



City of La Quinta

CITY / SA / HA / FA MEETING DATE: January 21, 2014

AGENDA CATEGORY:

ITEM TITLE: DISCUSS LA QUINTA COMMUNITY HEALTH AND WELLNESS CENTER IMPROVEMENTS

BUSINESS SESSION:

CONSENT CALENDAR:

STUDY SESSION: 1

PUBLIC HEARING:

RECOMMENDED ACTION:

Discuss plans for the La Quinta Community Health and Wellness Center for renovating the existing building, creating a new fitness area, making classrooms larger, and addressing Americans with Disabilities Act issues; and provide input to staff on the overall Development Plan.

EXECUTIVE SUMMARY:

- On November 19, 2013, the City Council approved a design/build contract with Doug Wall Construction to renovate and expand the Senior Center. It entails expanding the existing 10,250 square-foot facility by 5,990 square feet to make room for larger classrooms and a new fitness area, and renovating the remaining improvements.
- The planning phase of the project is now complete, and the architect is ready to present the design concept to the City Council for consideration and input.

FISCAL IMPACT:

None for this action.

BACKGROUND/ANALYSIS:

As home of the Clinton Health Matters Conference and the Humana Challenge Golf Tournament, the City has become a leader in healthy and active living. La Quinta prides itself in offering its residents and visitors a variety of options that further their health and wellness, a lifestyle more and more people are seeking. From hiking trails and golf courses to family parks and sports offerings, La Quinta is in a

position to take healthy and active living to the next level. This project is part of that next level.

The proposed health and wellness center will provide people of all ages with opportunities for increased physical activity. It will create a high quality, state of the art facility to enhance health and wellness activities with workout areas as well as new and engaging fitness programs. Existing areas within the center will be utilized by youth and teens to participate in programs such as karate, dance, yoga, and healthy cooking while parents work out in the evenings and weekends.

The existing facility, constructed in 1995, includes multi-purpose space, a living room area, administrative offices, and classrooms. The proposed expansion will add a community fitness workout area, restrooms, showers, and a community gardening area, as well as reconfiguration of existing spaces to better facilitate classes and other functions. Access will remain on the west end of the building. The patio space on the northern side of the building will be expanded and connected to a walkway within Civic Center Park. Renovations to the existing facility include: new furnishings and fixtures, new flooring, new interior and exterior paint, light-emitting diode lighting, and numerous ADA improvements. The outdoor patio area will be improved with attractive outdoor seating and shade.

Architectural Highlights

The existing building consists of a stucco structure with a tile parapet roof. A porte-cochere and tower element comprises the entry area on the western end. The expansion will add space on the eastern and northern ends of the existing building. The addition is planned to generally match the existing structure; however, architectural elements and new finishes will update the look of the building inside and out. The expanded areas will feature large picture windows to take advantage of views of the Civic Center Campus to the north.

If approved by City Council, the most prominent addition to the building will be a clerestory tower, rising to a height of 20 feet, on the eastern end of the structure. Combined with an open beam ceiling, this element will bring additional light into the fitness area and could also serve as a thermal chimney to keep the building cooler and energy efficient in the summer months. The new fitness area will feature 180 degree views of the campus with plenty of fresh air when the weather is pleasant from windows that can be opened when weather permits. The architect's estimate for the clerestory is approximately \$180,000. Adequate funding is available for this change, if desired by City Council.

Other highlights of the architectural plan include:

- New state of the art exercise equipment will be included in the fitness area.
- New tile and carpet will be installed throughout.

- The reception area of the existing building will be expanded into a “Hospitality Area” and made more inviting with new furniture.
- New restrooms with a shower and lockers will be added for men and women and the existing restrooms will be renovated with new tile, paint, counters, and fixtures.
- Classrooms will be larger and capable of supporting expanded programs by Community Services and “fresher” with new paint.
- The landscape surrounding the existing building will be enhanced to include desert landscaping and flowering perennials. These plantings will provide an attractive view from the fitness and classroom areas, particularly given the expanse of windows planned for the addition.
- The existing putting green will be removed and replaced with a larger artificial turf putting green and chipping area.

The project’s Site Development Plan (Attachment 1) was presented to the City’s Architectural and Landscape Review Board on January 15, 2014. Comments received from the ALRB will be verbally presented to the City Council.

After City Council input during this Study Session, the anticipated schedule for the remainder of the project would be follows:

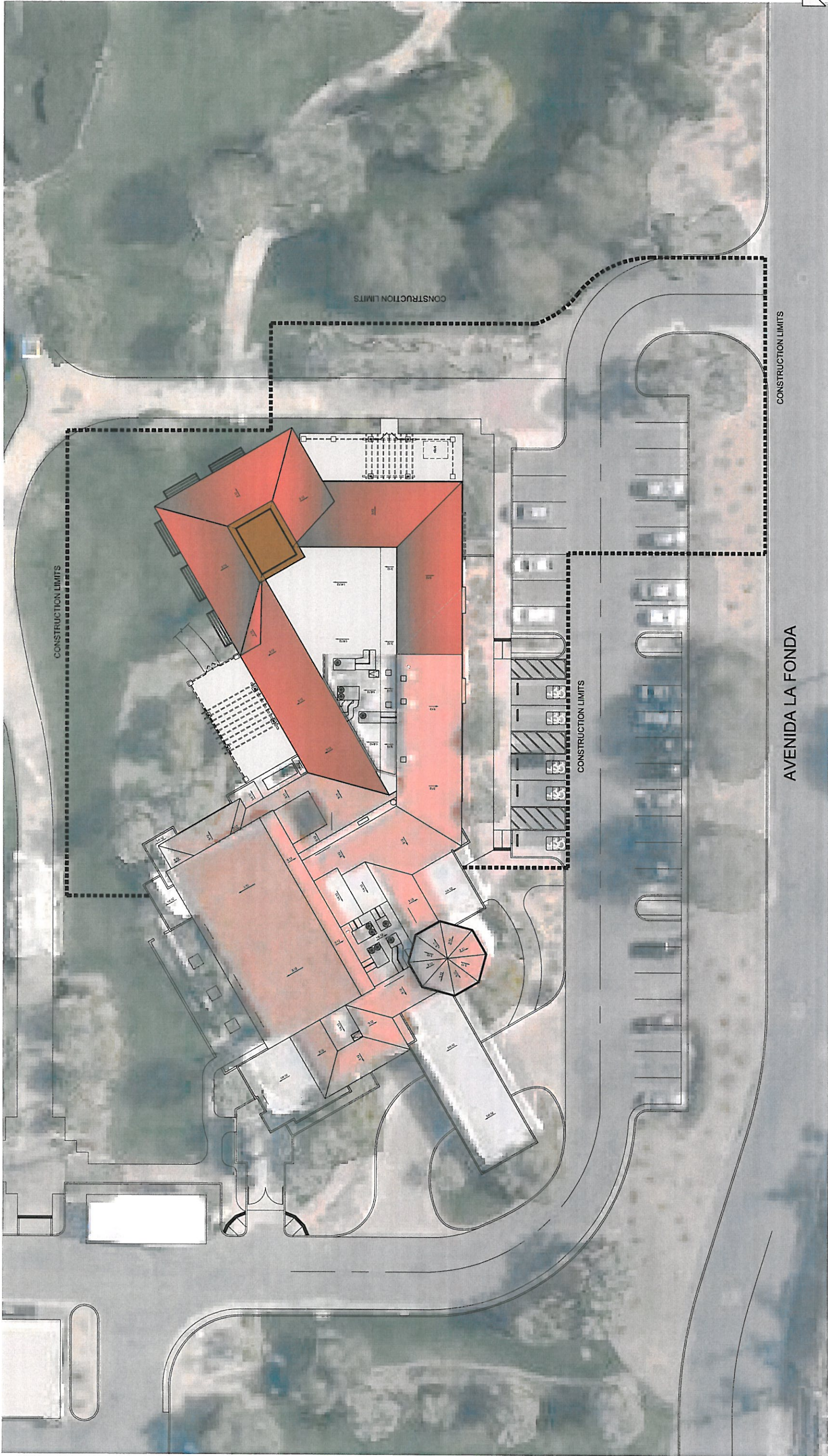
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|--|-------------------------|
| Council Study Session | January 21, 2014 |
| Planning Commission SDP Approval | January 28, 2014 |
| Council Consideration of Change Order for Clerestory | February 4, 2014 |
| Council Consideration of Final Design | April 1, 2014 |
| Project Construction | April 2014-January 2015 |
| Project Acceptance | February 2015 |

Report prepared by: Bryan McKinney, Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

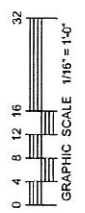
Attachment: 1. Site Development Plan Set



PROPOSED SITE PLAN
 SCALE: 1/16"=1'-0"

LA QUINTA COMMUNITY HEALTH AND WELLNESS CENTER

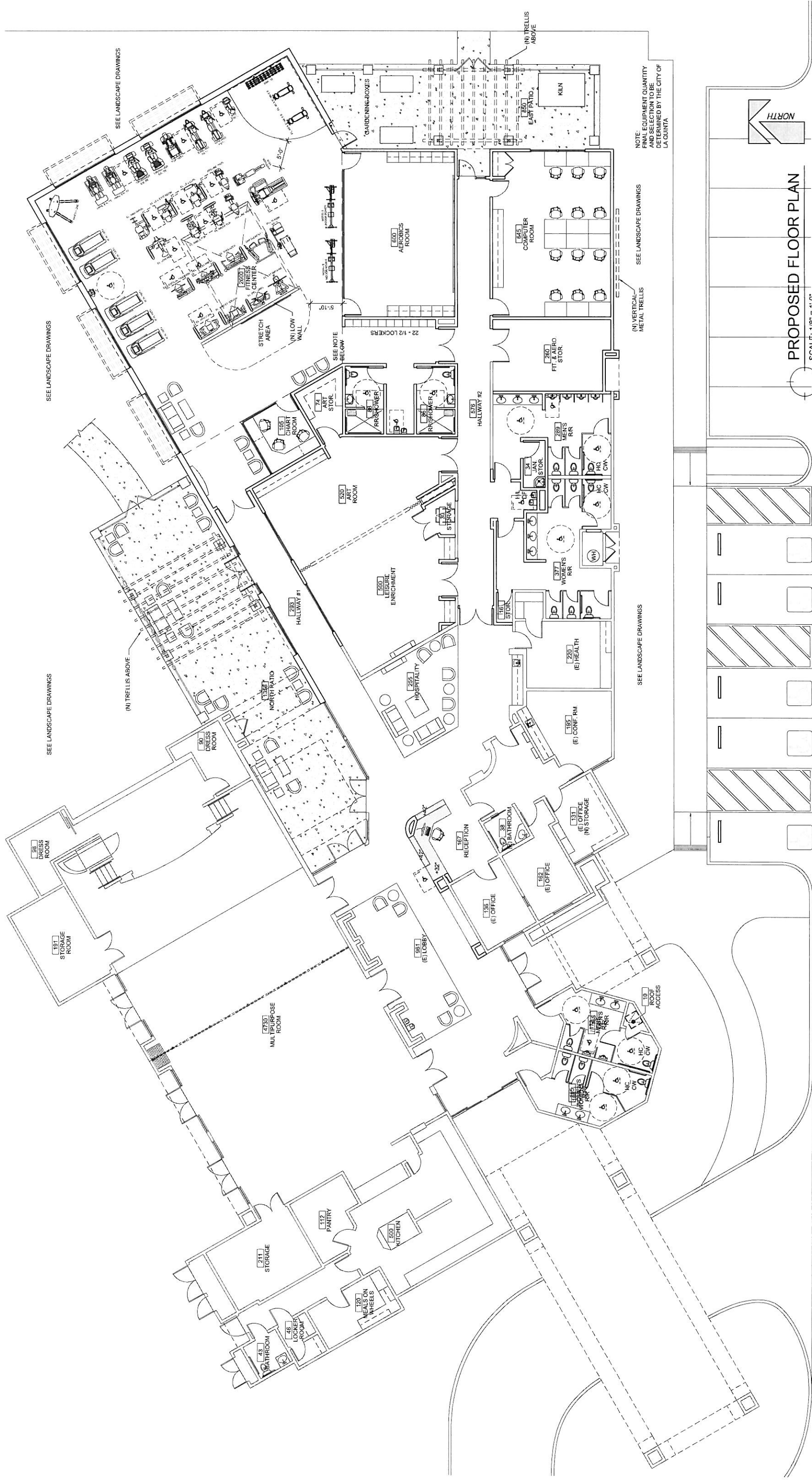
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CONSTRUCTION STAGING LIMITS



PRELIMINARY - NOT FOR CONSTRUCTION
 SCALE: AS NOTED 01/02/14

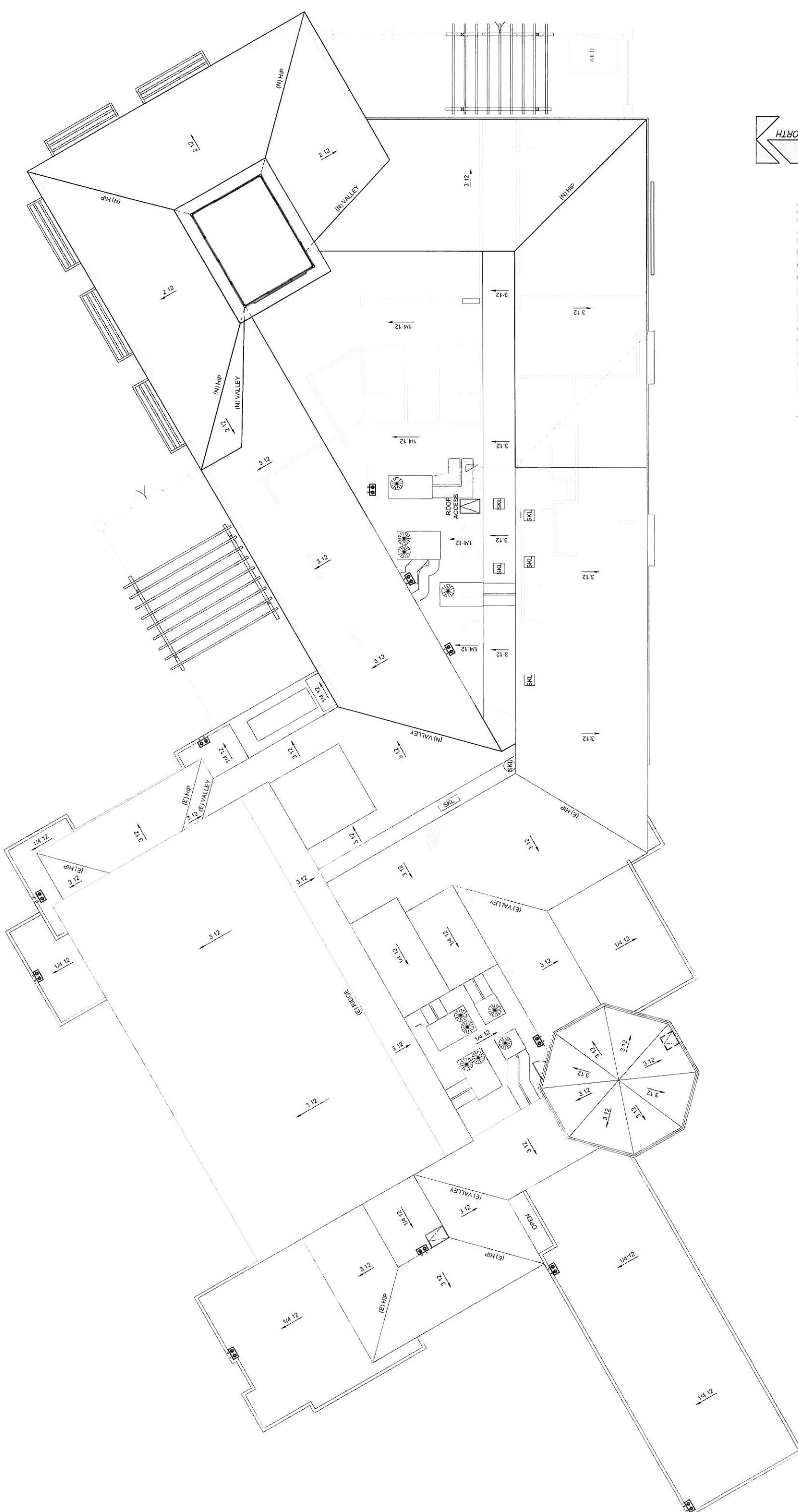


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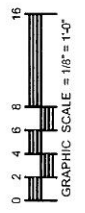
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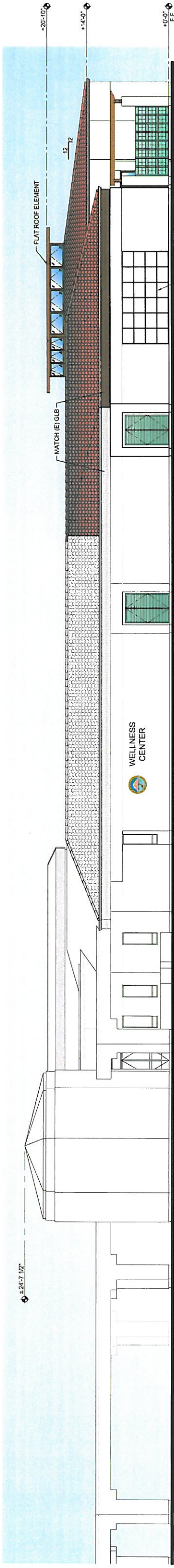


PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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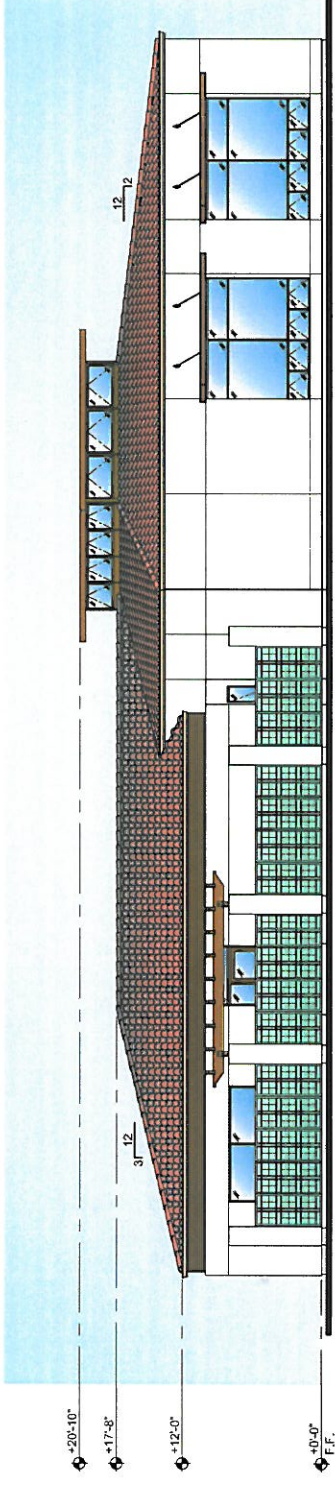
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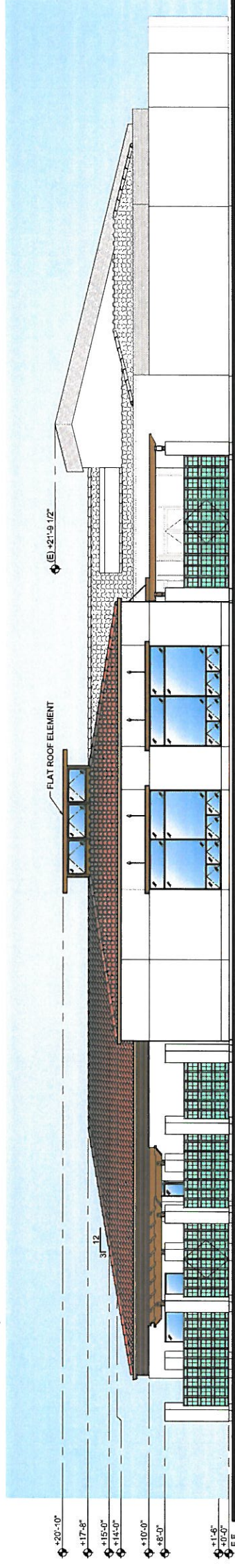
SOUTH ELEVATION (FROM LA FONDA)

SCALE: 1/8" = 1'-0"



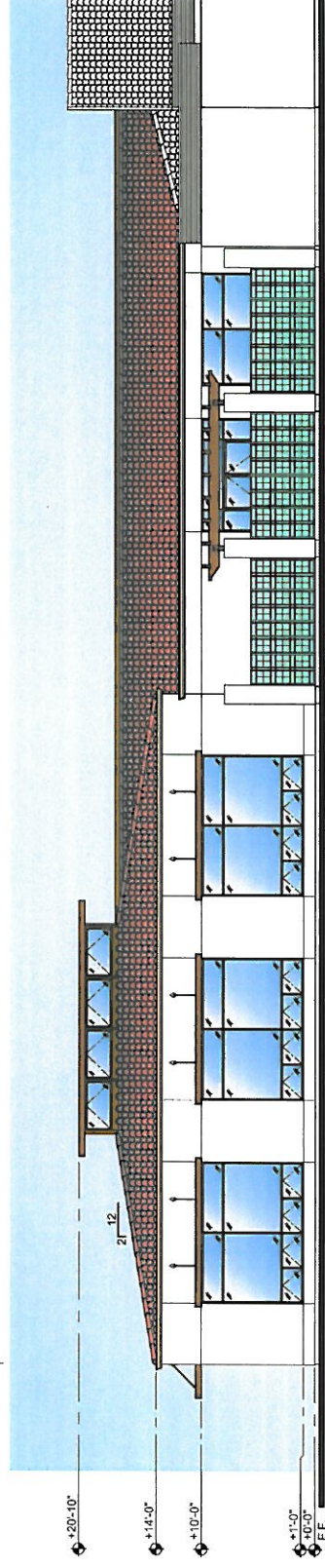
EAST ELEVATION (FROM PARK ENTRY WALK)

SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION (FROM PARK)

SCALE: 1/8" = 1'-0"



NORTH WEST ELEVATION (FROM PARK)

SCALE: 1/8" = 1'-0"



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PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE








TREES & PALMS

| | | | | |
|--|---|--------------------|---------------------|---------------------|
|  | 2 | ACACIA ANJERA | "MULGA" | 24" BOX SINGLE STD. |
|  | 1 | THEVETIA PERUVIANA | "JAPANESE OLEANDER" | 24" BOX MULTI-TRK. |




SHRUBS & ACCENTS

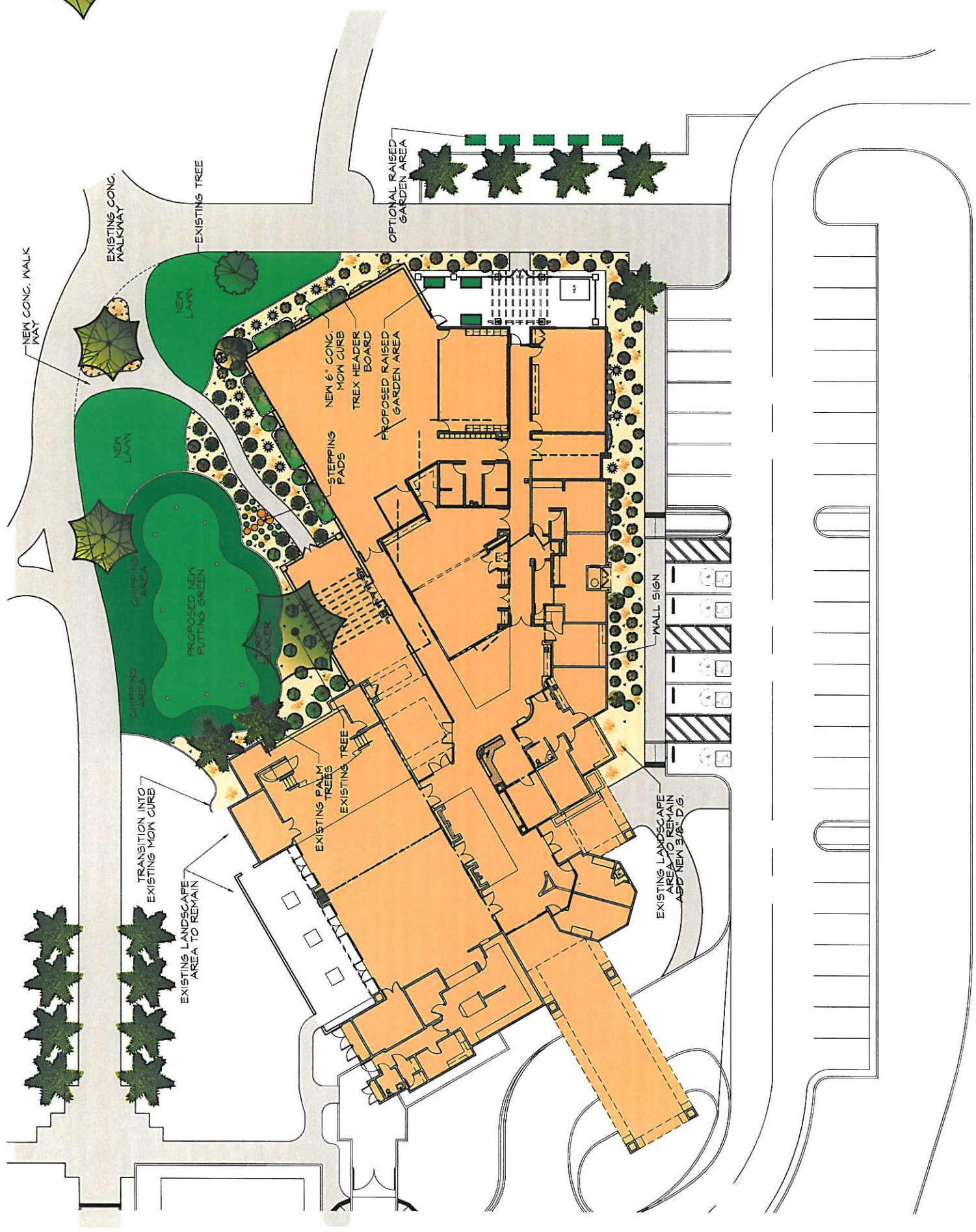
| | | | | |
|--|----|-------------------------------------|--------------------|--------|
|  | 11 | HESPERALOE PARVIFLORA | "RED TIPPED YUCCA" | 5 GAL. |
|  | 10 | CALLISTEMON VIMINALIS 'LITTLE JOHN' | | 5 GAL. |
|  | 10 | CARISSA 'BOXWOOD BEAUTY' | | 5 GAL. |
|  | 17 | ROSA 'ICEBERG' | | 5 GAL. |
|  | 4 | TECOMA STANS | "YELLOW BELLS" | 5 GAL. |
|  | 4 | XYLOSMA CONGESTUM 'COMPACTA' | | 5 GAL. |
|  | 6 | BOUGAINVILLEA 'OO LA LA' | | 5 GAL. |
|  | 8 | CARISSA 'TUTTLET' | | 5 GAL. |

GROUNDCOVER & VINES

| | | | | |
|--|-----|---------------------------|--------------------|----------------|
|  | 14 | LANTANA | "NEW GOLD" | 5 GAL. |
|  | 4 | LANTANA MONTEVIDENSIS | "PURPLE" | 5 GAL. |
|  | 7 | CARISSA 'GREEN CARPET' | | 5 GAL. |
|  | 14 | FESTUCA GLAUCA | "BLUE FESCUE" | 1 GAL. |
|  | 4 | DURANTA REPENS | "SKY FLOWER" | 5 GAL. STK. |
|  | 3 | CALLIANDRA HAEMATOCEPHALA | "PINK POWDER PUFF" | 5 GAL. STK. |
|  | 225 | ANNUAL COLOR | TBD BY SEASON | 6 PK @ 12" OC. |

GRAVEL & LAMN

| | | |
|--|-----------|---|
|  | 4150 S.F. | 3/8" DIA DECOMPOSED GRANITE LAID OVER NEED CLOTHE |
|  | 2170 S.F. | LAMN SOD WITH BERMUDA OVERSEED |
|  | 9220 S.F. | PUTTING GREEN (1560 PUTTING, 1660 CHIPPING) |

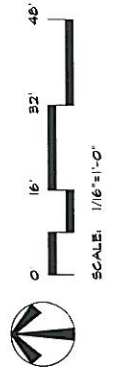


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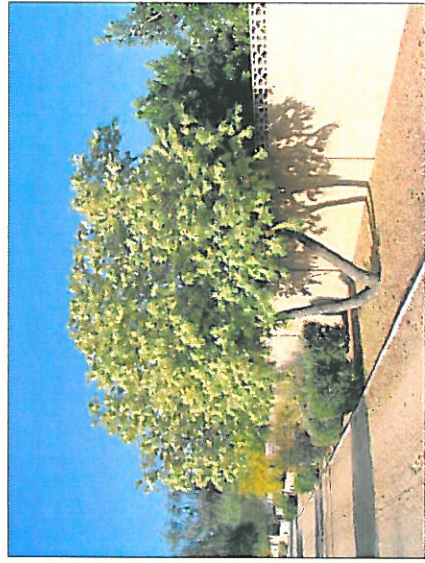
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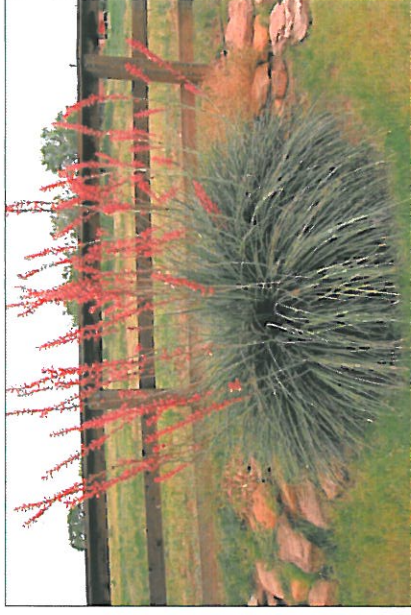
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LYSILOMA WATSONII 'FEATHER BUSH'



THEVETIA PERUVIANA 'JAPANESE OLEANDER'



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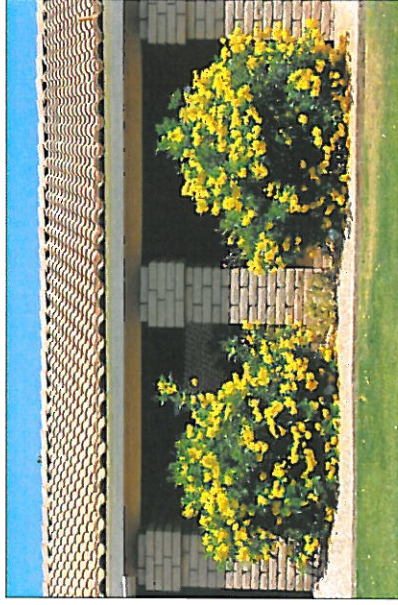
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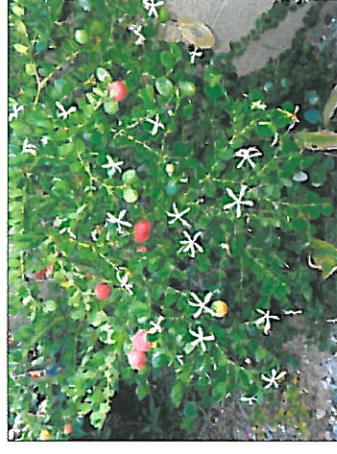
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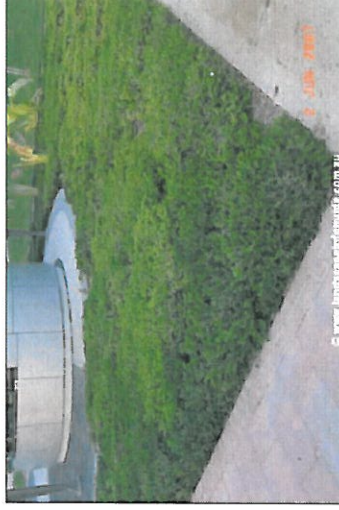
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