Proposed Community Center
City of Burlingame
PLANNING COMMISSION
September 24th, 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:**
  - 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) – TODAY!
    - Parks and Recreation Commission (September)
    - Technical Meetings Round 2 - Planning, Building, Fire, Police (September)
    - City Council Presentation (November 5)

- **Design Development:**
  - 30% Construction Documents

- **Construction Documents:**
  - 60%, 90% & Plan Check

- **Bid and Award:**

- **Construction:**
  - January 2020 – December 2021
PACKAGE 1: Early Site Package (Playground)

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

BURLINGAME COMMUNITY CENTER PROJECT SCOPE

PROJECT SCOPE

LEGEND

- Parking
- Drop-off
- Multi-use Court
- Playground
- Event Lawn Seating
- Event Stage
- Park Bathrooms
- Teen and Tech Shop Courtyard
- Kid’s Town Courtyard (Secure)
- Creative Arts Courtyard (Secure)
- Sculpture Planter
- Baseball Shade Trees
- Underground Parking Access
- Picnic Area and Tables (8)
- Historic Entrance Pillars

Existing Trees

Proposed Trees

BURLINGAME AVENUE

35,700 GSF COMMUNITY CENTER

TENNIS COURTS

EXISTING PARKING

LIONS CLUB HALL

G R O U P 4

09.24.18 5
EARLY SITE PACKAGE – PLAYGROUND

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

Consultant Disciplines:
• Landscape
• Electrical
• Civil
## Package 1: Early Site Package (Playground)

<table>
<thead>
<tr>
<th>Early Site Package Option</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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</thead>
<tbody>
<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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</tbody>
</table>

## Package 2: Building + Associate Site + Parking

### Option 1: 43 Underground parking spaces

<table>
<thead>
<tr>
<th>Community Center Building Project (incl. FF&amp;E &amp; site work)</th>
<th>$25,677,000</th>
<th>$7,538,000</th>
<th>$33,215,000</th>
<th>$2,401,000</th>
<th>$2,958,000</th>
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<tbody>
<tr>
<td>Building</td>
<td>$21,066,000</td>
<td>$6,327,000</td>
<td>$27,393,000</td>
<td>$1,969,000</td>
<td>$2,373,000</td>
<td>$31,735,000</td>
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<tr>
<td>FF&amp;E</td>
<td>$1,376,000</td>
<td>$362,000</td>
<td>$1,738,000</td>
<td>$129,000</td>
<td>$155,000</td>
<td>$2,022,000</td>
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<tr>
<td>Sitework</td>
<td>$3,235,000</td>
<td>$849,000</td>
<td>$4,084,000</td>
<td>$303,000</td>
<td>$430,000</td>
<td>$4,817,000</td>
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<tr>
<td>Underground Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<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>
<td>$8,246,000</td>
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<tr>
<td>53 spaces</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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### Option 2: 53 Underground parking spaces

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<tr>
<th>Community Center Building Project (incl. FF&amp;E &amp; site work)</th>
<th>$32,210,000</th>
<th>$9,254,000</th>
<th>$41,464,000</th>
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<th>$3,694,000</th>
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<tr>
<td>Building</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>
<td>$46,820,000</td>
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<tr>
<td>FF&amp;E</td>
<td>$1,376,000</td>
<td>$362,000</td>
<td>$1,738,000</td>
<td>$129,000</td>
<td>$155,000</td>
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<td>$849,000</td>
<td>$4,084,000</td>
<td>$303,000</td>
<td>$430,000</td>
<td>$4,817,000</td>
</tr>
</tbody>
</table>

## Add Alternates (incl. contingencies, escalation, soft costs)

- Photovoltaic Panel System (on building) | $1,170,000
- Green Roof on Kid's Town | $156,000
- Emergency Generator/ or Battery | $310,000
- Elevator #2 | $340,000
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>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>$9.6 M</td>
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City Council direction – move forward with Option 2: 53 spaces
FLOOR PLAN – 1ST FLOOR

BURLINGAME COMMUNITY CENTER
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
BURLINGAME AVENUE ENTRY 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>
</tr>
</thead>
<tbody>
<tr>
<td>STUCCO (EIFS) WALLS</td>
<td>METAL</td>
</tr>
<tr>
<td>WOOD SOFFIT/TRELLISES</td>
<td></td>
</tr>
<tr>
<td>METAL WINDOW MULLIONS</td>
<td>WALL ACCENT</td>
</tr>
<tr>
<td></td>
<td>WOOD PANEL</td>
</tr>
<tr>
<td></td>
<td>BASE ACCENT</td>
</tr>
<tr>
<td></td>
<td>STONE</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

PLANNING COMMISSION
September 24th, 2018