City of Burlingame
Proposed Community Center Study Session
City Council
March 19, 2018
AGENDA

1. Conceptual Design
   a) Site Plan
   b) Parking Options
   c) Preferred Conceptual Design Option
   d) Sustainability: LEED + Zero Net Energy

2. Master Plan Budget
3. Project Cost Overview
4. Strategies for Cost Reduction
   a) Quality
   b) Quantity

5. Next Steps
6. City Council Input
PARKING OPTIONS – 143 spaces

Option 1
Surface + Underground Parking

Option 2
Surface + Below Courts Parking (1/2 level down)
CONCEPTUAL DESIGN OPTIONS

A1: Traditionally Influenced “Mission” PREFERRED

B1: Warm + Inviting “Gables”

A2: Traditionally Influenced “Arts & Crafts”

B2: Warm + Inviting “Pavilions in the Park”
ENTRY VIEW FROM BURLINGAME AVE.
PROGRAM ORGANIZATION
FIRST FLOOR PLAN
PROGRAM ORGANIZATION
SECOND FLOOR PLAN
**Existing Programming – Examples**

- Music in the Park
  - Washington Park
- Youth Summer Camps
  - Various Spaces
- Youth & Teen Ceramics
  - Fine Arts

- Oils/Various Media
  - Art Class
  - Art Room
- Fitness Boot Camp
  - Auditorium
- Drop-in Pickleball
  - Auditorium

**New Programming Opportunities**

- DIY Home/Garden Art
  - Creative Arts & Ceramics
- Photography
  - Fine Arts
- Friday Night Paint & Sip
  - Fine Arts

- Lego Robotics
  - Maker Room
- iPad/iPhone 101
  - Maker Room
- Birthday Party Rental
  - Kids Town

**Weekly Programming Summary**

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>New</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fall</strong></td>
<td>180 Hours</td>
<td>420 Hours</td>
<td>Over 200%</td>
</tr>
<tr>
<td><strong>Summer</strong></td>
<td>420 Hours</td>
<td>600 Hours</td>
<td>Almost 50%</td>
</tr>
</tbody>
</table>

**Increased Square Footage for Proposed Community Center = More Programming Opportunities**
INTERIOR VIGNETTE: LOBBY
INTERIOR VIGNETTE: ACTIVE LOUNGE
INTERIOR VIGNETTE: KIDS TOWN
BURLINGAME COMMUNITY CENTER

SUSTAINABILITY

LEED

**LEED Gold** is currently included in the project budget.

- **LEED Gold**
- **LEED Silver**
- **LEED Certified**
- **LEED Platinum**

**Zero Net Energy (ZNE)**

A ZNE building is a building that produces as much energy as it consumes by being extremely energy-efficient and generating onsite renewable energy.

- A ZNE building may cost incrementally more $2-8 per sq. ft. construction cost than a conventional building.
- Operation costs of a ZNE building are significantly lower than in a conventional building over the long term.
## MASTER PLAN BUDGET
(PROJECTED BUDGET 2018)

<table>
<thead>
<tr>
<th></th>
<th>LOW</th>
<th>HIGH</th>
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</thead>
<tbody>
<tr>
<td>Community Center Building</td>
<td>$20,900,000</td>
<td>$22,900,000</td>
</tr>
<tr>
<td>(Including Furniture, Fixtures &amp; Equipment)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center Hard Cost Contingency</td>
<td>$3,100,000</td>
<td>$3,400,000</td>
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<tr>
<td>Site &amp; Park</td>
<td>$13,300,000</td>
<td>$14,900,000</td>
</tr>
<tr>
<td>(incl. Site work, Washington Park Improvements, Surface/Under Tennis Court Parking @ Lions and Surface/Underbuilding Parking @ Community Center)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site &amp; Park Hard Cost Contingency</td>
<td>$2,000,000</td>
<td>$2,200,000</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$12,300,000</td>
<td>$13,500,000</td>
</tr>
<tr>
<td>(Incl. A/E fees, CM fees, permit fees, LEED, relocation, temporary facilities, contingencies)</td>
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<td></td>
</tr>
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</table>

### TOTAL PROJECT COSTS*
<table>
<thead>
<tr>
<th></th>
<th>LOW</th>
<th>HIGH</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>$51.6M</td>
<td>$56.9M</td>
</tr>
</tbody>
</table>

**Option 1:** Surface + Underground Parking Only (No Under Court)
- **LOW:** $45,400,000
- **HIGH:** $49,600,000

**Option 2:** Surface + Under Tennis Court Parking Only (No Underground)
- **LOW:** $43,300,000
- **HIGH:** $47,500,000

*Costs are in Jan 2018$
OVERVIEW: PROJECT COST FACTORS

1. Costs
2. Quality
3. Quantity
OVERVIEW: PROJECT COST FACTORS
COSTS IN THE BAY AREA

Construction spending and starts are expected to remain strong in 2018 for the SF Bay Area

• SF Bay Area has some of the highest construction costs in the country*
• Escalation is expected to average 5% per year through 2020**

* SF Weekly, Wed May 24th, 2017
** TBD Cost estimating Consultants, September 2017
*** Map from SF Business Times, October 23, 2017
STRATEGIES FOR COST REDUCTIONS

QUALITY

• Currently the project is budgeted for civic construction with the buildings life expectancy 40-50 years.
• Value engineering may realize ~10% savings, beyond 10% functionality may be affected
• Pre-engineered, prefabricated, (modular) concrete tilt-up type buildings may realize a 10-25% costs savings under conventional construction but architecture will be of a different character, with cost savings realized for single story buildings with simple geometry
STRATEGIES FOR COST REDUCTIONS – QUANTITY: REDUCE PROJECT SCOPE

COST REDUCTION OPTIONS:

1. Limit scope of work to the community center + Underground parking + associated site
   - 35,700 GSF Community Center Building
   - Surface and Underground Parking
   - Playground
   - Basketball court (potential reduction from full size to half size court)

2. Reduced building size + Surface Parking + associated site
   - 32,000 GSF Community Center Building (less ~10%)
   - Surface Parking Only (less parking required for reduced building size)
   - Playground
   - Basketball court (potential reduction from full size to half size court)
   - Increase in surface parking lot area (~14,000 sf loss of park space)
   - Interior drop-off for building is eliminated
<table>
<thead>
<tr>
<th></th>
<th>Limit Scope of Work to Community Center + Underground Parking + Associated Site</th>
<th>Reduced Building Size + Surface Parking + Associated Site</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building</strong></td>
<td>35,700 GSF BLDG</td>
<td>32,000 GSF BLDG</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>143 spaces</td>
<td>133 spaces (less 10 spaces)</td>
</tr>
<tr>
<td><strong>Surface</strong></td>
<td>@ Lions Lot (existing)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>@ Community Center</td>
<td></td>
</tr>
<tr>
<td></td>
<td>62 space + 38 spaces</td>
<td>62 spaces + 71 spaces</td>
</tr>
<tr>
<td></td>
<td>62 spaces + 30 spaces</td>
<td></td>
</tr>
<tr>
<td></td>
<td>62 spaces + 71 spaces</td>
<td>62 spaces + 71 spaces</td>
</tr>
<tr>
<td><strong>Underground</strong></td>
<td>43 spaces</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>51 spaces</td>
<td></td>
</tr>
<tr>
<td><strong>Playground</strong></td>
<td>~6,500 SF</td>
<td>~6,500 SF</td>
</tr>
<tr>
<td><strong>Basketball Court</strong></td>
<td>Half Court ~3,000 sf</td>
<td>Full Court ** ~6,000 sf</td>
</tr>
<tr>
<td></td>
<td>Half Court ~3,000 sf</td>
<td></td>
</tr>
<tr>
<td><strong>Park Area</strong></td>
<td>~42,500 sf</td>
<td>~39,500 sf</td>
</tr>
<tr>
<td></td>
<td>~37,500 sf</td>
<td>~34,500 SF</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td>$38.0M to $41.7M</td>
<td>$38.0M to $41.7M</td>
</tr>
<tr>
<td></td>
<td>$30.1M to $33.0M</td>
<td>$30.1M to $33.0M</td>
</tr>
</tbody>
</table>

*Costs are in January 2018*

**Potential impacts to trees to accommodate full size basketball court**
STRATEGIES FOR COST REDUCTION
LIMIT SCOPE OF WORK TO COMMUNITY CENTER + UNDERGROUND PARKING + ASSOCIATED SITE

- 35,700 GSF Community Center Building
- Surface and Underground Parking
- Playground
- Half-size basketball court (reduced from full size)
- Trees may be impacted

OPTION 1A

TOTAL PROJECT COST**: $38.0M to $41.7M

*Overall parking: 62 existing @ Lions building + 38 surface/ 43 underground @ community center = 143 spaces
** Costs are in January 2018$
STRATEGIES FOR COST REDUCTION
LIMIT SCOPE OF WORK TO COMMUNITY CENTER + UNDERGROUND PARKING + ASSOCIATED SITE

- 35,700 GSF Community Center Building
- Surface and Underground Parking
- Playground
- Full-size basketball court
- Reduced Park Open Space
- Trees may be impacted

TOTAL PROJECT COST**:
$38.9M to $42.7M

*Overall parking: 62 existing @ Lions building + 38 surface/ 43 underground @ community center = 143 spaces
** Costs in January 2018$
STRATEGIES FOR COST REDUCTION

QUANTITY: REDUCED BUILDING SIZE + SURFACE PARKING + ASSOCIATED SITE

- 32,000 GSF Community Center Building (less ~10%)
- Surface Parking Only (less 10 spaces)
- Increase from Option 1 in surface parking lot area = less park space (~14,000 sf)
- Playground
- Half-size basketball court (reduced from full size)
- Interior drop-off for building is eliminated
- Trees maybe impacted

TOTAL PROJECT COST**: $30.1M to 33.0M

*Overall parking: 62 existing @ Lions Building + 71 surface parking @ community center = 133 spaces
** Costs in January 2018$
STRATEGIES FOR COST REDUCTION

QUANTITY: REDUCED BUILDING SIZE + SURFACE PARKING + ASSOCIATED SITE

- 32,000 GSF Community Center Building (less ~10%)
- Surface Parking Only (less 10 spaces)
- Increase from Option 1 in surface parking lot area = less park space (~14,000 sf)
- Playground
- Full-size basketball court
- Interior drop-off for building is eliminated
- Trees may be impacted

TOTAL PROJECT COST**: $30.1M to 33.0M

*Overall parking: 62 existing @ Lions Building + 71 surface parking @ community center = 133 spaces
** Costs in January 2018$
NEXT STEPS

1) **OPTION 1:** Proceed directly into **Schematic Design** (15% Construction Documents) based on the Council’s input and direction received tonight.
   - Council’s direction is generally aligned with developed Master Plan. No additional Commission or community input is necessary.
   - With the direction from Council received tonight, the design team can move directly into Schematic Design and concurrently work on CEQA with the Schematic Design phase for the project.
   - There is no additional costs or time impacts on the schedule.

2) **Option 2:** **UPDATE current Conceptual Design** for the new Community Center project based on Council’s input and direction received tonight.
   - Council’s direction requires limited reworking of the Master Plan, such as a reduction in the building size as described in Option 2. The design team will need to make revisions to the Master Plan based on the reworking that will impact the design documents.
   - With the direction from Council received tonight, the design team can concurrently work on CEQA with the updated Conceptual Design phase for the project.
   - Time schedule for this is approximately 3-4 months, and $50,000 in design and engagement fees for updating the conceptual design.

3) **OPTION 3:** **REVISE current Conceptual Design** for the new Community Center project based on Council’s input and direction received tonight.
   - Council’s direction requires revising the Master Plan, and revisiting the Conceptual Design. The design team will need to revise the Master Plan by working with the Community Advisory Committee, the Community and the Commissions with the new parameters provided by Council this evening.
   - With the direction from Council received tonight, the design team can concurrently work on CEQA with the revised Conceptual Design phase for the project.
   - Time schedule for this is approximately 6 months, and $90,000-$100,000 in design and engagement fees for revising the conceptual design.
CITY COUNCIL INPUT ON PROJECT PARAMETERS:

1) What are the preferred cost reduction strategies?
   • *Limit project scope?*
   • *Reduce building size?*

2) What is the preferred parking option for the proposed Community Center?
   • *Underground?*
   • *Surface?*
   • *Under-court?* (note: this is only an option if the reduced project scope is not preferred)

3) What is the estimated maximum funding for this project?

4) What are Council’s thoughts on LEED or Zero Net Energy (ZNE) goals for the project?
City of Burlingame

Proposed Community Center Study Session

City Council

March 19, 2018
PREFERRED CONCEPTUAL DESIGN

- **BUILDING STYLE**
  - Contemporary reinterpretation of Burlingame’s civic use of Mission styled architecture

- **ORIENTATION**
  - Footprint at location of existing building + children’s play area
  - Maintain existing tree canopy

- **FORM + MASSING**
  - 2-Story
  - L-shaped to facilitate building + park connections
  - Massing respectful of residential context
  - Building articulation along street and park to breakdown mass of building
  - Arched Great windows
  - Facades and accents
PARKING OPTIONS – 207 spaces

OPTION 3 (combination of Option 1 and 2)

Surface + Underground Parking

+ Parking (1/2 level down)
# Parking Options

<table>
<thead>
<tr>
<th>Option</th>
<th>Surface Parking @ Lions Building</th>
<th>Below Courts Parking</th>
<th>Surface Parking @ Community Center</th>
<th>Underground Parking@ Community Center</th>
<th>Total Parking Provided</th>
<th>Total Parking Cost (incl. hard cost, soft cost and contingencies)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1: Surface + Underground Parking</td>
<td>35 spaces</td>
<td>-</td>
<td>38 spaces</td>
<td>70 spaces</td>
<td>143 spaces</td>
<td>$9.0 to $10.0 M</td>
</tr>
<tr>
<td>Option 2: Surface + Under Court Parking</td>
<td>29 spaces</td>
<td>70 spaces</td>
<td>44 spaces</td>
<td>-</td>
<td>143 spaces</td>
<td>$6.9 to $8.0 M</td>
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<tr>
<td>Option 3: Surface + Underground + Under Court</td>
<td>29 spaces</td>
<td>70 spaces</td>
<td>38 spaces</td>
<td>70 spaces</td>
<td>207 spaces</td>
<td>$15 to $17.5 M</td>
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### “MENU” OPTIONS: 35,700 GSF COMMUNITY CENTER

#### 35,700 GSF BUILDING

**PARKING FOR 35,700 GSF BLDG:**

<table>
<thead>
<tr>
<th>Parking Option</th>
<th>LOW</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pick One</td>
<td>143</td>
<td></td>
</tr>
<tr>
<td>Parking Under Tennis Court</td>
<td>70</td>
<td>$6,200,000</td>
</tr>
<tr>
<td>Surface Parking @ Lions Building</td>
<td>29</td>
<td>$257,000</td>
</tr>
<tr>
<td>Surface Parking @ CC</td>
<td>44</td>
<td>$393,000</td>
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<tr>
<td></td>
<td>143</td>
<td>$6,850,000</td>
</tr>
<tr>
<td>OR</td>
<td></td>
<td></td>
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<tr>
<td>Surface Parking @ CC</td>
<td>81</td>
<td>$718,000</td>
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<tr>
<td>Existing Parking @ Lions Building</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td>OR</td>
<td>143</td>
<td>$718,000</td>
</tr>
<tr>
<td>OR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Parking @ Lions Building</td>
<td>62</td>
<td>-</td>
</tr>
<tr>
<td>Surface Parking @ CC</td>
<td>38</td>
<td>$339,000</td>
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<tr>
<td>Parking Underground</td>
<td>43</td>
<td>$5,077,000</td>
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<tr>
<td></td>
<td>143</td>
<td>$5,416,000</td>
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#### WASHINGTON PARK

- Site Development- Washington Park: $3,869,000

#### COMMUNITY CENTER BUILDING

- New Community Center Construction (incl. FF&E, Signage, Technology): $31,764,000
- Site Development- Building: $857,000
## “MENU” OPTIONS: 32,000 GSF COMMUNITY CENTER

### 32,000 GSF BUILDING

<table>
<thead>
<tr>
<th>PARKING OPTIONS</th>
<th>PARKING SPACES</th>
<th>LOW</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pick One</td>
<td>133</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Under Tennis Court</td>
<td>70</td>
<td>$6,200,000</td>
<td>$7,233,000</td>
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<tr>
<td>Surface Parking @ Lions Building</td>
<td>29</td>
<td>$257,000</td>
<td>$344,000</td>
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<tr>
<td>Surface Parking @ CC</td>
<td>34</td>
<td>$302,000</td>
<td>$402,000</td>
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<tr>
<td>OR</td>
<td>133</td>
<td>$6,759,000</td>
<td>$7,979,000</td>
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<tr>
<td>Surface Parking @ CC</td>
<td>71</td>
<td>$635,000</td>
<td>$845,000</td>
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<tr>
<td>Existing Parking @ Lions Building</td>
<td>62</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OR</td>
<td>133</td>
<td>$635,000</td>
<td>$845,000</td>
</tr>
<tr>
<td>Existing Parking @ Lions Building</td>
<td>62</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Surface Parking @ CC</td>
<td>28</td>
<td>$249,000</td>
<td>$332,000</td>
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<tr>
<td>Parking Underground</td>
<td>43</td>
<td>$5,077,000</td>
<td>$5,713,000</td>
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<tr>
<td></td>
<td>133</td>
<td>$5,326,000</td>
<td>$6,045,000</td>
</tr>
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</table>

### WASHINGTON PARK

- Site Development- Washington Park | $3,869,000 | $3,869,000 |

### COMMUNITY CENTER BUILDING

- New Community Center Construction (incl. FF&E, Signage, Technology) | $28,605,000 | $31,222,000 |
- Site Development- Building | $857,000 | $857,000 |
PRE-ENGINEERED STRUCTURES

+ Potential for decreased construction schedule
+ Potential for design-build delivery
+ Potential to look more like conventional construction
+ Multi-story design options
+ Open, column-free interior which works well for gymnasiums

— Cost savings may vary depending on level of quality, customization, etc. (most economical for simple geometry single-story buildings)

— Most economical if design works within module and system requirements/ restrictions
MODULAR/ PRE-FABRICATED STRUCTURES

+ May reduce engineering/design time
+ Potential for decreased construction schedule
+ Controlled fabrication environment
  — May have a narrower range of design choices – e.g., column-free interiors
  — Most economical if design works within module and system requirements/restrictions
CONCRETE TILT-UP

+ Can be detailed in a variety of ways (smooth face down with reveals, reveals, form liners)

+ Can be finished in a variety of ways (paint, sealed, stained, sandblasted, combination)

+ Fast shell completion = Potential for decreased construction schedule

+ Potential thermal performance w/ continuous edge-to-edge insulation = greater energy efficiency

— GC mistakes can take time. A mispour or broken panel will have to be reformed and could delay construction

— Lay down conditions on a site needs to be ideal: complex building shape and limited site = more $$$

— Don’t work well with organic or complex geometries

— Potential construction cost savings are not realize at this scale.
### STRATEGIES FOR COST REDUCTION

**QUANTITY: REDUCED BUILDING SIZE + SURFACE/UNDERGROUND PARKING + ASSOCIATED SITE**

<table>
<thead>
<tr>
<th></th>
<th>REDUCED BUILDING SIZE + SURFACE PARKING + ASSOCIATED SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING</strong></td>
<td>32,000 GSF BLDG</td>
</tr>
<tr>
<td><strong>PARKING</strong></td>
<td>133 spaces (less 10 spaces)</td>
</tr>
<tr>
<td><strong>SURFACE</strong></td>
<td></td>
</tr>
<tr>
<td>@ Lions Lot (existing)</td>
<td>62 spaces + 28 spaces</td>
</tr>
<tr>
<td>@Community Center</td>
<td>62 spaces + 28 spaces</td>
</tr>
<tr>
<td><strong>UNDERGROUND</strong></td>
<td>43 spaces</td>
</tr>
<tr>
<td><strong>PLAYGROUND</strong></td>
<td>~6,500 SF</td>
</tr>
<tr>
<td><strong>BASKETBALL COURT</strong></td>
<td>HALF COURT ~3,000 sf</td>
</tr>
<tr>
<td></td>
<td>FULL COURT** ~6,000 sf</td>
</tr>
<tr>
<td><strong>PARK AREA</strong></td>
<td>~41,500 sf</td>
</tr>
<tr>
<td></td>
<td>~38,500 SF</td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COST</strong></td>
<td>$34.9M to $38.9M</td>
</tr>
</tbody>
</table>

- Trees may be impacted

**TOTAL PROJECT COST**: $34.9M to 38.9M

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*Overall parking: 62 existing @ Lions Building + 28 surface parking/43 Underground @ community center = 133 spaces*

**Costs in January 2018$**