



DATE: August 7, 2023

TO: Mayor and Members of the City Council

VIA: Stefan Chatwin, City Manager
Marlene Subhashini, Assistant City Manager

FROM: Derek Schweigart, Parks and Recreation Director
Tiffany Oren, Recreation Manager

DEPARTMENT: Parks and Recreation

SUBJECT: RECREATION CENTER REBUILD PROJECT (CIP 301-678)
PROJECT UPDATE SCHEMATIC DESIGN PHASE

RECOMMENDATION

It is recommended that the City Council, by Minute Order, receive and accept the update on the schematic design phase of the Recreation Center Rebuild Project (“Project”).

EXECUTIVE SUMMARY

At the City Council Regular Meeting on May 15, 2023, the City Council confirmed: 1) the preferred conceptual two-story building design and site plan with the parking option that extended the existing parking lot to the north, 2) confirmed alternates for consideration at end of schematic design, and 3) received an update on the preliminary cost estimate and Project budget for the conceptual design options.

Over the past two months, the project team focused on working with the community, Task Force, Joint Planning Commission and Parks and Recreation Committee on the schematic design phase of the Project to: 1) refine the preferred conceptual site and building design, 2) select the building’s preferred color and materials palette, and 3) solicit input on the development of the Recreation Center Waterfront Master Plan. Additionally, the project team is continuing to refine the building and site schematic design by working with the project management team; conducting technical meetings

with staff from Parks and Recreation, Planning and Building, and Fire Departments; and completing the CEQA review for the Project in preparation for the Planning Commission Public Hearing tentatively scheduled for September 7, 2023.

At the City Council Regular Meeting on August 7, 2023, staff will provide the City Council an update on the schematic design phase of the Project and the developments that are being integrated into the schematic design which is scheduled to be completed and presented for the City Council's direction and approval at the City Council Regular Meeting tentatively scheduled for September 18, 2023.

BACKGROUND

At the City Council Regular Meeting on November 21, 2022, the City Council approved an agreement with Group 4 Architecture, Research + Planning, Inc. ("Group 4") for professional design, bidding, and construction support services for the Recreation Center Rebuild Project (CIP 301-678). Over the past 7 months, Group 4 worked closely with staff to complete the conceptual design phase which included conducting extensive community outreach to solicit feedback on key design layouts and features. The multilayered public participation in the conceptual design phase included input from over 1,000 community members, as well as from the Project Task Force, Parks and Recreation Committee, Planning Commission, and City Council.

At the City Council Regular Meeting on April 17, 2023, the City Council approved the first contract amendment with Group 4 for Boardwalk Master Planning Services as part of the Project to be completed concurrent with the schematic design for the new Recreation Center.

At the City Council Regular Meeting on May 15, 2023, the City Council confirmed: 1) the preferred conceptual two-story building design and site plan with the parking option that extended the exiting parking lot to the north, 2) confirmed alternates for consideration at end of schematic design, and 3) received an update on the preliminary cost estimate and Project budget for the conceptual design options.

ANALYSIS

Over the past two months, the City completed the second round of community outreach as part of a multilayered public participation plan involving input from over 850 community members who attended various open houses, pop-ups, intercept kiosks at community events, and an online survey. In addition, since the last City Council presentation in May there were two (2) Project Task Force meetings, one (1) Joint Study Session meeting with the Planning Commission and the Parks and Recreation Committee, multiple project management and technical meetings with staff and department heads, and the second integrated design workshop which involved multiple City department representatives, design and engineering team members, the construction manager, and the construction cost estimator. Staff and the design team

are currently working on the development of the schematic design documents and the completion of the environmental review documents.

The results of the second round of community outreach are summarized in Exhibits A-C below:

Exhibit A

COMMUNITY OUTREACH - Exterior Materials Palette

- Blues and lighter colors seem to be preferred.
- Community positive reactions to C and lighter, more “nautical” colors.
- Lots of support for concrete “wavy” accent panels from B all-around.

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Exhibit B

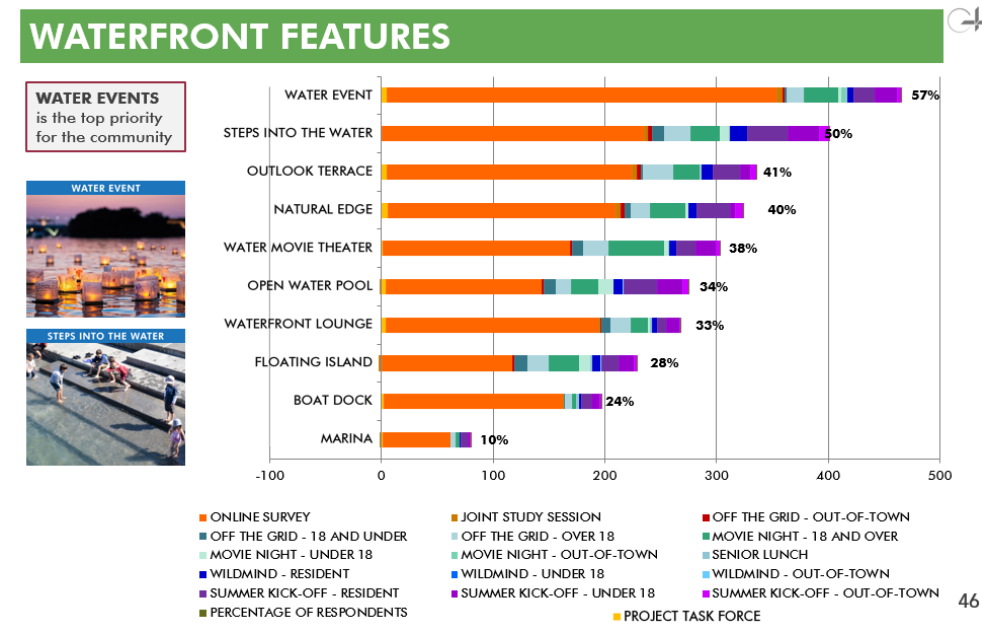
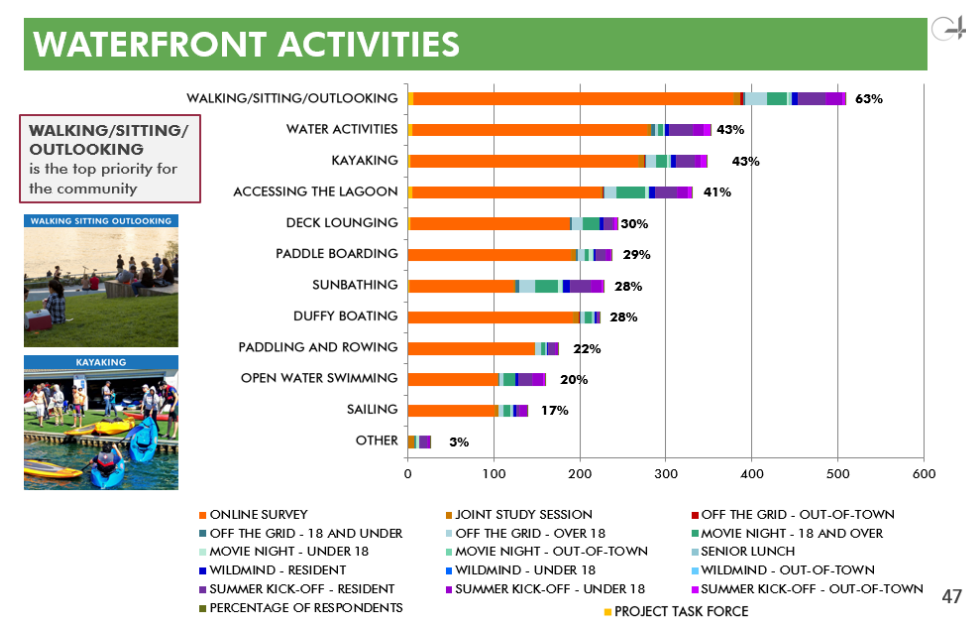


Exhibit C



The Task Force concluded their last meeting in June and provided the design team with input on the exterior color and material palette and helped develop the user experience goals for the new recreation center’s interior spaces. The third and last of the joint study sessions with the Planning Commission and the Parks and Recreation Committee that was conducted involved reviewing the findings from the second round of community engagement and input from the Task Force on the exterior color and material palettes, and the features and activities for the Recreation Center Waterfront Masterplan. Overall, the feedback from the groups was consistent with most people favoring the darker exterior materials color palette in Option A but preferred the “wavy” accent panel in Option B. For the Joint Committee, there was a strong desire for a nautical theme to compliment the Recreation Center’s lagoon waterfront.

Exterior Color and Material Palette Summary

Based on the direction from the community, Task Force, Planning Commission and Parks and Recreation Committee members, and the project management team, the design team has continued to refine and update the design to reflect their direction. The following renderings (Images 1-5) are based on the input received to date and additional design refinements. The proposed nautical color palette has a rich blue as the base color for the Exterior Insulated Finish System (EIFS) panels, a wave textured warm white composite panel accents the corners of the building creating movement in the facade with the sun’s moving shadows across the face of the material throughout the day, the storefront, window mullions, sun shades, and trellis and roof structure are a warm gray, the metal fascia on the roof is a lighter gray as it transitions to the light colored solar reflecting roof, and the one story Events Wing entry uses a warm wood composite material to identify the special events entry and help the building differentiate between the Program Wing and the Events Wing. The wood-like material is also used on the underside of the deck and the interior trellis providing warmth to the people

spaces directly adjacent to the building. The sophisticated nautical color palette of the building is beautifully set off within the green context of Leo J. Ryan Park and adjacent lagoon.

Image # 1



Image #2



Image #3



Image #4



Image # 5



Source: Group 4 Architecture, Research + Planning, Inc

Recreation Center Waterfront Master Plan

The priorities expressed from the community to date have included a strong preference for water events, steps into the water, outlook terrace, and a natural edge. Preferred waterfront activities include walking, sitting, outlooking, water activities, kayaking, and accessing the lagoon. Activities that also garnered support included deck lounging, paddle boarding, sunbathing, Duffy boating, paddling, rowing, and open water swimming. The Task Force and the Joint Committee supported the community's input and their additional feedback included: 1) do not over program or make the uses at the waterfront "too dense" thus causing congestion and conflicts in uses, 2) be sensitive to adding high liability activities, and 3) be sensitive to increasing activities that have other negative impacts such as traffic and sound.

Additional Project Updates

Project Options/Alternatives

Based on the input and direction received from the City Council Regular Meeting on May 15, 2023, the design team is preparing information for the following project options/alternatives to be presented to the City Council during the Schematic Design presentation scheduled for the September 18, 2023 City Council Regular Meeting.

- a. LEED Gold Additional Features and Cost. The building is currently being designed for LEED Silver.
- b. LEED Platinum Additional Features and Cost.

- c. All electric building.
- d. Net zero performing building.
- e. Including photovoltaics as bid alternate.
- f. Amphitheater to boat launch boardwalk/waterfront improvements
- g. A playground for both programming and public use.
- h. Bocce court expansion with the possible addition of a park restroom (Note: A separate CIP fund identified for additional Bocce Courts)

Recreation Center Waterfront Master Plan

The Recreation Center Waterfront Master Plan is at 50% completion and was submitted to the City for its review in June. Concept options were shared with the Task Force at their June meeting and the design team is currently developing refined options for presentation and discussion by the Parks and Recreation Committee at their meeting on August 1, 2023. Following this meeting, the design team will develop the recommendations for the Recreation Center Waterfront Master Plan to be presented to the City Council as part of the schematic design presentation scheduled for the City Council Regular Meeting on September 18, 2023.

Project Schedule

Due to the unexpected delays with the CEQA review process for the project, the design team anticipates a two-month delay in the start of the project's construction. Construction was anticipated to begin in July 2024, but now staff is projecting the start date will be in September 2024. The design team is not anticipating significant cost escalation associated with the delay. In addition, it was anticipated that the City would be without a Recreation Center for two summers of programming, now it will only be one. The goal is to have the new facility ready for programming starting in June 2026, but there are factors that could cause a late summer 2026 opening.

Project Budget

As discussed at the City Council Regular Meeting on May 15, the project is trending 10% higher than the current budget based on several different factors including escalation, unforeseen conditions, and more detailed information being available. This does not include any of the project options/alternatives listed in this report. The City's Construction Manager, Griffin Structures, is working with the City and the design team to develop a comprehensive project budget and will assist in the project update and schematic design presentation to the City Council on September 18, 2023.

CEQA

This project update is not a subject of the California Environmental Quality Act. However, the City issued a Notice of Intent (NOI) for Public Review of the Initial Study/Mitigated Negative Declaration for the Recreation Center Project (File No.

UP2023-0003/ CIP 301-678). A Planning Commission Public Hearing is currently scheduled for September 7, 2023.

FISCAL IMPACT

The current agreement with Group 4 contains proposed fees in the amount of \$5,558,207 which includes all contract amendments. Additionally, a project contingency in the amount of \$650,000 or approximately 12% of the contract amount was approved to pay for additional services to mitigate unforeseen tasks or for additional services that may be required.

CITY COUNCIL VISION, MISSION, AND VALUE/PRIORITY AREA

Facilities and Infrastructure

ATTACHMENTS:

Attachment 1 – Group 4 Presentation Slide Deck