City of Burlingame
Proposed Community Center
City Council Study Session
September 17, 2018
AGENDA

1. Project Schedule Update
2. Project Overview and Updates
3. Council Action Requested:
   - Provide Input on:
     - Project Scope + Budget
   - Provide direction for Underground Parking
   - Approve CAC recommended Materials Palette
   - Approve Concept of Early Playground Site Package (Scope + Schedule)
4. Next Steps
PROJECT SCHEDULE: Community Center

- **Schematic Design:** July – October 2018
  - 15% Construction Documents
    - Refine Design and Select Building Systems
    - Develop Material and Color Palette
    - Integrated Design Workshop (September)
    - City Council Study Session (September) – **TODAY!**
    - Planning Commission (September)
    - Parks and Recreation Commission (September)
    - Technical Meetings Round 2 - Planning, Building, Fire, Police (September)
    - City Council Presentation (November 5)

- **Design Development:** November 2018- March 2019
  - 30% Construction Documents

- **Construction Documents:** April – September 2019
  - 60%, 90% & Plan Check

- **Bid and Award:** September – December 2019

- **Construction:** January 2020 – December 2021
BURLINGAME COMMUNITY CENTER PROJECT SCOPE

PACKAGE 1: Early Site Package (Playground)

PACKAGE 2: Community Center + Associated Sitework + Surface/Underground Parking

PROJECT SCOPE

LEGEND
1. Parking
2. Drop-off
3. Multi-use Court
4. Playground
5. Event Lawn Seating
6. Event Stage
7. Park Bathrooms
8. Teen and Tech Shop Courtyard
9. Kid’s Town Courtyard (Secure)
10. Creative Arts Courtyard (Secure)
11. Sculpture Planter
12. Baseball Shade Trees
13. Underground Parking Access
14. Picnic Area and Tables (8)
15. Historic Entrance Pillars
16. Existing Trees
17. Proposed Trees

35,700 GSF COMMUNITY CENTER

BURLINGAME AVENUE
EARLY SITE PACKAGE – PLAYGROUND

- CIVIL
- LANDSCAPE
- ELECTRICAL
PROJECT SCHEDULES

Preliminary Design/Committee Work  Sep – Nov 2018

Construction Documents  Dec – Feb 2019

Procurement Package  Mar 2019

Bid & Award  Apr – May 2019

Equipment Procurement/Construction  Sep – Dec 2019

OPENING ~ DEC 2019

PACKAGE 1: PLAYGROUND

2018  2019  2020  2021

PACKAGE 2: COMMUNITY CENTER + ASSOCIATED SITE + PARKING

OPENING ~ DEC 2021

Construction  Jan 2020 – Dec 2021

Bid & Award  Sep – Dec 2019

Construction Documents  Apr – Sep 2019

Design Development  Nov 2018 – Mar 2019

Schematic Design  Jul – Oct 2018
# Project Cost Model – Status

<table>
<thead>
<tr>
<th>Package</th>
<th>Description</th>
<th>Hard Cost</th>
<th>Soft Cost</th>
<th>Subtotal</th>
<th>Project Contingency</th>
<th>Escalation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td><strong>Early Site Package (Playground)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td><em>Early Site Package Option</em></td>
<td>$718,134</td>
<td>$189,000</td>
<td>$907,134</td>
<td>$67,115</td>
<td>$57,451</td>
<td>$1,031,700</td>
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<tr>
<td><strong>2</strong></td>
<td><strong>Building + Associate Site + Parking</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td><strong>Option 1:</strong> 43 Underground parking spaces</td>
<td>$31,289,341</td>
<td>$9,012,000</td>
<td>$40,301,341</td>
<td>$2,924,239</td>
<td>$3,588,239</td>
<td>$46,813,819</td>
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<tr>
<td></td>
<td><strong>Option 2:</strong> 53 Underground parking spaces</td>
<td>$32,208,119</td>
<td>$9,254,000</td>
<td>$41,462,119</td>
<td>$2,993,457</td>
<td>$3,691,693</td>
<td>$48,147,269</td>
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<tr>
<td></td>
<td><strong>Community Center Building Project</strong></td>
<td>$25,675,816</td>
<td>$7,538,000</td>
<td>$33,213,816</td>
<td>$2,399,611</td>
<td>$2,956,156</td>
<td>$38,569,583</td>
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<tr>
<td></td>
<td>Building</td>
<td>$21,065,794</td>
<td>$6,327,000</td>
<td>$27,392,794</td>
<td>$1,968,766</td>
<td>$2,372,008</td>
<td>$31,733,568</td>
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<tr>
<td></td>
<td>FF&amp;E</td>
<td>$1,376,000</td>
<td>$362,000</td>
<td>$1,738,000</td>
<td>$128,600</td>
<td>$154,938</td>
<td>$2,021,538</td>
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<td></td>
<td>Sitework</td>
<td>$3,234,023</td>
<td>$849,000</td>
<td>$4,083,023</td>
<td>$302,245</td>
<td>$429,210</td>
<td>$4,514,478</td>
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<tr>
<td></td>
<td><strong>Underground Parking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>43 spaces</td>
<td>$5,613,525</td>
<td>$1,474,000</td>
<td>$7,087,525</td>
<td>$524,629</td>
<td>$632,083</td>
<td>$8,244,236</td>
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<tr>
<td></td>
<td>53 space</td>
<td>$6,532,303</td>
<td>$1,716,000</td>
<td>$8,248,303</td>
<td>$593,846</td>
<td>$735,537</td>
<td>$9,577,686</td>
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<tr>
<td><strong>ADD ALTERNATES</strong> (incl. contingencies, escalation, soft costs)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Photovoltaic Panel System (on building)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,170,000</td>
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<tr>
<td></td>
<td>Green Roof on Kid's Town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$156,000</td>
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<tr>
<td></td>
<td>Emergency Generator/ or Battery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$310,000</td>
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<tr>
<td></td>
<td>Elevator #2</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td>$340,000</td>
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## Council Direction

**Under Building Parking Option**

<table>
<thead>
<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
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<tbody>
<tr>
<td><strong>No. of Spaces</strong></td>
<td>43 spaces</td>
<td>53 spaces</td>
</tr>
<tr>
<td><strong>Cost</strong></td>
<td>$8.3 M</td>
<td>$9.6M</td>
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</table>

Option 1: w/o these additional 10 spaces
Option 2: w/ these additional 10 spaces
PROJECT COST MODEL – Add Alternates

- **Photovoltaic Panels**
  - Low Interest Loan from the State Energy Commission OR
  - Power Purchase Agreement

- **Green Roof**
  - Possible Fundraising Opportunity

- **Emergency Generator or Battery Back-Up**
  - Depending on costs maybe able to be funded through project contingency

- **Elevator #2**
  - Depending on costs maybe able to be funded through project contingency
EXTERIOR PERSPECTIVES
PARKSIDE VIEW
EXTERIOR PERSPECTIVES
WEST ELEVATION ON BURLINGAME AVENUE
BURLINGAME COMMUNITY CENTER
FLYTHROUGH ANIMATION
### Preliminary Exterior Materials Palette Summary

<table>
<thead>
<tr>
<th>TYPICAL</th>
<th>PAVILION ACCENT</th>
<th>WALL ACCENT</th>
<th>BASE ACCENT</th>
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</thead>
<tbody>
<tr>
<td>Stucco (EIFS) Walls</td>
<td>Metal</td>
<td>Wood Panel</td>
<td>Stone</td>
</tr>
<tr>
<td>Wood Soffit/Trellises</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Metal Window Mullions</td>
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<td></td>
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</tbody>
</table>
EXTERIOR ENVELOPE: EXTERIOR FINISHES
PRELIMINARY EXTERIOR MATERIALS PALETTE

STUCCO
PRELIMINARY EXTERIOR MATERIALS PALETTE
WOOD SOFFIT/TRELLISES
PRELIMINARY EXTERIOR MATERIALS PALETTE
PAVILION METAL PANEL
PRELIMINARY EXTERIOR MATERIALS PALETTE
STONE BASE
PRELIMINARY EXTERIOR MATERIALS PALETTE
HORIZONTAL WOOD ACCENT
INPUT REQUESTED – Today

Council Input requested at tonight’s Council Study Session:

- Provide input on the underground parking options.
- Approve scope and schedule for the early site package for the playground design and construction.
- Approve exterior material palette as recommended by the Advisory Committee.
- Provide input regarding preliminary exterior color palette.
- Provide input on the project scope and budget.

NEXT STEPS – 11/5 City Council Meeting

Council Action that will be requested at the November Council meeting:

- Direction and approval on the project budget.
- Approval of the schematic design package.
City of Burlingame

Proposed Community Center

City Council Study Session
September 17, 2018
FLOOR PLAN – 2nd FLOOR