AGENDA

1. Requested Action
2. Work Plan & Schedule Update
3. Project Budget Update
4. Schematic Design Overview
5. Next Steps
Requested Actions:
Receive summary presentation and provide direction on:

1. The Schematic Design for the Foster City Recreation Center Rebuild Project (FCRCRP).
2. The project budget for the FCRCRP.
3. Authorization to proceed with design development and construction documents.
MEETINGS- Conceptual thru Schematic Design

Project Management Meetings (PMT)
✓ 20 PMT Meetings

Technical Meetings
✓ 11 Total Technical Meetings with Building, Planning, Public Works, Park and recreation + Fire

Integrated Design Workshop (IDW)
✓ 2 IDW’s

Task Force Meetings
✓ 6 Task Force Meetings

Joint Park and Recreation Committee, + Planning Commission Meetings
✓ 3 Joint Committee/Commission Meetings

Park and Recreation Committee Meetings
✓ 1 Parks and Recreation Committee Meeting: Recreation Center Boardwalk Master Plan

City Council Meetings
✓ 3 Joint City Council Meetings
SCHEMATIC DESIGN WORK PLAN – AREAS OF FOCUS

PROGRAM & DESIGN
✓ Site and Building Program
✓ Site Plan
✓ Site Elements + Amenities
✓ Floor Plans
✓ Massing
✓ Exterior Colors and Materials
✓ Interior Finishes- floor and ceiling
✓ Lighting Exterior and Interior

BUILDING SYSTEMS
✓ Site drainage strategy
✓ Structural System
✓ Mechanical System
✓ Generator requirements
✓ Security
✓ Audiovisual
SCHEMATIC DESIGN WORK PLAN – AREAS OF FOCUS

CEQA
✓ AB 52/ Historic Resources Tasks
✓ Tribal
✓ Historic Resource Evaluation
✓ DPR 523 Forms
✓ AB 52 Tribal Consultation Invitation
✓ Trip Generation/Level of Service
✓ Administrative Draft IS/MND
✓ Publish Public Review Draft IS/MND-
✓ Response to Comments (RTC) memo

☐ Public Hearing to be scheduled during Design Development Phase (date TBD)
CEQA: Public Review period- comments

1. Jon Froomin- Mayor:

From: Jon Froomin-Mayor <jfroomin@fostercity.org>
Sent: Wednesday, July 26, 2023 11:41 AM
To: Foster City Webmaster Account <webmaster@fostercity.org>
Subject: Re: [Planning] Notice of Intent (NOI) for Public Review of Initial Study/Mitigated Negative Declaration for the Rec Center Rebuild Project (File No. UP2023-0003/ CIP 301-678)

The first sentence in the Proposed Project Section is incomplete.

Jon

Jon Froomin, Mayor
City of Foster City
650-286-3502 - voicemail

2. Greg Koss:

Hi,

The plan looks like its shaping up nicely. But I notice there's no consideration for pedestrian traffic crossing Foster City Blvd to and from the parking at the Library or City Offices parking lot. Here's a snippet from your architectural rendering in the plan document to illustrate the crossing I'm talking about.

I suggest it would help all the people parking at the Library and points east to have a crosswalk with pedestrian activated signalling. The idea being that normally traffic would not be impacted by this crossing outside of events at the amphitheater or at the Rec Center itself. In the high-traffic periods when events are happening it would be a great help to a lot of people parking in those lots by the Library, City Offices, and Foster Square.

Please consider this suggestion to assist everyone that parks across the street and has to navigate FCB traffic across 6 lanes of traffic.

Thanks for listening.
3. **Khalaf Hirmina**

From: Khalaf Hirmina
To: Thai-Chau Le
Subject: Two story building at the lagoon to replace the one story building is not acceptable.
Date: Monday, July 31, 2023 5:05:03 PM

Hi Mr. Thai-Chau Le,

I am an owner at Foster Square. I live in Building 738 Epleton lane, unit 204, facing Shell Blvd and the Lagoon. I moved here on February 2019.

The existing low profile building at the Lagoon is purposely designed for keeping the nature's beauty wide open at all the surroundings. The 40 feet high two story building is going to block the view and degrade the attractiveness of the Lagoon and its surrounding areas.

Highly recommended to discard the two story design and build a one story building of the same height as the existing one. The existing height is the right design and should be followed.

Thank you so much for your cooperation.

Khalaf (Kal) Hirmina
738 Epleton Lane, Unit 204, Foster City, CA 94404
Email: hirminak@aol.com
Mobile: 650-245-3407

4. **Melvin Lee:**

From: Melvin Lee <melandjean@comcast.net>
Sent: Wednesday, July 26, 2023 3:16 PM
To: Foster City Webmaster Account <webmaster@fostercity.org>
Subject: Re: [Pilgrim-Triton] Notice of Intent (NOI) for Public Review of Initial Study/Mitigated Negative Declaration for the Rec Center Rebuild Project (File No. UP2023-0003/CIP 301-678)

Thank you for the NOI.

I'd like to alert Foster City's Park & Recreation Department.

If a landscape architectural firm by the name of Van Dorn & Abed responds to any RFPs for design services, they may be using projects Sea Cloud Park and Booth Bay Park as reference for work performed in Foster City.

This firm did not design Sea Cloud Park or Booth Bay Park including Civic Centers or Public Space projects for the cities of Atwater, Gilroy, Lompoc, Morgan Hill and South San Francisco. They may also list many Centex Homes projects in Foster City, they were not involved in any Centex Homes projects.

They were my employees at Melvin Lee Associates but not while these projects were designed in the 1980's. They joined my firm many years after.

Thank you,

Melvin Lee
Retired Landscape Architect.
Foster Square

SECTION A

Existing Rec Center to be demolished (shown dashed)

New Rec Center (shown in red)

Foster City Library (Shown in red dashed)

Existing Rec Center to be demolished (shown dashed)

SECTION B

Foster City

39° 59.5°
COMMUNITY ENGAGEMENT

2 Rounds
- Online Surveys
- Open House Drop-in Meeting
- Pop up Kiosk
- Planning Commission and Parks + Recreation Committee
- Project Task Force
- Project website
- Advertised on city website
- Email blasts
- Social media posts
- News outlets

Attachment 1 - Group 4 Slide Deck Presentation
COMMITTEE OUTREACH ROUND 1

- Project Task Force Meeting
- Joint Planning Commission and Parks & Recreation Committee Meeting
- Little League Opening Day
- Open House
- Little League Opening Day
- Farmers Market
- Holi Festival

OUTREACH RESULTS
Online survey (March 3 to March 19) – 488 responses as of 3/20
TOTAL PARTICIPANTS (in person + online) ~1009 responses
COMMUNITY OUTREACH ROUND 2

☑ Project Task Force Meeting
☑ Joint Planning Commission and Parks & Recreation Committee Meeting
☑ Outreach at Off The Grid
☑ Public meetings
☑ Library Outreach Events
☑ Outreach at Senior Meals
☑ Outreach at Movie Night

OUTREACH RESULTS- ROUND 2

Online survey (May 25 to June 11) – 402 responses

TOTAL PARTICIPANTS (in person + online) ~ 850 responses

TOTAL ROUND 1+2 = ~1,852 responses
JOINT PLANNING + PARK & REC; TASK FORCE MEETINGS

PARKING OPTIONS EVALUATION

WHAT ARE YOUR THOUGHTS?

<table>
<thead>
<tr>
<th>OPTION 1</th>
<th>OPTION 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-BAY PARKING W/1 NEW BAY ON LAGOON</td>
<td>3-BAY PARKING W/1 NEW BAY ON SHELL BLVD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>JOINT COMMITTEE</th>
<th>TASK FORCE MEETING</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
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</tbody>
</table>

BUILDING DESIGN EVALUATION

WHAT ARE YOUR THOUGHTS?

<table>
<thead>
<tr>
<th>1-STORY SAILS CONCEPT</th>
<th>2-STORY GULLWING CONCE</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>JOINT COMMITTEE</th>
<th>TASK FORCE MEETING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>9</td>
<td>8</td>
</tr>
</tbody>
</table>

Attachment 1 - Group 4 Slide Deck Presentation
SINGLE STORY: SAILS CONCEPT

City Council confirmed 2-Story massing/plan and Gullwing design concept per Task Force, and Joint Planning and Park and Recreation Committee’s selection
May 15, 2023, City Council Meeting

TWO STORY: GULLWING CONCEPT
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.
REFINED MATERIALS PALETTE – Task Force

- **Base Building Colors (EIFS):** Nautical colors, blues and warm grays
- **Accent Materials:**
  - Vertical Accent: “Wavy” concrete composite material
  - Trellis/porch soffit, and event lobby wall: wood composite “teak”
  - Base: composite stone
AGENDA

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2023 City of Foster City Capital Improvement Projects Budgets

- Recreation Center Rebuild Project (CIP 301-678): $55,375,000
- Bocce Courts (CIP 301-655): $925,000
- Playground Replacement (ERP Fund): $70,200

New Projects and scope *(no current funds allocated to these)*:

- Recreation Center Boardwalk Master Plan
- Park Restroom Building
Recreation Center Rebuild Project Budget Components

- **Hard Cost**
  - New Recreation Center Building
  - Site
  - Temporary Facilities

- **Construction Contingency (Building + Site)**

- **Furniture, Fixtures, + Equipment**
  - Hard Cost

- **Soft Cost & Soft Cost Contingency**
  - 2018 Study
  - Architectural and Engineering Fees
  - Construction Management
  - Surveys, special inspections, testing
  - Utility Connections
  - Fees and Administration
Recreation Center Rebuild Project Estimate Components

**Hard Cost:**
Includes cost for General Contractors Overhead (site requirements, jobsite management, insurance, bonding, profit), and construction cost for the building and sitework.

**Soft Cost:**
Includes cost for purchasing the building and sites furnishings, fixtures, and equipment that are not “built-in” and included in the project hard costs above.

**Escalation:**
Is the change in cost or price of specific goods or services in a given economy over a period. Inflationary trends in economy get reflected through escalation in prices of units. It is the increase in cost of any construction elements of the original contract or base cost of a project due to passage of time. Typical escalation is estimated in the 3-5% range, in the last 3 years escalation has ranged from 5-7% per year.

**Bid Alternates:**
Bid alternates are portions of a project that are bid separately. They help manage costs in a public bidding environment. They can be used for identifying separate funds for specific portions of a project and can provide flexibility and a buffer for the project during periods of economic fluctuations. Ideal bid alternates are standalone items that require minimal coordination between trades.
### SCHEMATIC DESIGN COST MODEL

- Schematic Design is $4.7-$5.3M over $42M November 2022 Escalated Construction Budget

![Schematic Design Cost Model Table](attachment:image)

**FOSTER CITY RECREATION CENTER REBUILD**

<table>
<thead>
<tr>
<th></th>
<th>Hard Cost*</th>
<th>Escalation**</th>
<th>Hard Cost* + Escalation**</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>11.0%</td>
<td>12.5%</td>
<td>11.0%</td>
</tr>
<tr>
<td></td>
<td>12.5%</td>
<td></td>
<td>12.5%</td>
</tr>
<tr>
<td><strong>Building &amp; Sitework</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building</td>
<td>$33,900,000</td>
<td>$3,729,000</td>
<td>$4,237,500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sitework</td>
<td>$8,150,000</td>
<td>$896,500</td>
<td>$1,018,800</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$42,050,000</td>
<td>$4,625,500</td>
<td>$5,256,300</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RCRP CIP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$42,000,000</td>
</tr>
</tbody>
</table>

**delta**

- <$4,675,500>
- <$5,306,300>

* Hard Costs includes direct costs, markups + design contingency

**Escalated to mid-point of Construction July 2025 (Construction Sept. 2024 to June 2026)
## SCHEMATIC DESIGN AREAS OF COST INCREASES

<table>
<thead>
<tr>
<th>ITEM</th>
<th>INCREASE / ADDED COST</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escalation from longer schedule than anticipated (additional 6 months)</td>
<td>~ $1,300,000</td>
<td></td>
</tr>
<tr>
<td>Structural System Foundation (Auger Piles)</td>
<td>~ $1,195,000</td>
<td></td>
</tr>
<tr>
<td>Fixtures, Furniture, and Equipment Budget updated from $100K to $1,190,000.</td>
<td>$1,090,000</td>
<td></td>
</tr>
<tr>
<td>Special Inspections allowance increased from $330,000 to $800,000.</td>
<td>$470,000</td>
<td></td>
</tr>
<tr>
<td>Site Electrical: Food Truck Hookups &amp; EV Charging Stations + Future Chargers</td>
<td>$359,000</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>~$4,414,000</td>
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</tbody>
</table>
## FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET

### SCHEMATIC DESIGN

<table>
<thead>
<tr>
<th></th>
<th>2022 PROJECT ESTIMATE</th>
<th>2023 SCHEMATIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) 2018 Study + Outreach</td>
<td>$242,172</td>
<td>$242,172</td>
</tr>
<tr>
<td>2) Architecture + Engineering (incl. A+E contingency)</td>
<td>$6,208,200</td>
<td>$5,958,207</td>
</tr>
<tr>
<td>3) Surveys (included in 2)</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>4) Environmental</td>
<td>$0</td>
<td>$70,000</td>
</tr>
<tr>
<td>5) Special Inspections + Testing</td>
<td>$330,000</td>
<td>$800,553</td>
</tr>
<tr>
<td>6) Direct Construction Cost</td>
<td>$46,200,000</td>
<td>$52,026,875</td>
</tr>
<tr>
<td>a. Building</td>
<td>$33,900,000</td>
<td></td>
</tr>
<tr>
<td>b. Site</td>
<td>$8,150,000</td>
<td></td>
</tr>
<tr>
<td>c. Escalation</td>
<td>$5,256,250</td>
<td></td>
</tr>
<tr>
<td>d. Construction Contingency</td>
<td>$4,730,625</td>
<td></td>
</tr>
<tr>
<td>7) Temporary Facilities</td>
<td>$210,000</td>
<td>$380,000</td>
</tr>
<tr>
<td>8) Fixtures, Furnishings, + Equipment (FF+E)</td>
<td>$100,000</td>
<td>$1,190,000</td>
</tr>
<tr>
<td>9) Electronic Systems and Special Equipment</td>
<td>$0</td>
<td>$115,000</td>
</tr>
<tr>
<td>10) Construction Management</td>
<td>$2,173,500</td>
<td>$2,173,500</td>
</tr>
<tr>
<td>11) Utility Company Connections Services + Fees</td>
<td>$100,000</td>
<td>$135,000</td>
</tr>
<tr>
<td>12) City Fees + Administration</td>
<td>$400,000</td>
<td>$102,814</td>
</tr>
<tr>
<td>13) Soft Cost Contingency</td>
<td>$0</td>
<td>$151,777</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$55,964,000</strong></td>
<td><strong>$63,356,000</strong></td>
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# FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET

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<td>a. Building</td>
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<tr>
<td>b. Site</td>
<td>$8,150,000</td>
<td></td>
</tr>
<tr>
<td>c. Escalation</td>
<td>~20% Escalated Construction</td>
<td></td>
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<td>d. Construction Contingency</td>
<td>Estimate</td>
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<td>$151,777</td>
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<td><strong>$63,356,000</strong></td>
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## FOSTER CITY RECREATION CENTER REBUILD

### SCHEMATIC COST MODEL 8/24/2023

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<td>$5,256,300</td>
</tr>
<tr>
<td>RCRP CIP (delta)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Hard Costs includes direct costs, markups + design contingency
**Escalated to mid-point of Construction July 2025 (Construction Sept. 2024 to June 2026)

### ADD ALTERNATES

<table>
<thead>
<tr>
<th>Alternate Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Expanded Trellis</td>
<td>$625,000</td>
</tr>
<tr>
<td>A2 Café (Equipment &amp; Space)</td>
<td>$428,000</td>
</tr>
<tr>
<td>A3 Fitness Room Operable Partition</td>
<td>$128,000</td>
</tr>
<tr>
<td>L1 Expanded Preschool Patio + Playground</td>
<td>$385,000</td>
</tr>
<tr>
<td>L2 Terrace Wind Break</td>
<td>$154,000</td>
</tr>
<tr>
<td>E1 Photovoltaic Array Allowance</td>
<td>$1,500,000 to $1,745,000</td>
</tr>
<tr>
<td>E2 Enhanced Sustainability LEED Gold</td>
<td>$TBD</td>
</tr>
<tr>
<td>E3 Net Zero Performance</td>
<td>$TBD</td>
</tr>
</tbody>
</table>

### ADDITIONAL PROJECTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>L3a Bocce Court Expansion and Improvement</td>
<td>$1,009,000</td>
</tr>
<tr>
<td>L3b Park Restroom</td>
<td>$TBD</td>
</tr>
<tr>
<td>L4 Recreation Center Boardwalk Masterplan</td>
<td>$TBD</td>
</tr>
</tbody>
</table>
## PROJECT COST MODEL – Add Alternates

<table>
<thead>
<tr>
<th>Alternate</th>
<th>Cost*</th>
<th>Other Funding</th>
<th>Direction Required</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Expanded Entry Trellis [first 10’ in base bid]</td>
<td>~$625,000</td>
<td>No</td>
<td>At award of bid</td>
</tr>
<tr>
<td>A2</td>
<td>Café (Equipment and Space)</td>
<td>~$428,000</td>
<td>No</td>
<td>At end of schematic (now)</td>
</tr>
<tr>
<td>A3</td>
<td>Fitness Room Operable Partition</td>
<td>~$128,000</td>
<td>No</td>
<td>At award of bid or later</td>
</tr>
<tr>
<td>L1</td>
<td>Expanded Preschool Patio + Playground</td>
<td>~$385,000</td>
<td>$70,200</td>
<td>At award of bid or later</td>
</tr>
<tr>
<td>L2</td>
<td>Terrace Wind Break</td>
<td>~$154,000</td>
<td>No</td>
<td>At award of bid or later</td>
</tr>
<tr>
<td>E1</td>
<td>Photovoltaic Array Allowance</td>
<td>~$1,500,000 - $1,745,000</td>
<td>Possibly</td>
<td>At award of bid or later</td>
</tr>
<tr>
<td>E2</td>
<td>Enhanced Sustainability LEED Gold</td>
<td>TBD</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>E3</td>
<td>Net Zero Performance</td>
<td>TBD</td>
<td>TBD</td>
<td></td>
</tr>
</tbody>
</table>

*Including markup, contingency and 12.36% escalation

Because of complexity of kitchen equipment and infrastructure too complicated to carry as an alternate.

Structure and track are in the base bid, partition can be installed at any time when funding is available.

Equipment Replacement Fund <$314,800>.

Low interest loan from State Energy Commission, Purchase Power Agreement, Grant Funding
## PROJECT COST MODEL – Additional Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost*</th>
<th>Other Funding</th>
<th>Direction Required</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>L3a</td>
<td>$1,009,000</td>
<td>$925,000 CIP 301-655</td>
<td>At end of schematic (now), if part of RCRP.</td>
<td>If not included in recreation Center Rebuild project now this work could be completed as a separate/future project. &lt;$84,000&gt;.</td>
</tr>
<tr>
<td>L3b</td>
<td>~TBD</td>
<td>No</td>
<td>At end of schematic (now), if part of RCRP.</td>
<td>If not included in Recreation Center Rebuild project now this work could be completed as a separate/future project. Can provide stub outs for future installation</td>
</tr>
<tr>
<td>L4</td>
<td>~TBD</td>
<td>No</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

*Including markup, contingency and 12.36% escalation*
SD COST MODEL – ALTERNATES FOR COUNCIL CONFIRMATION

- **A1** Expanded Entry Trellis [first 10’ in base bid]
- **L1** Kids’ Patio + Playground
- **L2** Terrace Wind Break
- **L3** Bocce Court Site + Park RR
- **L4** Boardwalk/Waterfront Improvements
AGENDA

1. Requested Action
2. Work Plan & Schedule Update
3. Project Budget Update
4. Schematic Design Overview
5. Next Steps
Comments and questions:

1) How does the design reflect the unique character of Foster City and its location within Leo J. Ryan Park?

2) How does the building address Shell Boulevard?
BUILDING EXTERIOR MATERIALITY

- EIFS WALL SYSTEM
- WOOD-LOOK PHENOLIC PANEL
- PRECAST CONCRETE BASE PANEL
- ALUMINUM COMPOSITE WALL PANELS
- PRECAST CONCRETE ACCENT PANEL
OUTDOOR AMENITIES
FIRST FLOOR PLAN
**SUSTAINABLE STRATEGIES- LEED CHECKLIST (8/2023)**

**Integrative Process**
- Owner Project Requirements, Basis of Design

**Location & Transportation**
- Sensitive Land Protection- locate on previously developed site
- Surrounding Density and Diverse Uses
- Access to Quality Transit
- Bicycle Facilities
- Reduce parking footprint
- Electric Vehicles

**Sustainable Sites**
- Prereq: Construction Activity Pollution Prevention
- Open Space
- Heat Island
- Light Pollution Reduction

**Water Efficiency**
- Prereq: Outdoor/Indoor water use reduction
- Prereq: Building Level Water Metering
- Outdoor/Indoor water use reduction
- Water metering

**ENERGY & Atmosphere**
- Prereq: Fundamental Commissioning
- Prereq: Min. Energy Performance
- Prereq: Building-level energy metering
- Prereq: Fundamental refrigerant management
- Enhanced Commissioning
- Optimize Energy Performance
- Advanced Energy Metering
- Renewable Energy Production (REQUIRES PV ALTERNATE)

**Materials & Resources**
- Prereq: Storage, Collection of Recyclables
- Prereq: Construction, Demolition Waste Management
- Building Product Disclosure and Optimization
  - Environmental Product Declarations
  - Sourcing of Raw Materials
  - Material Ingredients
- Construction Waste Management

**Indoor Environmental Quality**
- Prereq: Min. Indoor Air Quality
- Prereq: Environmental Tobacco Smoke control
- Enhanced Indoor Air Quality Strategies
- Low-emitting materials
- Construction indoor air quality management plan
- Indoor air quality assessment
- Interior lighting
- Daylight
- Quality views
- Acoustic performance

**Innovation**
- LEED Accredited Professional

**Regional Priority**
(for Foster City)
Indoor Water Use
Optimize Energy
BIRDS EYE – VIEW FROM SHELL TO LAGOON
RECREATION CENTER FROM LAGOON
DRAFT FLYTHROUGH ANIMATION
AUGUST 8, 2023 CITY COUNCIL UPDATE

Comments and questions:

1) How does the design reflect the unique character of Foster City and its location within Leo J. Ryan Park?

2) How does the building address Shell Boulevard?
EXISTING SITE PLAN
HILLSDALE + SHELL - VIEW FROM SIDEWALK TO MEADOW
RECREATION CENTER FROM SHELL + FOSTER SQUARE LN
SHELL BOULEVARD FAÇADE – WITH EXISTING TREES
SHELL BOULEVARD FRONTAGE – TREES HIDDEN
SHELL BOULEVARD FAÇADE – WITH EXISTING TREES
SHELL BOULEVARD FAÇADE – WITH EXISTING + PROPOSED TREES
SHELL BOULEVARD FAÇADE – WITH EXISTING + PROPOSED TREES
BIRDS EYE PERSPECTIVES FROM SHELL BOULEVARD

View from Shell @ Entry
BIRDS EYE PERSPECTIVES FROM SHELL BOULEVARD

View from Shell @ Hilldale Intersection
QUESTIONS/COMMENTS?