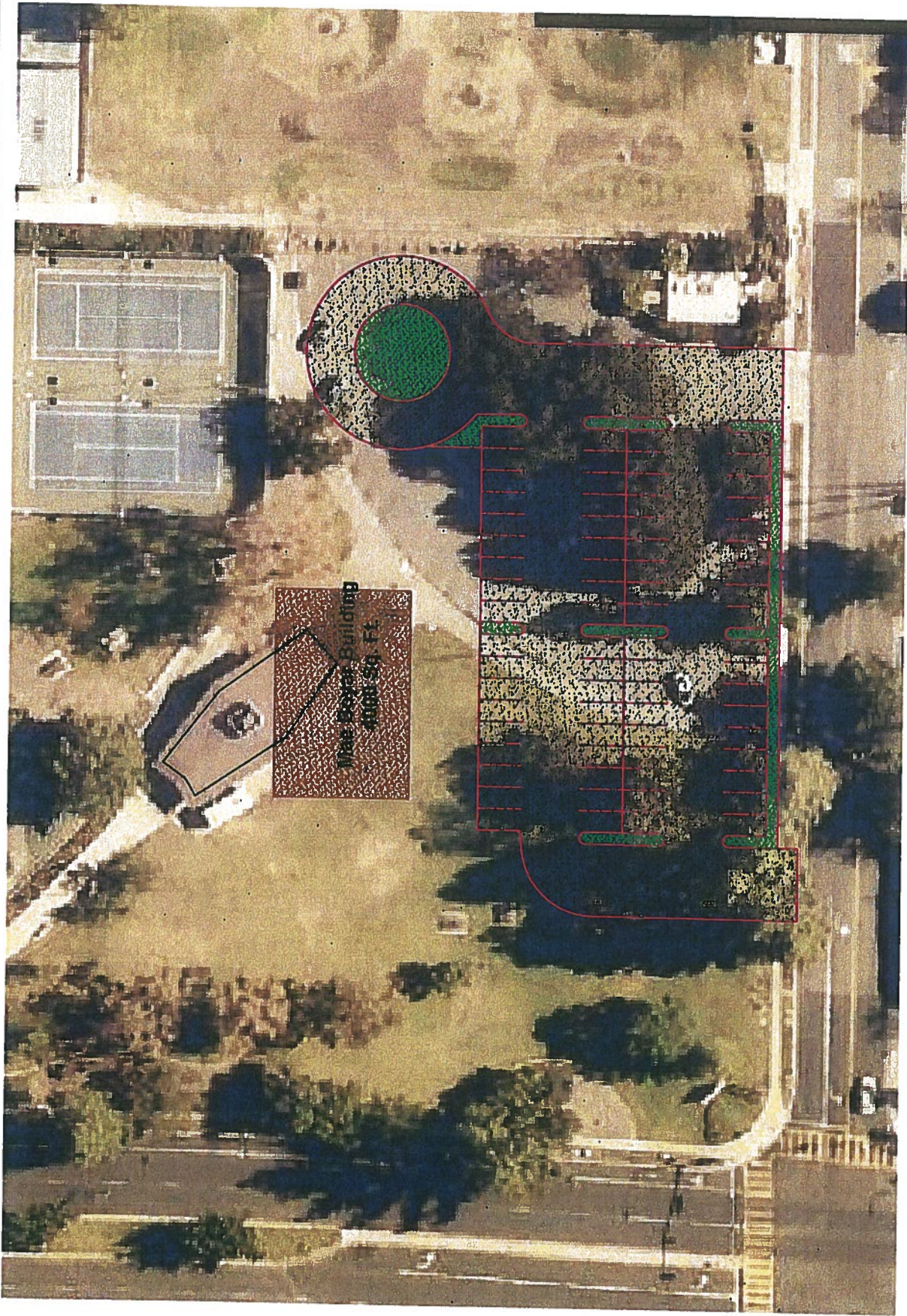
Attached for your review and discussion is a preliminary site plan, floor plan and building elevation plan prepared by Park District staff for the proposed replacement of the Mae Boyar Recreation Building. The overall footprint of the new building was increased by 48%, resulting in a 4000 sq. ft. facility. The exterior elevation of the building was modeled after the Oak Park Community Center and incorporates a profile similar to its Recreation Room and Nature Center. The proposed site plan incorporates a new 72 car parking lot with a circular vehicular drop-off area adjacent to Brookside Elementary School. The preliminary construction cost of the entire project is estimated at \$1,883,936.33.

Committee Action Requested:

1. Review and discuss the preliminary concept drawing and cost estimate prepared by Park District staff for the proposed Mae Boyar Recreation Building.



Wayne Nakaoka
Director of Planning and Maintenance



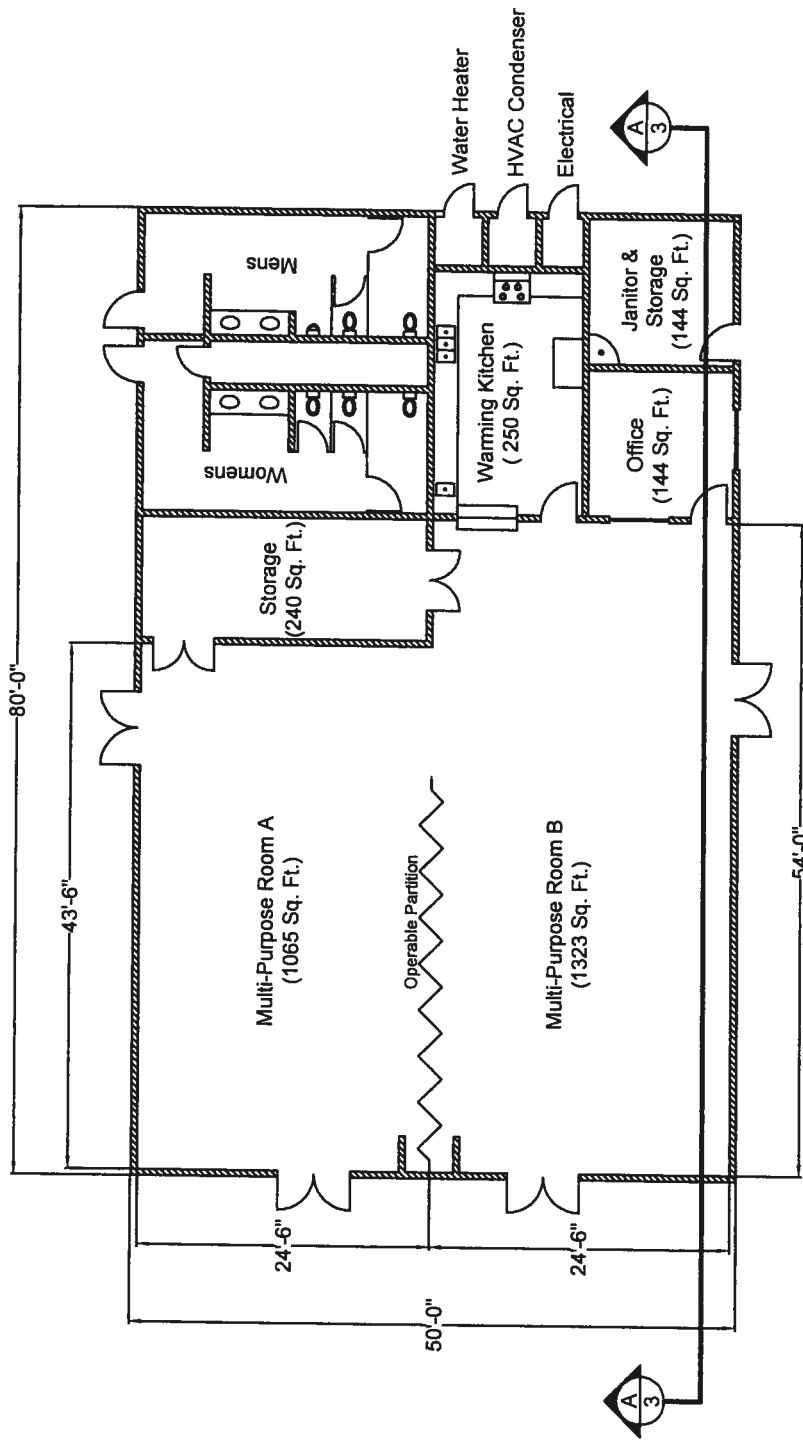
Site Plan
Scale 1" = 60'-0"
(69 Stalls + 3 H.C.)

**Mae Boyar
Recreation Building**

Preliminary Concept Drawing

Date: 3-27-2015 V 1.0

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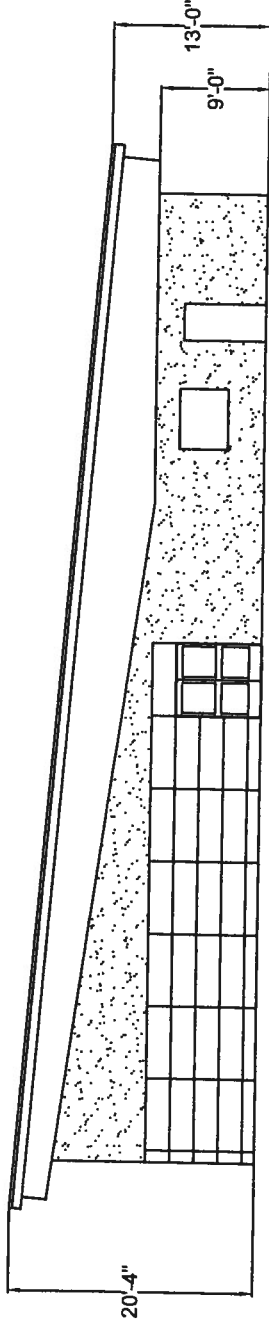
Floor Plan
Scale 1" = 16'-0"

**Mae Boyar
Recreation Building**

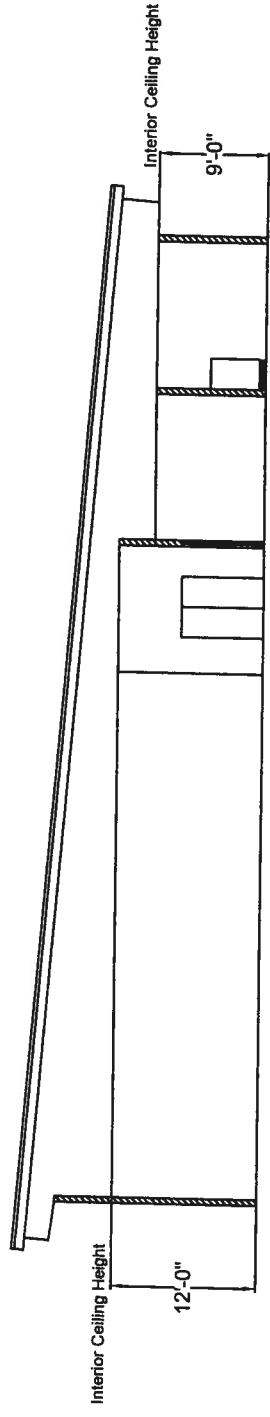
Preliminary Concept Drawing

Date: 3-27-2015 V 1.0

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Exterior Elevation Plan
 Scale 1" = 16'-0"



Interior Elevation Plan - Section A-A
 Scale 1" = 16'-0"

Mae Boyar
Recreation Building
Preliminary Concept Drawing

COST ESTIMATE WORKSHEET

PROJECT: General Cost Estimate for Preliminary Mae Boyar Recreation Building ESTIMATE NO.: 03 SHEET: 1 OF 2
 PREPARED BY: WIN DATE: 4-2-2015
 LOCATION: _____ PHASE: _____ CHECKED BY: _____ DATE: _____

NO.	ITEM DESCRIPTION	QUANTITY		\$ PER UNIT	TOTAL	\$ PER UNIT	TOTAL	O&P %	TOTAL COST
		NO.	UNIT						
A Demolition and Removal									
A1.0	Existing Building	2075	S.F.			\$25.00	\$51,875.00	5	\$54,468.75
A2.0	Existing Parking Lot	27315	S.F.			\$3.00	\$81,945.00	5	\$86,042.25
A3.0	Add 15% for Recycle Demolition	0.1	Allow		\$140,511.00		\$14,051.10		\$14,051.10
B New Construction									
B1.0	Site Grading	3930	Cyds			\$10.00	\$39,300.00	5	\$41,265.00
B2.0	New Recreation Building	4000	S.F.			\$200.00	\$800,000.00	5	\$840,000.00
B3.0	New Parking Lot Improvements	36140	S.F.			\$10.50	\$379,470.00	5	\$398,443.50
B4.0	New Concrete Walkways (TBD)		S.F.			\$6.60		5	
B5.0	New Irrigation and Landscaping (TBD)		S.F.			\$2.50		5	
C Design Consultants									
C1.0	Aerial Topo and Site Surveying	1	Allow			\$8,500.00	\$8,500.00	5	\$8,925.00
C2.0	Site Civil Engineer - 15% of Items B1.0, B3.0, & B4.0	0.15	Allow		\$65,956.28	\$439,708.50	\$65,956.28	5	\$69,254.09
C3.0	Site Soils Engineer - 5% of Items B1.0 & B3.0	0.05	Allow		\$21,985.43	\$439,708.50	\$21,985.43	5	\$23,084.70
C4.0	Architect w/ Sub Consultants - 18% of Item B2.0	0.18	Allow		\$151,200.00	\$840,000.00	\$151,200.00	5	\$158,760.00
								Sub-Total	\$1,694,294.39

