

Oakmont Community Building Program

Background

Oakmont is a community of 3000 homes with a population of 4500, designed for "active adults" (families where the head of household is over 55 and there are no children under 19). Originally developed in 1965, it has grown to contain Association offices, 3 activity centers, a large auditorium, many meeting rooms of various sizes, a library, 8 tennis courts, bocce, lawn bowling, shuffleboard and petanque courts, a putting green and horseshoe course, a fitness center, 3 swimming pools with associated lockers, saunas and hot tubs, scheduled bus service etc. There are two fine golf courses within Oakmont but they are independently owned by about 800 residents who are members of the Oakmont Golf Club.

During the next few years the community anticipates development funding from the addition of about 200 new homes which will allow new construction and/or the revitalization of the original activity buildings. The original central activity buildings comprise two structures of about 7,000 sq. ft. which were built in 1965 and contain the fitness center, locker rooms and the central swimming pool, along with 4 meeting rooms. Both of these buildings have been modified several times.

The new funding will also allow the relocation and expansion of the Oakmont Village Association (OVA) offices and library, which are currently in leased space.

The Challenge

The challenge for an architect in creating the right space is to meet several objectives.

First, there are several physical objectives of the space, which are laid out in the attached memorandum on potential square footage required:

- consolidation of the OVA offices, including the Architectural Committee office and a conference room
- construction of a new library facility
- expansion of the fitness center activity space
- construction of 2 new activity (meeting) rooms with kitchen
- retention or replacement of an activity room devoted to crafts
- replacement of bathroom facilities that serve interior rooms and are also accessible from outside for use by lawn bowlers and golfers.
- plus storage facilities, A/C, etc.

For the purpose of discussion, we have initially targeted the addition of 6,000-7,000 sq. ft. of new space to the existing 7,000 sq. ft. to accomplish these objectives.

Second, there are considerations of "community". Oakmont is increasingly supporting two somewhat different needs. On the one hand, there are a large number of older residents who moved into Oakmont in their 60s or 70s and who are now in the 80s. Many of these residents

require support – physically and emotionally – and are tied to activities that are more sedentary (library, cards, concerts, etc.). On the other hand, the aging baby boomers make up an increasingly element of the “over 55” adult community. More and more young residents are joining the community. These individuals who are used to a more “active” life style.

There has also been a shift during the 40 years since Oakmont was conceived. In 1965 the predominant “retirement” activity was golf. Today golf is far less an attraction and the “baby boomers” tend to seek activities such as swimming, hiking, biking, fitness, etc.

What this leads to is a desire to make the new facility an attractive “community center” for all Oakmont residents. It introduces several additional considerations which become part of the construction challenge:

- 1) there should be an attractive lobby, possibly with a simple lounge with coffee, etc., which would be a physical “community center”.
- 2) one of the new activity rooms should probably be a group exercise room associated with the fitness center which will allow these activities to be logically consolidated from other existing facilities in the Oakmont East and West centers.
- 3) the building should allow greater control of access to central facilities than is currently possible.
- 4) the library facility should also be an inviting space, with some “reading room” type facilities.
- 5) the OVA office areas should be buffered, to some extent, to allow one employee or volunteers to interact at length with older residents who may need additional time and attention the other employees are allowed to focus on the tasks of their jobs.while

Third, there is a question of “campus” feel vs. a big “community center” building. In order to make the project affordable, we hope to use as much of the existing facilities as possible. There is therefore a tendency to describe this project as bringing the two existing buildings together into one “new” building. In fact, there are many in the community who like the “campus” feel of several small buildings and are concerned that a “community center” building will become impersonal.

Fourth, there is an issue of the time window in which we are operating. The primary funds for this construction will come from new homes sold in the expansion area none as The Orchard. This should occur between 2006 and 2008. Although construction does not need to be exactly timed with funding, it does need to closely parallel funding. The lease for the OVA facilities expires in April 2007 and has a one-year automatic renewal.

Finally, there is a real question of construction sequencing. There is a concern that the activities in the existing facilities cannot be shut down for long periods (months) while construction is taking place, and early in the design process the community will want to understand how construction can take place without such extensive disruption.

Thus the challenge is to create a new facility which will provide Oakmont with an attractive **Center** meeting many different needs as it moves into the future providing services for its ever-aging residents and the new influx of “baby boomers”, while operating within these constraints.

Construction Program Considerations

New Space Desires:

	<u>Square Feet Required</u>
OVA Administration.....	950*
Lobby.....	100
Manager's Office.....	200
Staff Work Area.....	400
Files, Storage, Supplies, Break area....	250
Architectural Office.....	200*
Office/Board/Small Conference Room.....	300*
Library (including small work room).....	1000*
Lounge/Gathering Place (coffee bar).....	500**
Bathrooms (exterior and interior access).....	350
Catering Kitchenette to serve up to 80.....	150
Event Room for 80 at round tables.....	1200**
Group Exercise/Event Room.....	1500**
Fitness Center (replace existing 1810 Sq. Ft.)	3200#
Cardio Vascular Area.....	1400
Strength Area.....	900
Free Weight Area.....	400
Stretching (platforms and bars) Space...	400
Staff/Office/Consultations Area.....	100
Computer Learning Center (inside).....	500
Arts & Crafts (ceramics, pottery, sewing, painting, kiln).....	800
Lawn Bowling storage (exterior access).....	100
General circulation space, HVAC and other equipment items have not been calculated.....	???
Total.....	10,750

Existing spaces to be considered for modification/integration in meeting new space desires:

Existing Exercise Center.....	1810
Existing Bathrooms with exterior assess only.....	200
Existing Activities/Meeting rooms (A, B, and C), Computer Learning Center, Lawn Bowling storage rooms, and kiln/storage room.....	3135
Total.....	5,145

Site Map (attached)

Lease Considerations:

Expires April 30, 2007

Deadline for notice to extend for 12 months is October 31, 2006

Extension option expires April 30, 2008

General Considerations:

Budget constraints.

ADA standards.

Exterior door access to new lavatories for golfers and lawn bowlers.

Code requirement for fire suppression on existing or new buildings.

Code requirement for added parking (we don't think any is needed).

Construction disruptions for traditional groups and activities.

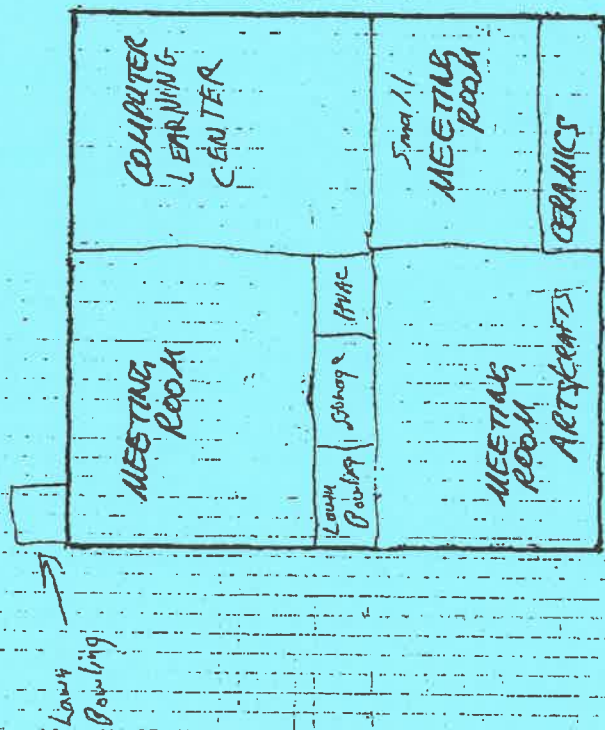
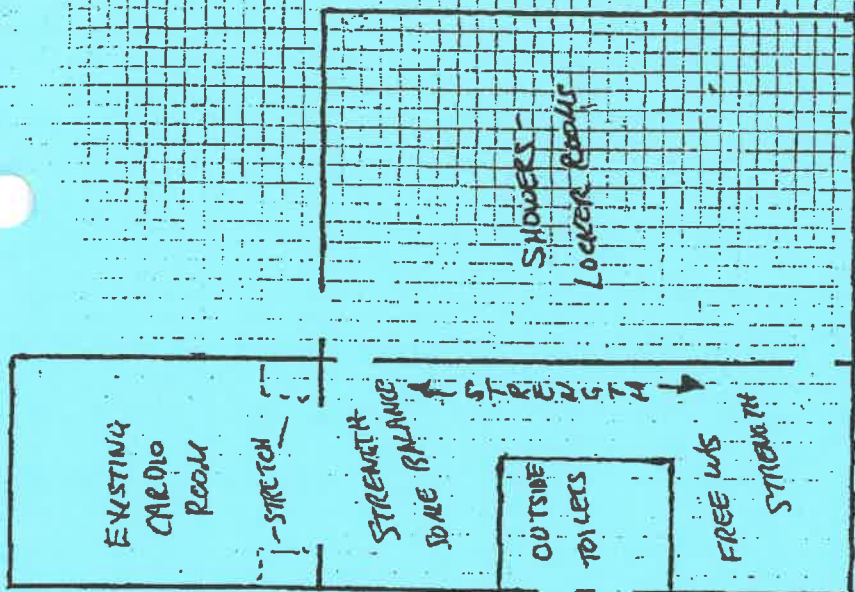
Possible use of temporary facilities.

Potential construction negotiations with Orchard project developer.

- * Lease expiration effects these spaces.
- ** Convenient Kitchen Access desired.
- # Convenient access to existing locker rooms, showers, saunas and toilets is required.

Additional Construction Program Considerations based on discussion at the January 6th LRP&NCC meeting.

1. The listing of *Square Feet Required on the attached sheet*, for a specific facility or for the total program, is intended to provide a preliminary indication of the scope of our project in both size and type of use. We will expect the Architect we hire to work with our Committee, community groups and the OVA Board in making final determinations on the type and size of facilities.
2. We believe the Library book shelves against walls would serve Residents best if they are no more than 6' tall and additional free standing shelves are the same height as the new shelves in our present Library. Aisles should easily accommodate wheel chairs. There is also a strong desire for 2 or 3 comfortable, well lighted "reading nooks" within the "stack area". This desire was not contemplated in the preliminary indication of 1000 Sq. Ft.
3. We would like to have a small lobby area associated with the OVA Administration offices physically and visually separate from a larger Lounge/Gathering Place.
4. We are also interested in considering the Lounge/Gathering Place as a point of access to other facilities such as the Library, Fitness Center, Activity rooms and Bathrooms. This point is mentioned to indicate our interest in providing more controlled access to some Association facilities.
5. The OVA Administration space should be able to access the Bathrooms without going through a Lounge area.
6. The Bathrooms need to serve both outside functions such as golfers and lawn bowlers as well as interior rooms:
7. The demand for our Computer Learning Center activities seems to be decreasing. It might evolve in a way that serves another purpose. Its location could be "inside" and adjacent to space that might need future expansion.



EXISTING BUILDINGS