

FOSTER CITY RECREATION CENTER REBUILD SCHEMATIC DESIGN

CITY COUNCIL

City of Foster City September 2023



GROUP 4



City of Foster City

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:

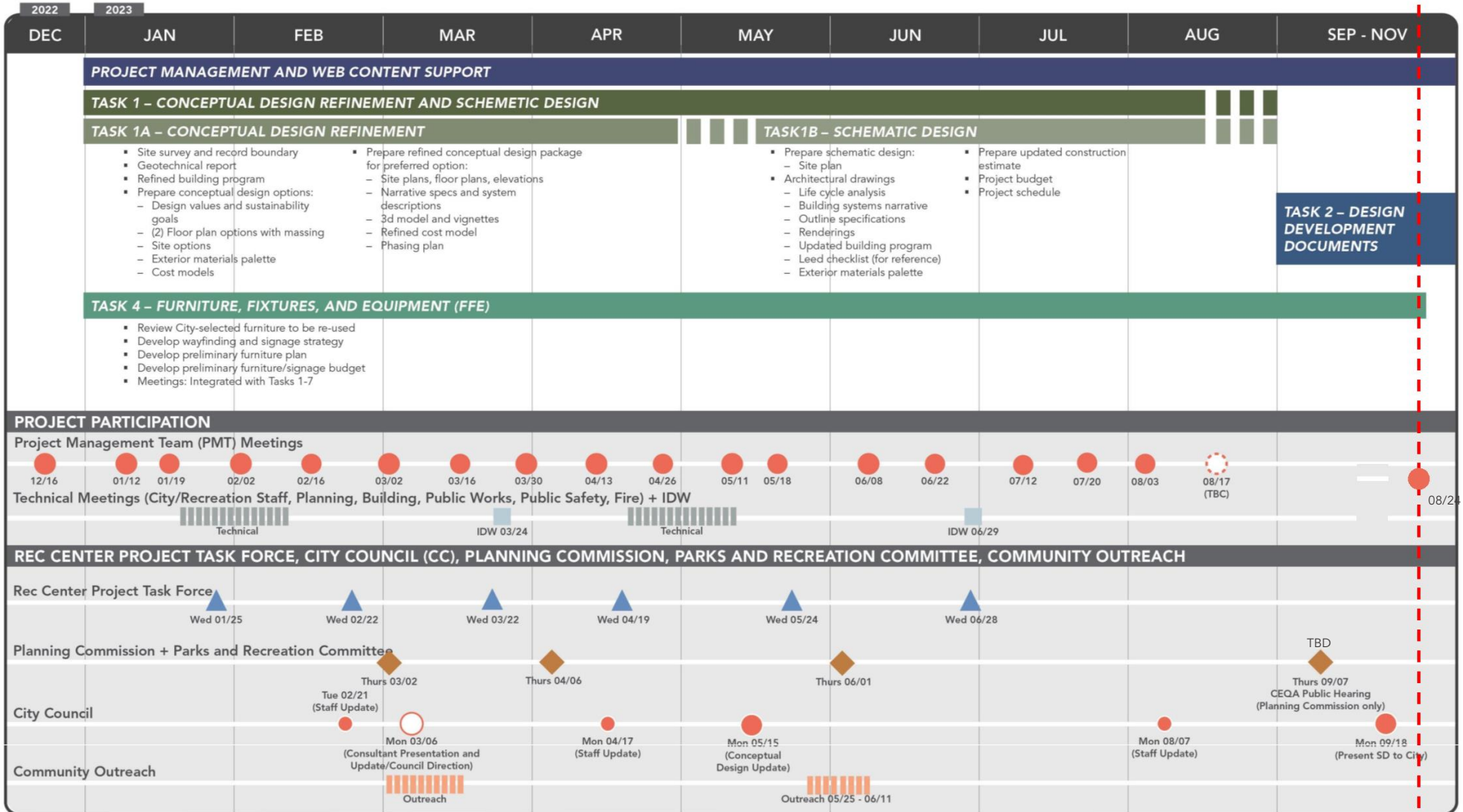
- 1. The Schematic Design for the Foster City Recreation Center Rebuild Project (FCRCRP).*
- 2. The project budget for the FCRCRP.*
- 3. Authorization to proceed with design development and construction documents.*



FOSTER CITY RECREATION CENTER
DRAFT WORK PLAN revised 2023-07-30



TODAY



*Typical City meeting dates: City Council - 1st and 3rd Monday of the month, Planning Commission - 1st and 3rd Thursday of the month, Parks and Recreation Committee - 1st Tuesday of the month

SEPTEMBER 2023

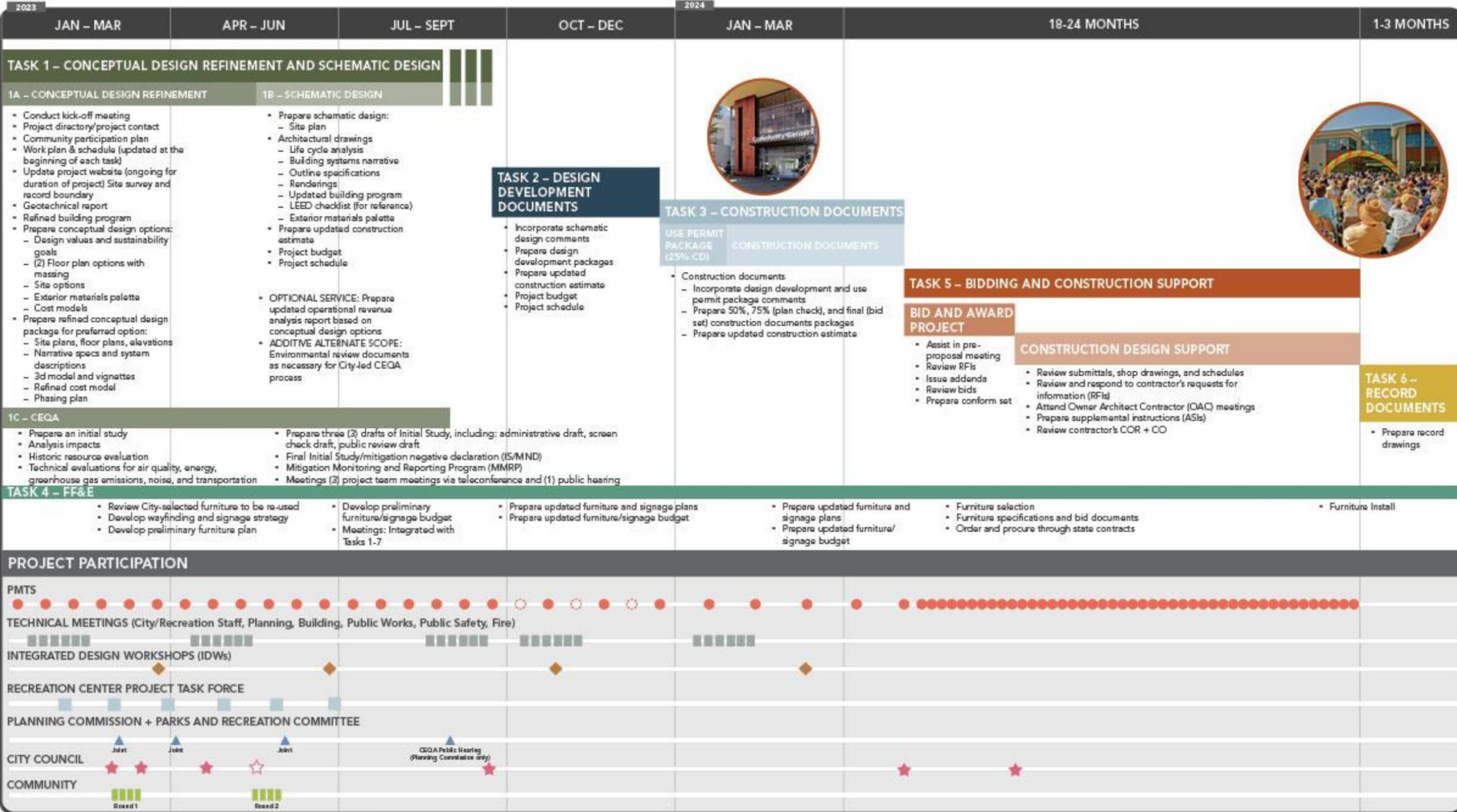
CITY COUNCIL

Foster City Recreation Center



FOSTER CITY RECREATION CENTER

DRAFT WORK PLAN 2023-08-03





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:

From: [Greg Koss](#)
To: [Thai-Chau Le](#); [Derek Schweigart](#)
Subject: Rec Center Rebuild Project
Date: Wednesday, July 26, 2023 7:10:27 PM
Attachments: [image.png](#)

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.



CEQA: Public Review period- comments

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 Epplenon 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 Epplenon 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.

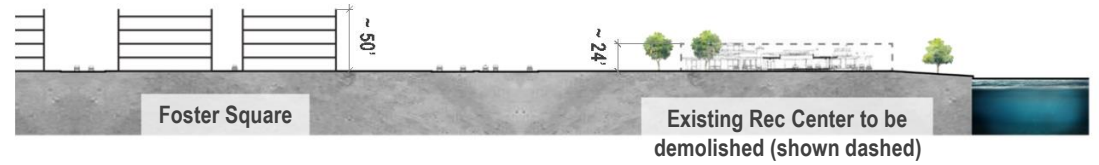
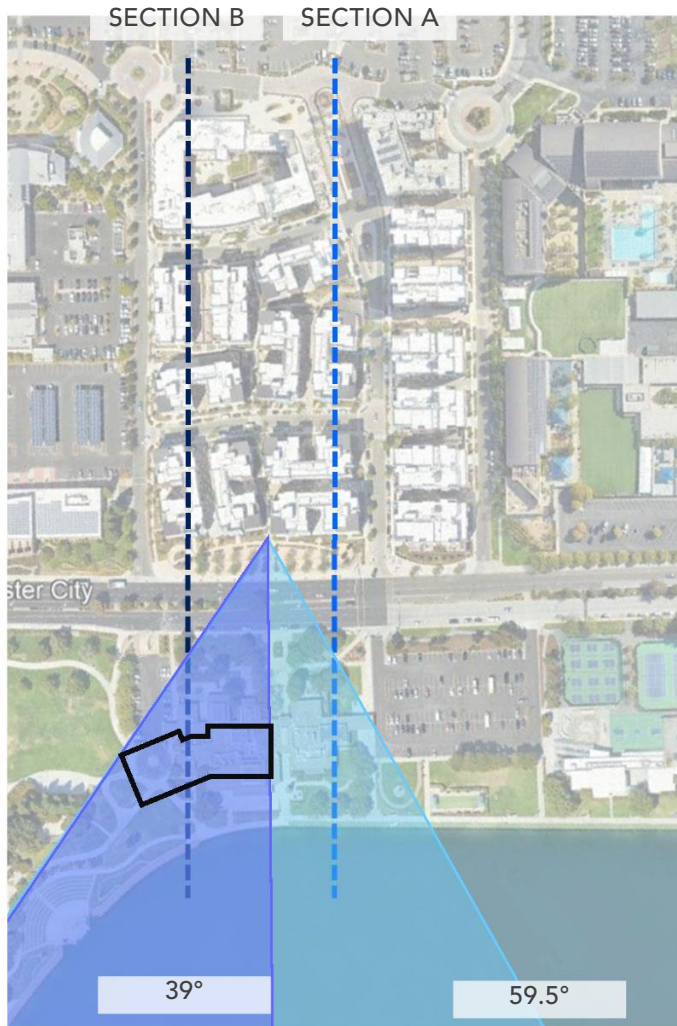
This firm did not design Sea Cloud Park or Booth Bay Park including Civic Centers or Public Space projects for the cities of Atwater, Gilroy, Lompoc, Morgan Hill and South San Francisco. They may also list many Centex Homes projects in Foster City, they were not involved in any Centex Homes projects.

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.

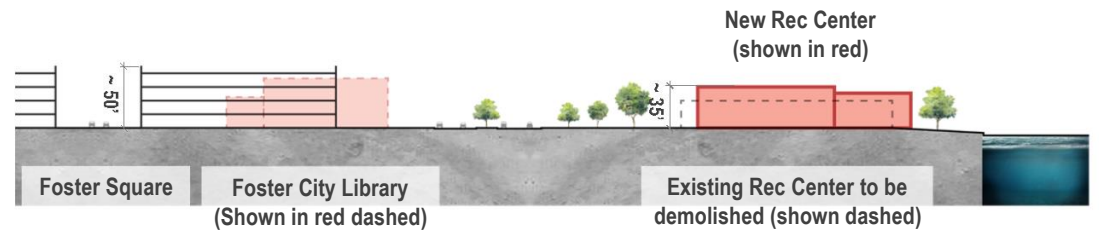
Thank you,
Melvin Lee
Retired Landscape Architect.



SITE SECTION



SECTION A



SECTION B

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



COMMUNITY 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

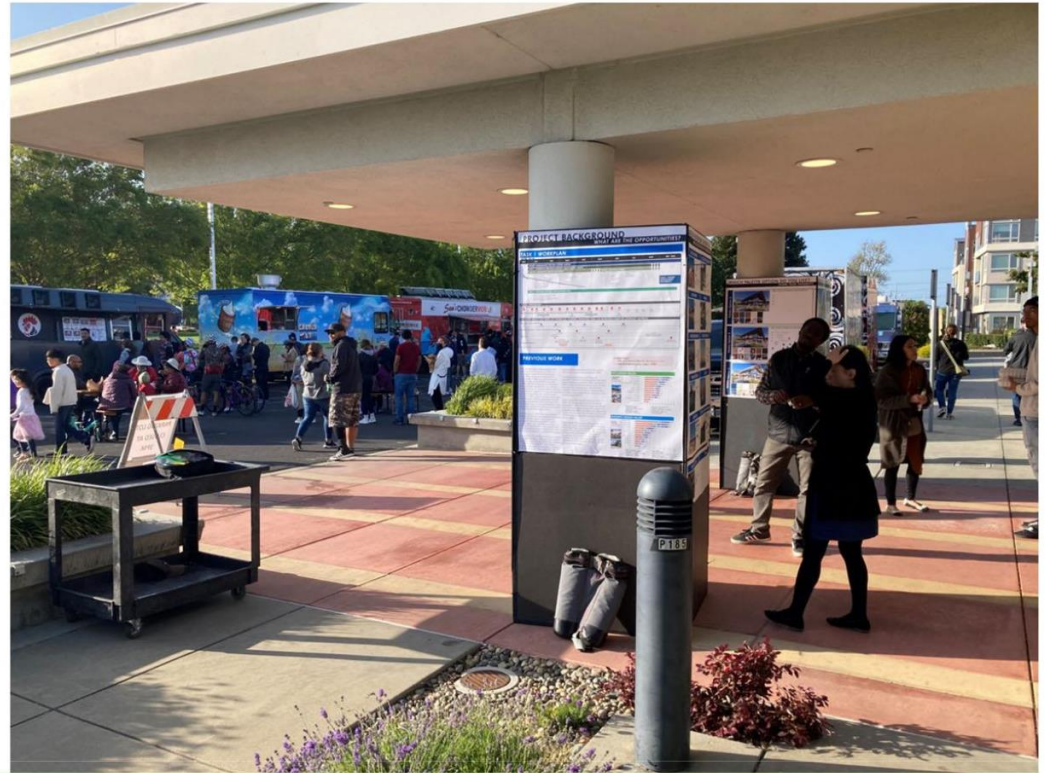
Online survey (March 3 to March 19) – 488 responses as of 3/20

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?

	OPTION 1 3-BAY PARKING W/1 NEW BAY ON LAGOON	OPTION 2 3-BAY PARKING W/1 NEW BAY ON SHELL BLVD
JOINT COMMITTEE	9	1
TASK FORCE MEETING	7	1

BUILDING DESIGN EVALUATION WHAT ARE YOUR THOUGHTS?

	1-STORY SAILS CONCEPT	2-STORY GULLWING CONCE
JOINT COMMITTEE	1	9
TASK FORCE MEETING	0	8



JOINT PLANNING + PARK & REC, TASK FORCE MEETINGS, CITY COUNCIL

SINGLE STORY: SAILS CONCEPT



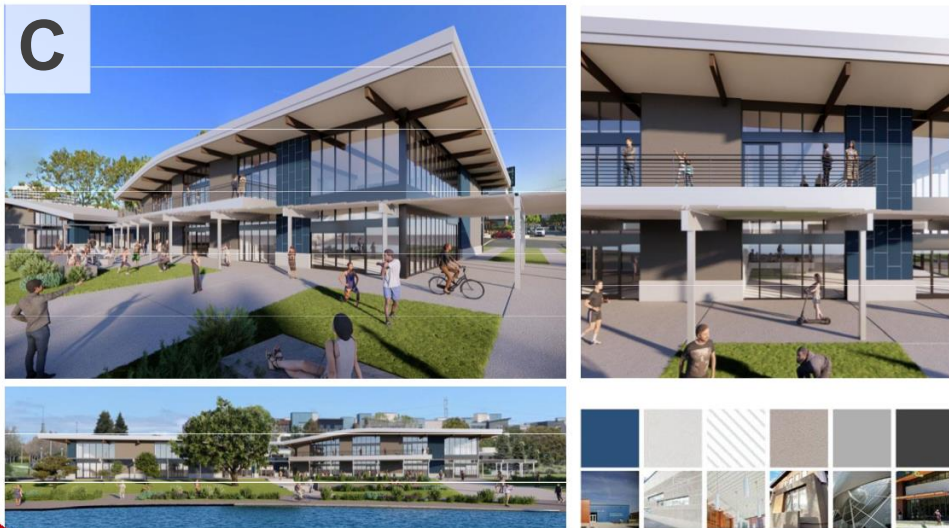
City Council confirmed 2-Story massing/plan and Gullwing design concept per Task Force, and Joint Planning and Park and Recreation Committee's selection
May 15, 2023, City Council Meeting



TWO STORY: GULLWING CONCEPT



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.



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



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SCHEMATIC DESIGN PROJECT BUDGET

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



SCHEMATIC DESIGN PROJECT BUDGET

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



SCHEMATIC DESIGN PROJECT BUDGET

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

FOSTER CITY RECREATION CENTER REBUILD

SCHEMATIC COST MODEL 8/24/2023

	Hard Cost*	Escalation**		Hard Cost* + Escalation**	
		11.0%	12.5%	11.0%	12.5%
Building & Sitework					
Building	\$33,900,000	\$3,729,000	\$4,237,500	\$37,629,000	\$38,137,000
Sitework	\$8,150,000	\$896,500	\$1,018,800	\$9,046,000	\$9,168,800
SUBTOTAL	\$42,050,000	\$4,625,500	\$5,256,300	\$46,675,500	\$47,306,300
RCRP CIP				\$42,000,000	\$42,000,000
(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

	ITEM	INCREASE / ADDED COST	TOTAL
1)	Escalation from longer schedule than anticipated (additional 6 months)	~ \$1,300,000	
2)	Structural System Foundation (Auger Piles)	~ \$1,195,000	
3)	Fixtures, Furniture, and Equipment Budget updated from \$100K to \$1,190,000.	\$1,090,000	
4)	Special Inspections allowance increased from \$330,000 to \$800,000.	\$470,000	
5)	Site Electrical: Food Truck Hookups & EV Charging Stations + Future Chargers	\$359,000	
	TOTAL		~\$4,414,000



FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET

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



FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET

SCHEMATIC DESIGN

		2022 PROJECT ESTIMATE	2023 SCHEMATIC
1)	2018 Study + Outreach	\$242,172	\$242,172
2)	Architecture + Engineering (Incl. A+E contingency)	\$6,208,200	\$5,958,207
3)	Surveys (included in 2)	\$0	\$0
4)	Environmental	\$0	\$70,000
5)	Special Inspections + Testing	\$330,000	\$800,553
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d.	Construction Contingency		\$4,730,625
7)	Temporary Facilities	\$210,000	\$380,000
8)	Fixtures, Furnishings, + Equipment (FF+E)	\$100,000	\$1,190,000
9)	Electronic Systems and Special Equipment	\$0	\$115,000
10)	Construction Management	\$2,173,500	\$2,173,500
11)	Utility Company Connections Services + Fees	\$100,000	\$135,000
12)	City Fees + Administration	\$400,000	\$102,177
13)	Soft Cost Contingency	\$0	\$151,777
	TOTAL	\$55,964,000	\$63,356,000

Escalation + Contingencies= \$10.13M
~20% Escalated Construction
Estimate

FOSTER CITY RECREATION CENTER REBUILD

SCHEMATIC COST MODEL 8/24/2023

	Hard Cost*	Escalation**		Hard Cost* + Escalation**	
		11.0%	12.5%	11.0%	12.5%
Building & Sitework					
Building	\$33,900,000	\$3,729,000	\$4,237,500	\$37,629,000	\$38,137,000
Sitework	\$8,150,000	\$896,500	\$1,018,800	\$9,046,000	\$9,168,800
SUBTOTAL	\$42,050,000	\$4,625,500	\$5,256,300	\$46,675,500	\$47,306,300
RCRP CIP				\$42,000,000	\$42,000,000
(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)

ADD ALTERNATES

A1 Expanded Trellis	\$625,000
A2 Café (Equipment & Space)	\$428,000
A3 Fitness Room Operable Partition	\$128,000
L1 Expanded Preschool Patio + Playground	\$385,000
L2 Terrace Wind Break	\$154,000
E1 Photovoltaic Array Allowance	\$1,500,000 to \$1,745,000
E2 Enhanced Sustainability LEED Gold	\$ TBD
E3 Net Zero Performance	\$ TBD

ADDITIONAL PROJECTS

L3a Bocce Court Expansion and Improvement	\$1,009,000
L3b Park Restroom	\$ TBD
L4 Recreation Center Boardwalk Masterplan	\$ TBD



PROJECT COST MODEL – Add Alternates



	Alternate	Cost*	Other Funding	Direction Required	Description
A1	Expanded Entry Trellis [first 10' in base bid]	~\$625,000	No	At award of bid	
A2	Café (Equipment and Space)	~\$428,000	No	At end of schematic (now)	Because of complexity of kitchen equipment and infrastructure too complicated to carry as an alternate.
A3	Fitness Room Operable Partition	~\$128,000	No	At award of bid or later	Structure and track are in the base bid, partition can be installed at any time when funding is available.
L1	Expanded Preschool Patio + Playground	~\$385,000	\$70,200	At award of bid or later	Equipment Replacement Fund <\$314,800>.
L2	Terrace Wind Break	~\$154,000	No	At award of bid or later	
E1	Photovoltaic Array Allowance	~\$1,500,000 - \$1,745,000	Possibly	At award of bid or later	Low interest loan from State Energy Commission, Purchase Power Agreement, Grant Funding
E2	Enhanced Sustainability LEED Gold	TBD		TBD	
E3	Net Zero Performance	TBD		TBD	

*Including markup, contingency and 12.36% escalation

SEPTEMBER, 2023

CITY COUNCIL

Foster City Recreation Center

PROJECT COST MODEL – Additional Projects



	Project	Cost*	Other Funding	Direction Required	Description
L3a	Bocce Court Expansion and Improvements	\$1,009,000	\$925,000 CIP 301-655	At end of schematic (now), if part of RCRP.	If not included in recreation Center Rebuild project now this work could be completed as a separate/future project. <\$84,000>.
L3b	Park Restrooms	~TBD	No	At end of schematic (now), if part of RCRP.	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
L4	Recreation Center Boardwalk Master Plan	~TBD	No	No	

*Including markup, contingency and 12.36% escalation

SEPTEMBER, 2023

CITY COUNCIL

Foster City Recreation Center



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



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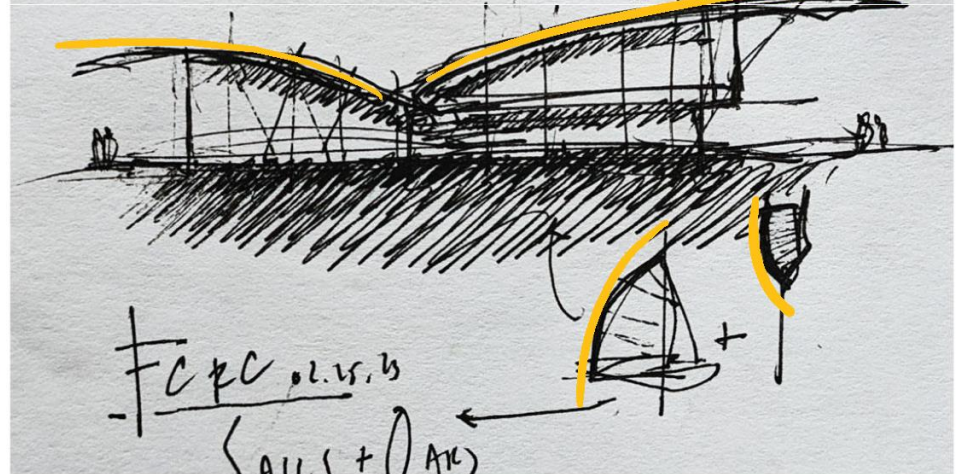
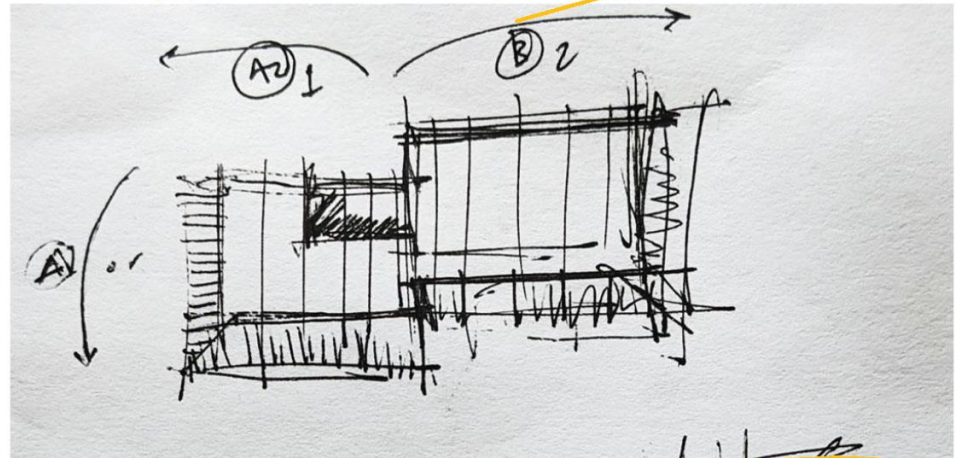




AUGUST 8, 2023, CITY COUNCIL UPDATE

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?





BUILDING EXTERIOR MATERIALITY



EIFS
WALL
SYSTEM

WOOD-LOOK
PHENOLIC
PANEL

PRECAST
CONCRETE
BASE PANEL

ALUMINUM
COMPOSITE
WALL PANELS

PRECAST
CONCRETE
ACCENT PANEL

SITE PLAN

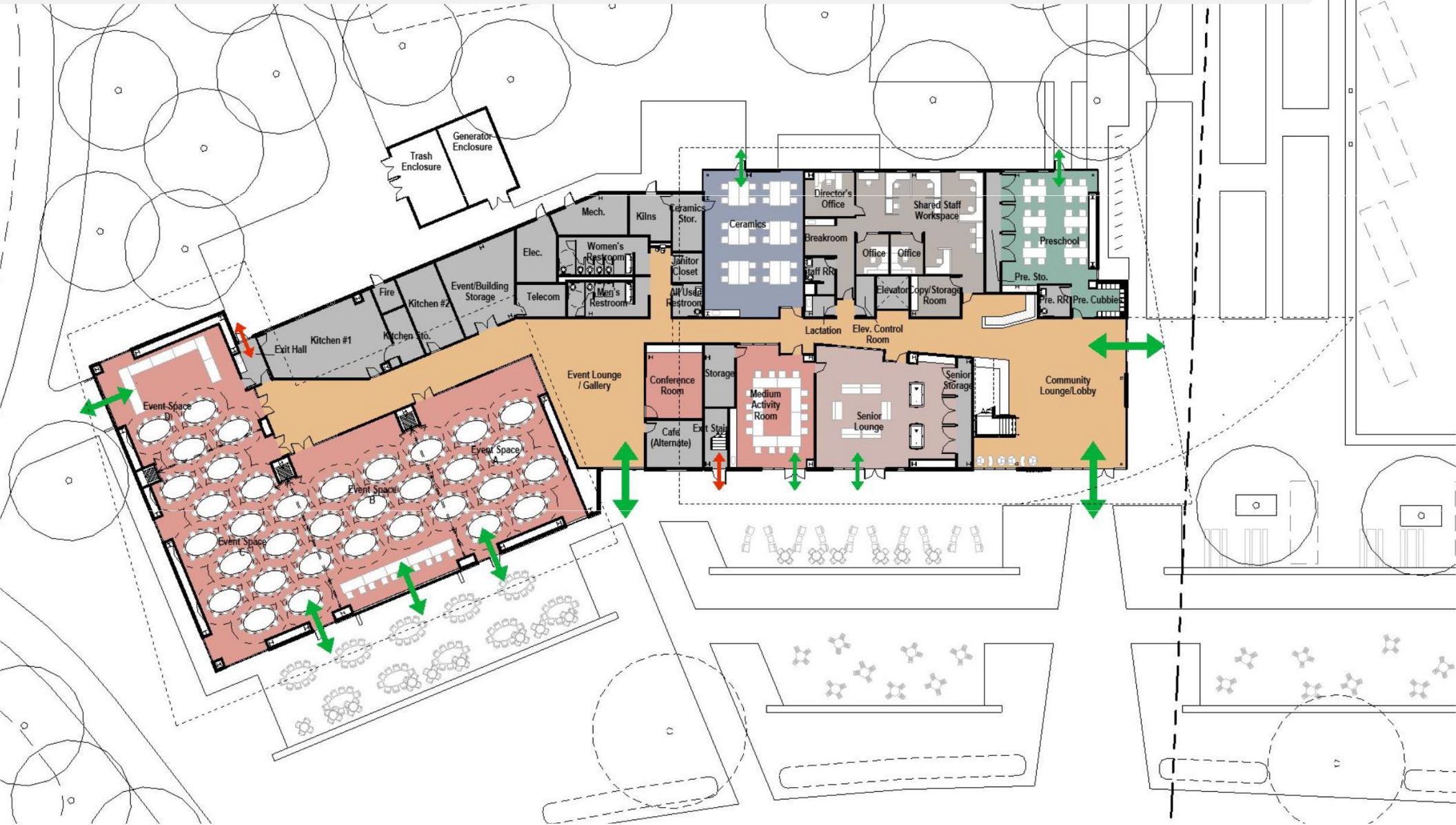




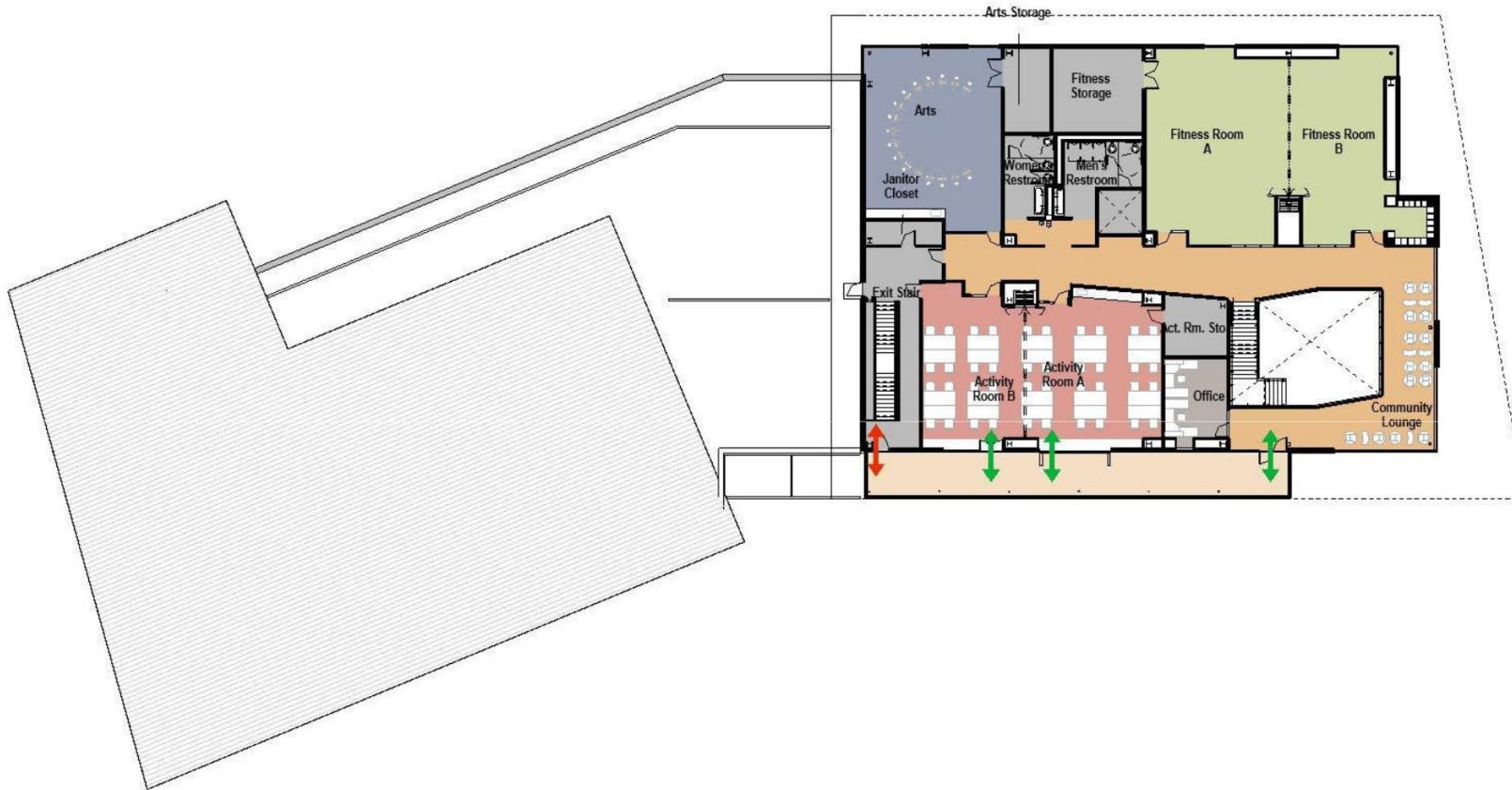
OUTDOOR AMENITIES



FIRST FLOOR PLAN



SECOND 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



023

BIRDS EYE – VIEW FROM SHELL TO LAGOON





RECREATION CENTER FROM ROSE GARDEN





RECREATION CENTER WING FROM LAGOON TERRACE





EVENTS WING FROM BOARDWALK





EVENTS WING FROM MEADOW



DRAFT



RECREATION CENTER FROM LAGOON



DRAFT FLYTHROUGH ANIMATION



SEPTEMBER 2023

CITY COUNCIL

Foster City Recreation Center

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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?**

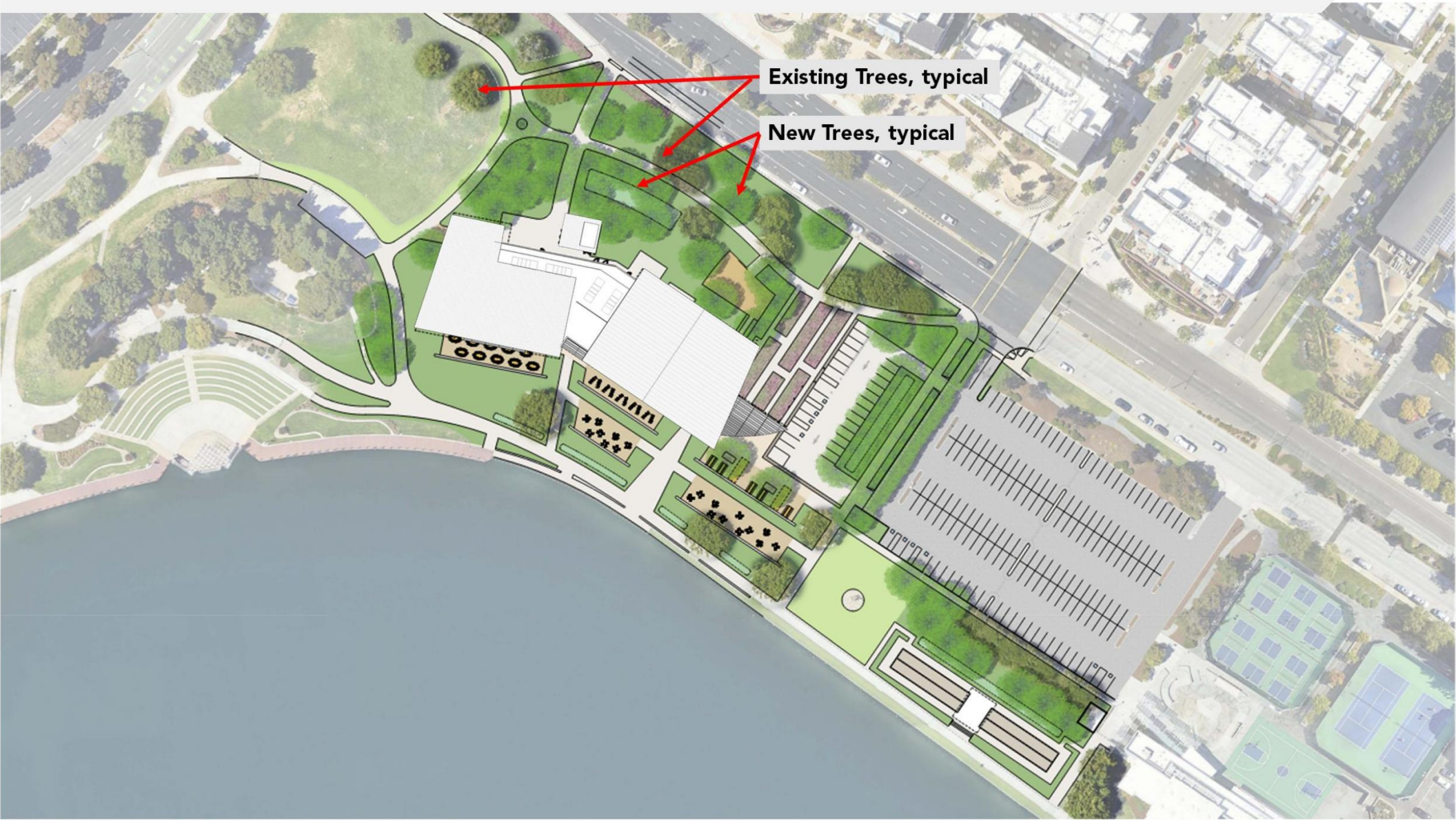


EXISTING SITE PLAN





PROPOSED 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



SEPTEMBER 2023

CITY COUNCIL

Foster City Recreation Center

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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 @ Hildale Intersection



QUESTIONS/COMMENTS?



FOSTER CITY RECREATION CENTER REBUILD SCHEMATIC DESIGN

CITY COUNCIL

City of Foster City

September 2023



GROUP 4

