City of Burlingame
Proposed Community Center
PARKS & RECREATION COMMISSION
September 20th, 2018
AGENDA

1. Project Workplan
2. Site Plan
3. Building/Site Program
4. Site Features
5. Exterior Materials Palette
6. 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)
    - Planning Commission (September)
    - Parks and Recreation Commission (September) – TODAY!
    - 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
PACKAGE 1: Early Site Package (Playground)

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

PROJECT SCOPE
EARLY SITE PACKAGE – PLAYGROUND

Scope:
- Grading
- Landscape
- Softscape and hardscape
- Playground equipment
- Site Lighting

Consultant Disciplines:
- Landscape
- Electrical
- Civil
### PROJECT COST MODEL – Status

<table>
<thead>
<tr>
<th></th>
<th>Hard Cost</th>
<th>Soft Cost</th>
<th>Subtotal</th>
<th>Project Contingency</th>
<th>Escalation</th>
<th>Total</th>
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<tbody>
<tr>
<td><strong>PACKAGE 1: Early Site Package (Playground)</strong></td>
<td></td>
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<tr>
<td>Early Site Package Option</td>
<td>$720,000</td>
<td>$190,000</td>
<td>$910,000</td>
<td>$70,000</td>
<td>$60,000</td>
<td>$1,040,000</td>
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<tr>
<td><strong>PACKAGE 2: Building + Associate Site + Parking</strong></td>
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<tr>
<td>Option 1: 43 Underground parking spaces</td>
<td>$31,291,000</td>
<td>$9,012,000</td>
<td>$40,303,000</td>
<td>$2,926,000</td>
<td>$3,591,000</td>
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<td>Option 2: 53 Underground parking spaces</td>
<td>$32,210,000</td>
<td>$9,254,000</td>
<td>$41,464,000</td>
<td>$2,995,000</td>
<td>$3,694,000</td>
<td>$48,153,000</td>
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<tr>
<td>Community Center Building Project (incl. FF&amp;E &amp; site work)</td>
<td>$25,677,000</td>
<td>$7,538,000</td>
<td>$33,215,000</td>
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<td>$2,958,000</td>
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<td>FF&amp;E</td>
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<td>Sitework</td>
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<td>$4,084,000</td>
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<td>Underground Parking</td>
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<td>43 spaces</td>
<td>$5,614,000</td>
<td>$1,474,000</td>
<td>$7,088,000</td>
<td>$525,000</td>
<td>$633,000</td>
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<tr>
<td>53 space</td>
<td>$6,533,000</td>
<td>$1,716,000</td>
<td>$8,249,000</td>
<td>$594,000</td>
<td>$736,000</td>
<td>$9,579,000</td>
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<tr>
<td><strong>ADD ALTERNATES (incl. contingencies, escalation, soft costs)</strong></td>
<td></td>
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<tr>
<td>Photovoltaic Panel System (on building)</td>
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<td>$1,170,000</td>
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<tr>
<td>Green Roof on Kid's Town</td>
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<td>$156,000</td>
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<td>Emergency Generator/ or Battery</td>
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<td>Elevator #2</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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<tr>
<td>No. of Spaces</td>
<td>43 spaces</td>
<td>53 spaces</td>
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<tr>
<td>Cost</td>
<td>$8.3 M</td>
<td>$9.6M</td>
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City Council direction – move forward with Option 2: 53 spaces

Option 1: w/o these additional 10 spaces
Option 2: w/ these additional 10 spaces
COMMUNITY CENTER PROGRAM

- Active Lounge
- Social Lounge + Gallery
- Community Room
- Enrichment Classroom
- Musical Arts Classroom
- Meeting Rooms
- Tech Shop
- Fine Arts
- Creative Arts + Ceramics
- Teen Scene
- Kids Town Classroom
- Dance + Fitness Studio
ROOF PLAN

Pavilion Roofs
• Standing seam metal

Parapet Roofs
• TPO
• Opportunity for add alternate green roof over Kids Town

PVs
• PV opportunity on both pavilion and parapet roofs

City Council is supportive of the green roof and has requested that fundraising options be explored to fund this feature
LANDSCAPE – SITE FEATURES

Entry Plazas

- Two ‘front doors’ or ‘welcome mats’
- Open and welcoming
- Transparent
- Places to sit
- Planting to soften entrance
LANDSCAPE – SITE FEATURES

Outdoor Terraces/Courtyards

- Indoor-Outdoor connection
- Distinct look and feel
- Can be controlled for events
- Flexible spaces to accommodate different uses
- Variety of site elements and features for each designated court/terrace.
LANDSCAPE – SURFACE MATERIAL TREATMENT

Hardscape

• Light colored concrete
• Mix of aggregates, textures and patterns to highlight and distinguish courtyard areas
• Scoring patterns and impressed leaves from park species
• Concrete pavers – depending on budget

Seat walls

• Light colored pre-cast concrete
• Organic curvilinear forms defining space
• Retain planting beds to assist with grading and buffers
• Integrated material such as color or tumbled glass to enhance wall appearance and special quality
LANDSCAPE – SITE FEATURES

Fencing
- Determine where needed
- Secure
- Consider height
- Minimize impact
LANDSCAPE - SITE FEATURES

Fire pits
- Surrounded by seating
- Safety concerns and code compliance

Courtyard Lighting
- Pedestrian scale, festive
- Safety
LANDSCAPE – PLANTING

Woodland Mix
• Perennials and shrubs
• Lush, green, with seasonal color
• Climate appropriate plants
• Medium maintenance
• Low- moderate water use
LANDSCAPE – PLANTING

Drought Tolerant Planting

- California natives and climate appropriate planting
- Habitat friendly with seasonal color
- Low maintenance
- Low water use
BUILDING DESIGN ADVISORY COMMITTEE

The City has assembled an advisory committee to provide additional guidance and input into the development of the exterior and interior building design.

Members:
- Donna Colson, Vice Mayor, City Council
- Ricardo Ortiz, City Council
- Will Loftis, Planning Commission
- Richard Terrones, Planning Commission

Meetings:
- 8/22 – Exteriors – complete
- 9/19 – Site and Building Integration and Design Concepts – complete
- 10/9 – Interiors
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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<tbody>
<tr>
<td>STUCCO (EIFS) WALLS</td>
<td>METAL</td>
<td>WOOD PANEL</td>
<td>STONE</td>
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<tr>
<td>WOOD SOFFIT/TRELLISES</td>
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<tr>
<td>METAL WINDOW MULLIONS</td>
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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
City of Burlingame

Proposed Community Center

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September 20th, 2018