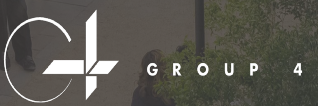


FOSTER CITY RECREATION CENTER REBUILD

CITY COUNCIL UPDATE

City of Foster City December 18, 2023



AGENDA

1. Project Update
2. Final Schematic Design
3. Café
4. Project Budget Summary
5. Next Steps

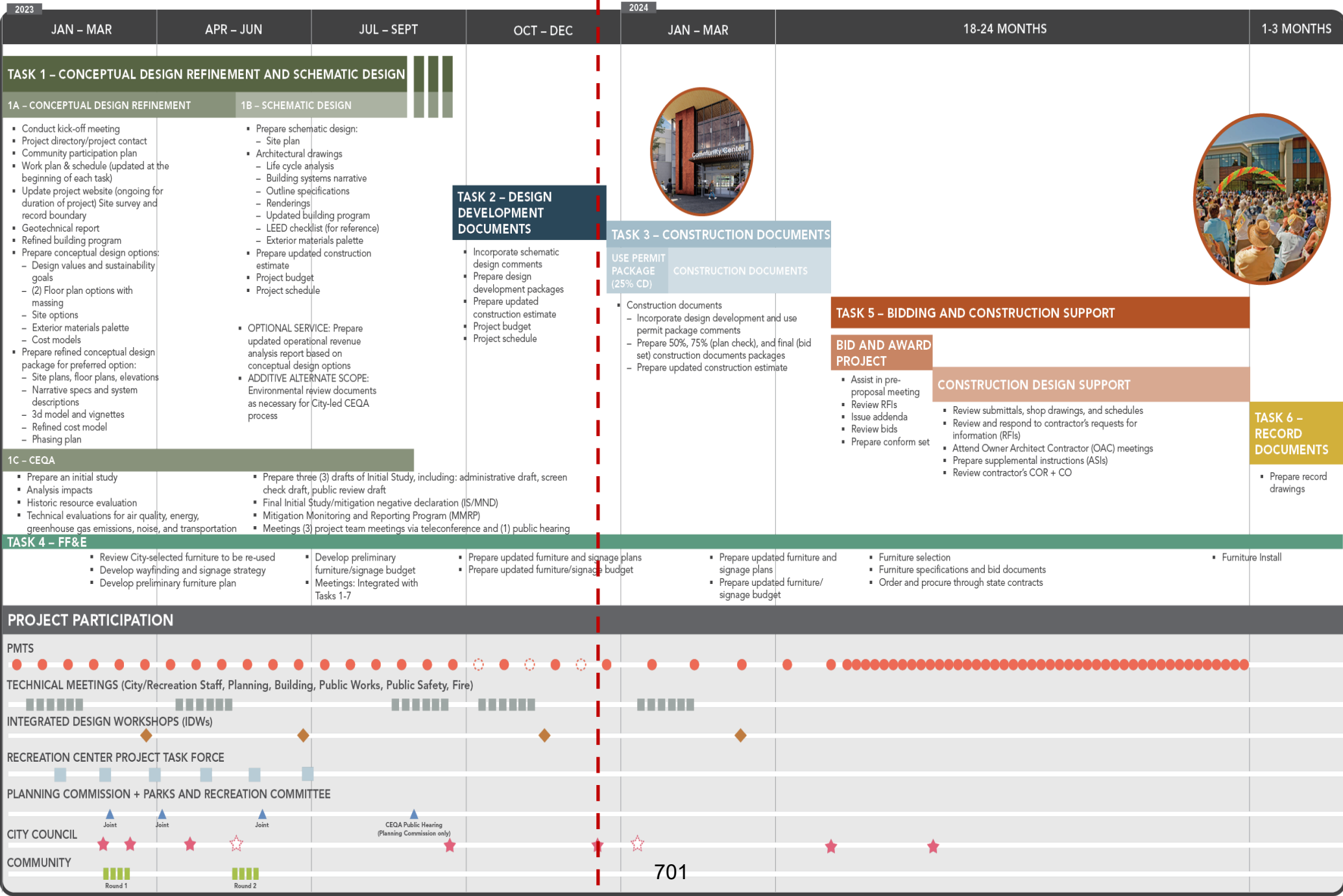




FOSTER CITY RECREATION CENTER

DRAFT WORK PLAN 2023-12-6

TODAY



USE PERMIT PACKAGE (25% CD)

CONSTRUCTION DOCUMENTS

TASK 5 - BIDDING AND CONSTRUCTION SUPPORT

BID AND AWARD PROJECT

CONSTRUCTION DESIGN SUPPORT

TASK 6 - RECORD DOCUMENTS

Prepare record drawings



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)

- ✓ 3 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 City Council Meetings

Planning Commission Public Hearing

- ✓ CEQA + Use Permit Approval



AGENDA

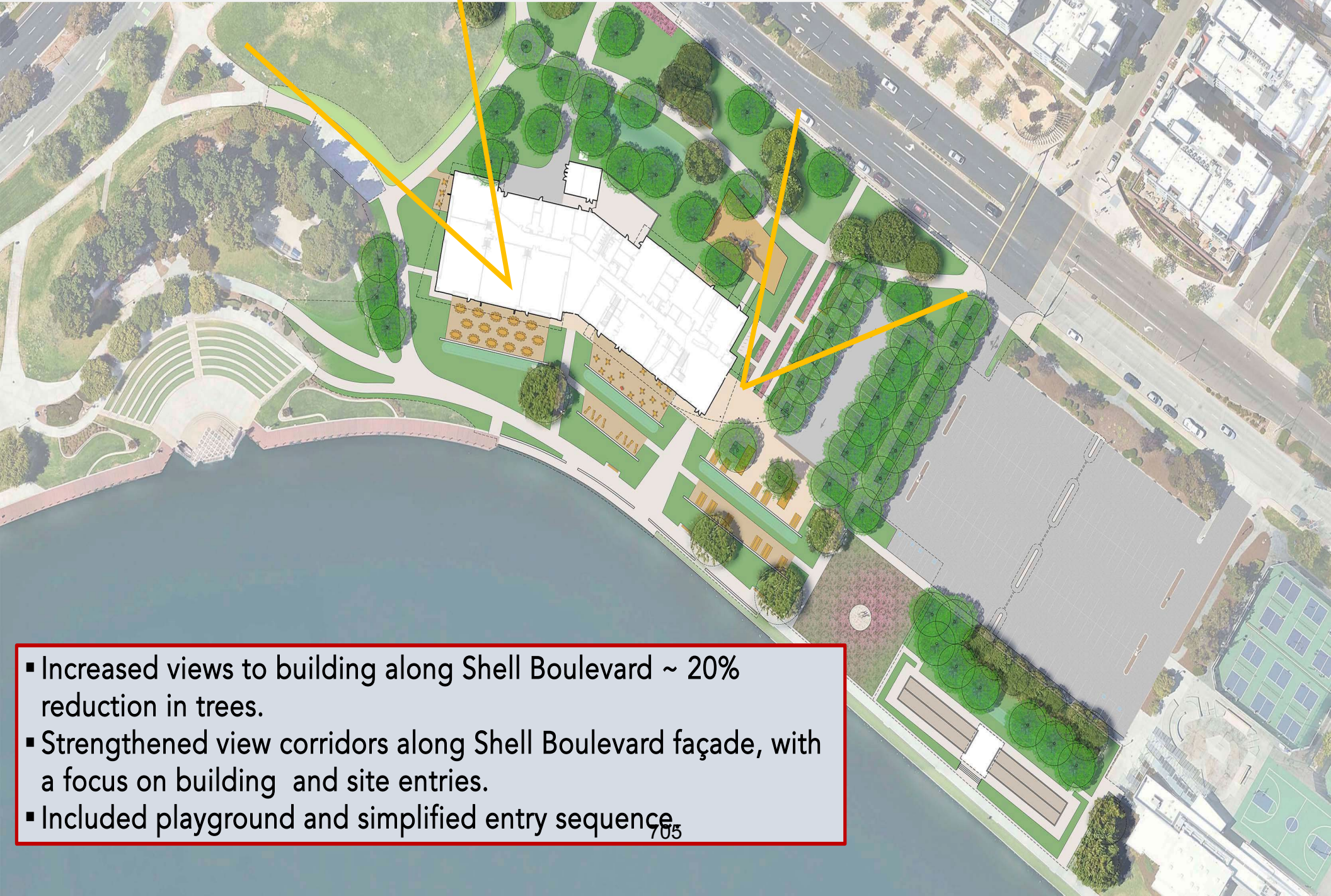
1. Project Update
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SITE PLAN



SITE PLAN



- Increased views to building along Shell Boulevard ~ 20% reduction in trees.
- Strengthened view corridors along Shell Boulevard façade, with a focus on building and site entries.
- Included playground and simplified entry sequence.



PERSPECTIVE FROM SHELL + HILLSDALE BOULEVARD



706



PERSPECTIVE FROM SHELL + HILLSDALE BLVDS





SEPTEMBER - DECEMBER PERSPECTIVE FROM SHELL BOULEVARD



SEPTEMBER



708
DECEMBER

DECEMBER 18, 2023

CITY COUNCIL UPDATE

Foster City Recreation Center



PERSPECTIVE FROM SHELL BOULEVARD





SEPTEMBER - DECEMBER VIEW FROM LAGOON TERRACE



SEPTEMBER

**710
DECEMBER**



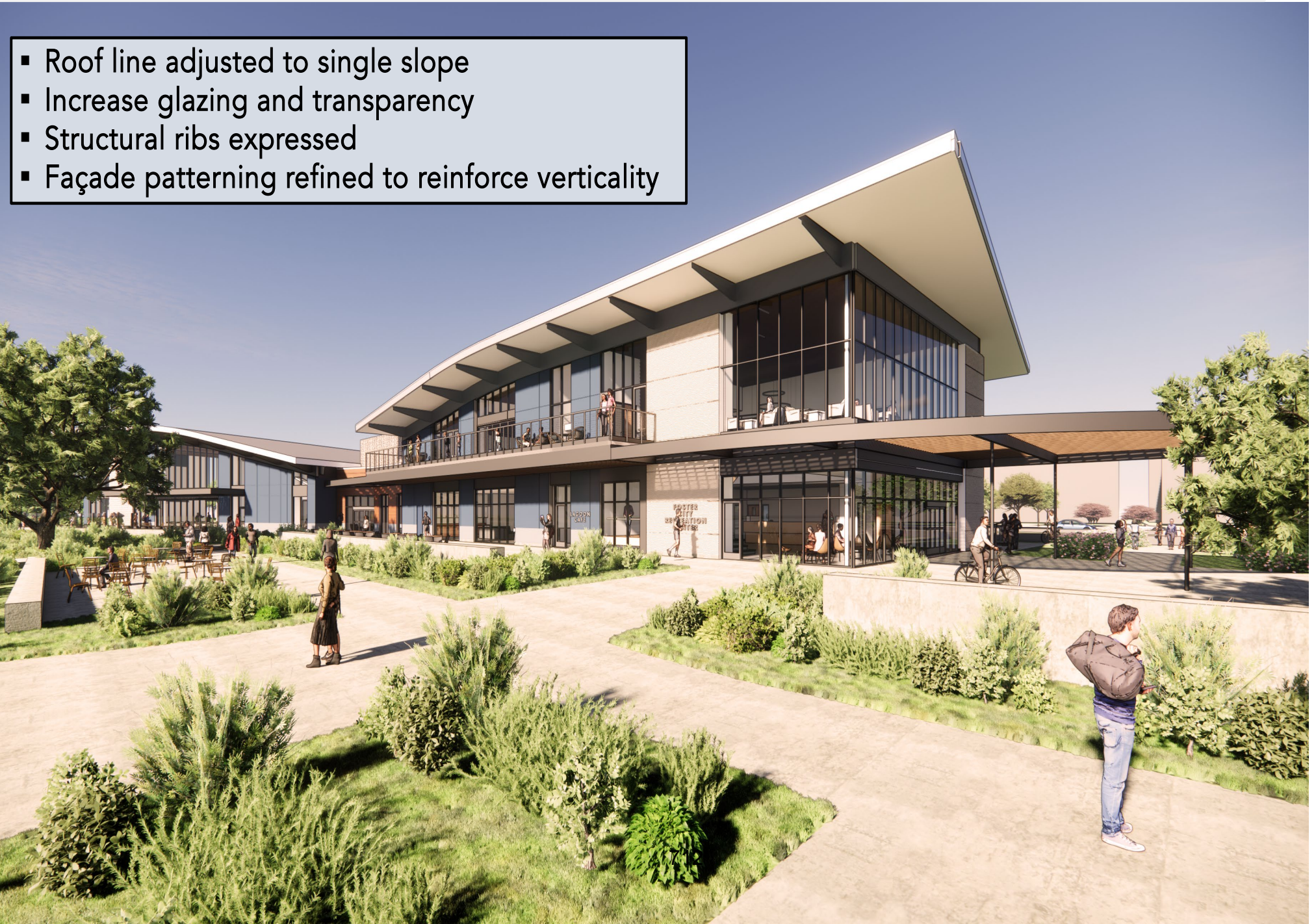
VIEW FROM LAGOON TERRACE





VIEW FROM LAGOON TERRACE

- Roof line adjusted to single slope
- Increase glazing and transparency
- Structural ribs expressed
- Façade patterning refined to reinforce verticality





SEPTEMBER - DECEMBER VIEW FROM MEADOW



SEPTEMBER



⁷¹³**DECEMBER**

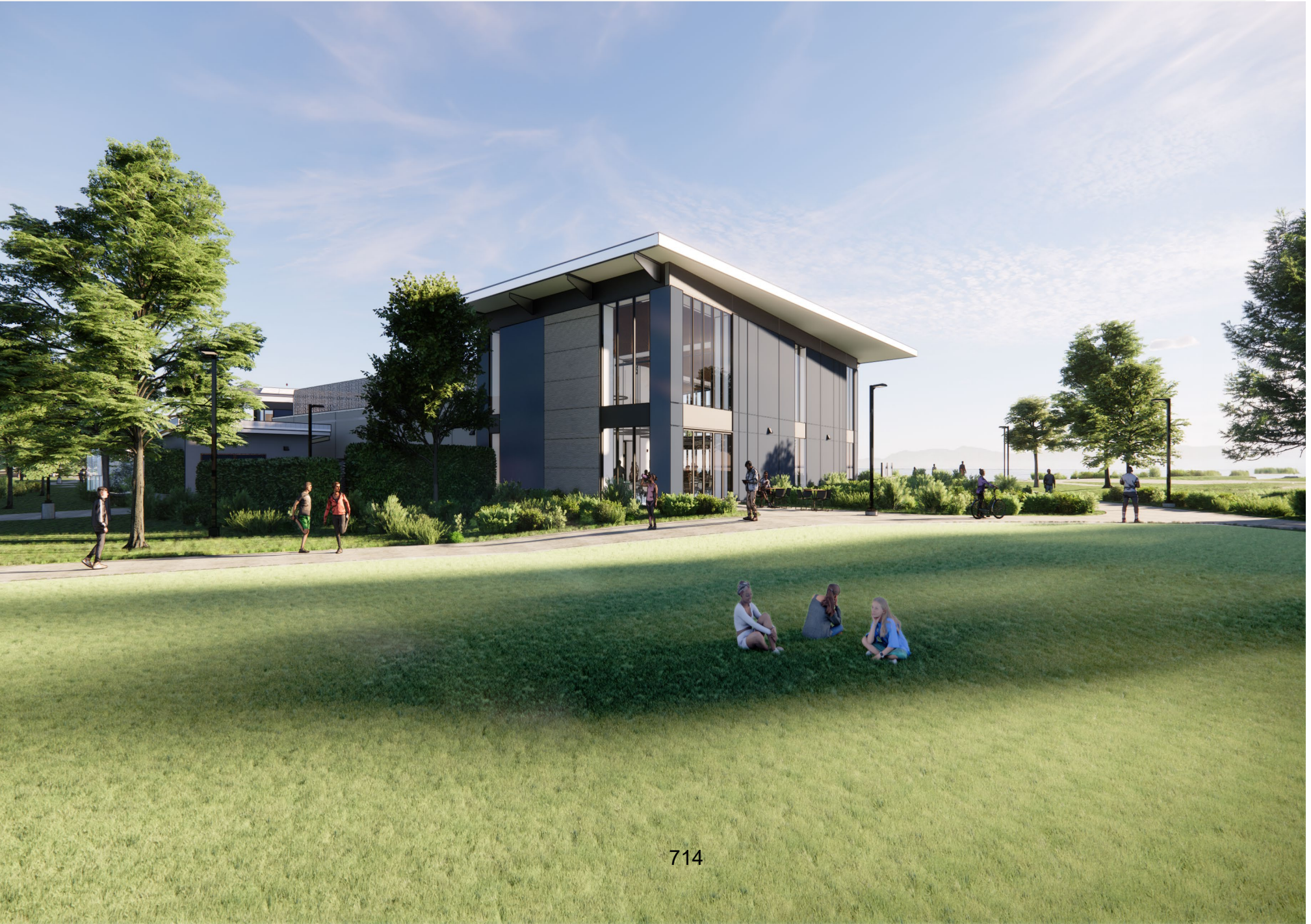
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Foster City Recreation Center



VIEW FROM MEADOW



DECEMBER 18, 2023

CITY COUNCIL UPDATE

Foster City Recreation Center



VIEW FROM MEADOW FACADE



- Roof line adjusted to single slope
- Increase glazing and transparency
- Structural ribs expressed
- Façade patterning refined to reinforce verticality



SEPTEMBER - DECEMBER RECREATION CENTER FROM LAGOON



SEPTEMBER

**716
DECEMBER**



VIEW FROM LAGOON



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SEPTEMBER - DECEMBER VIEW FROM SHELL BOULEVARD ENTRY



SEPTEMBER



⁷¹⁸**DECEMBER**

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VIEW FROM SHELL BOULEVARD ENTRY



719



SEPTEMBER - DECEMBER VIEW OF EVENTS TERRACE



SEPTEMBER



⁷²⁰**DECEMBER**

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VIEW OF EVENTS TERRACE



DRAFT



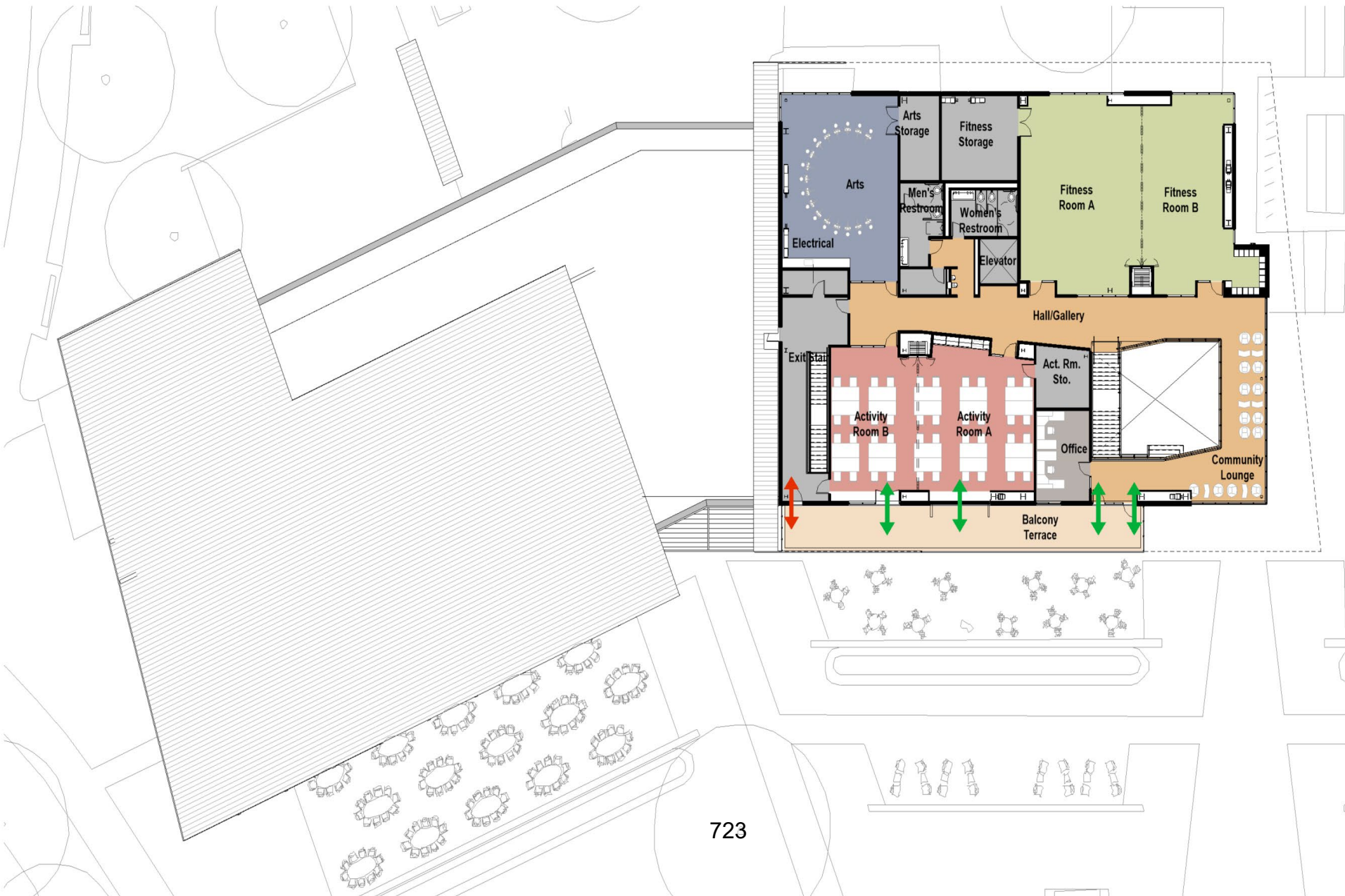
FIRST FLOOR PLAN



DRAFT



SECOND FLOOR PLAN

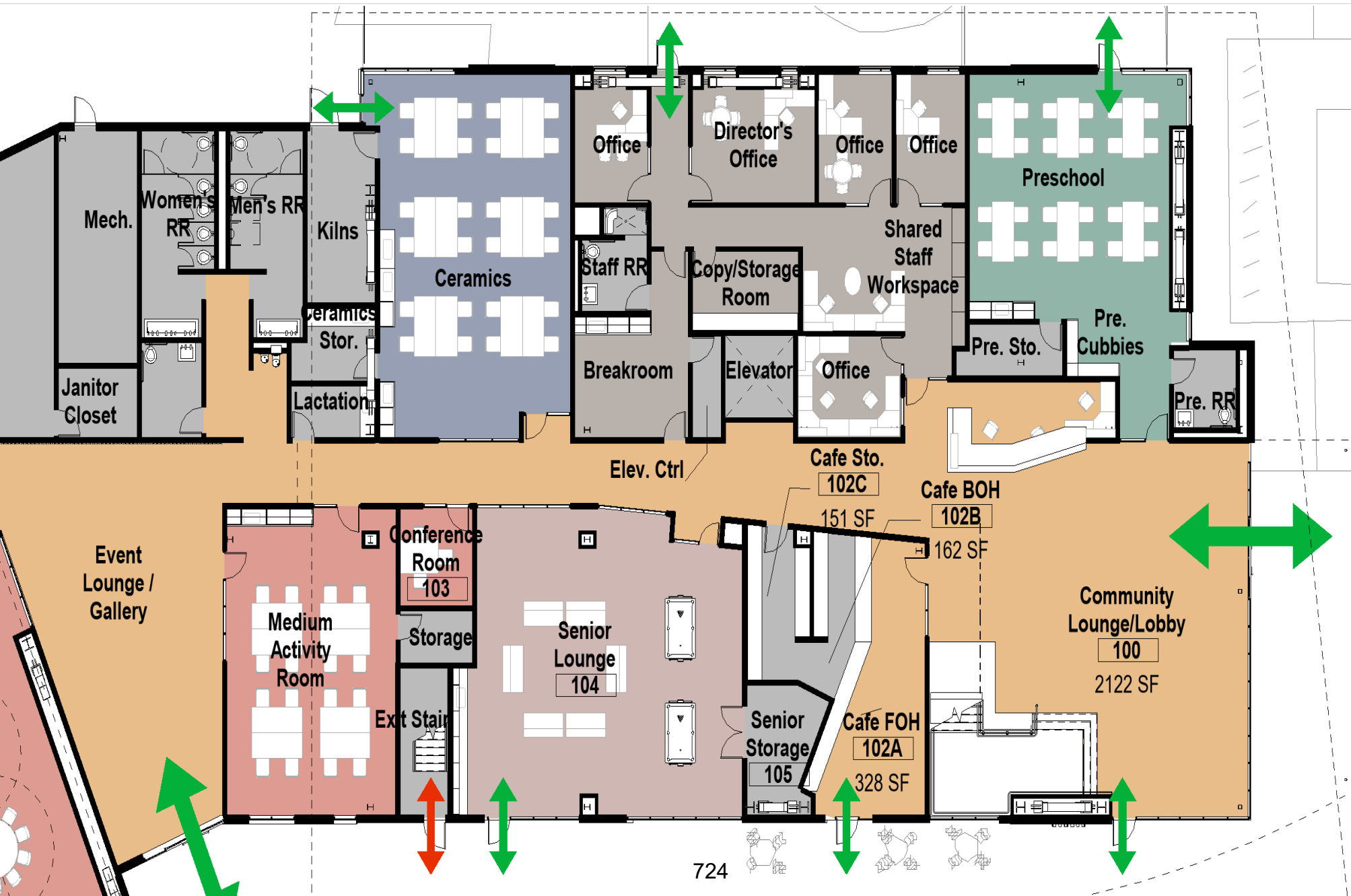


723

DRAFT



FIRST FLOOR PLAN – UPDATED CAFÉ + STAIR



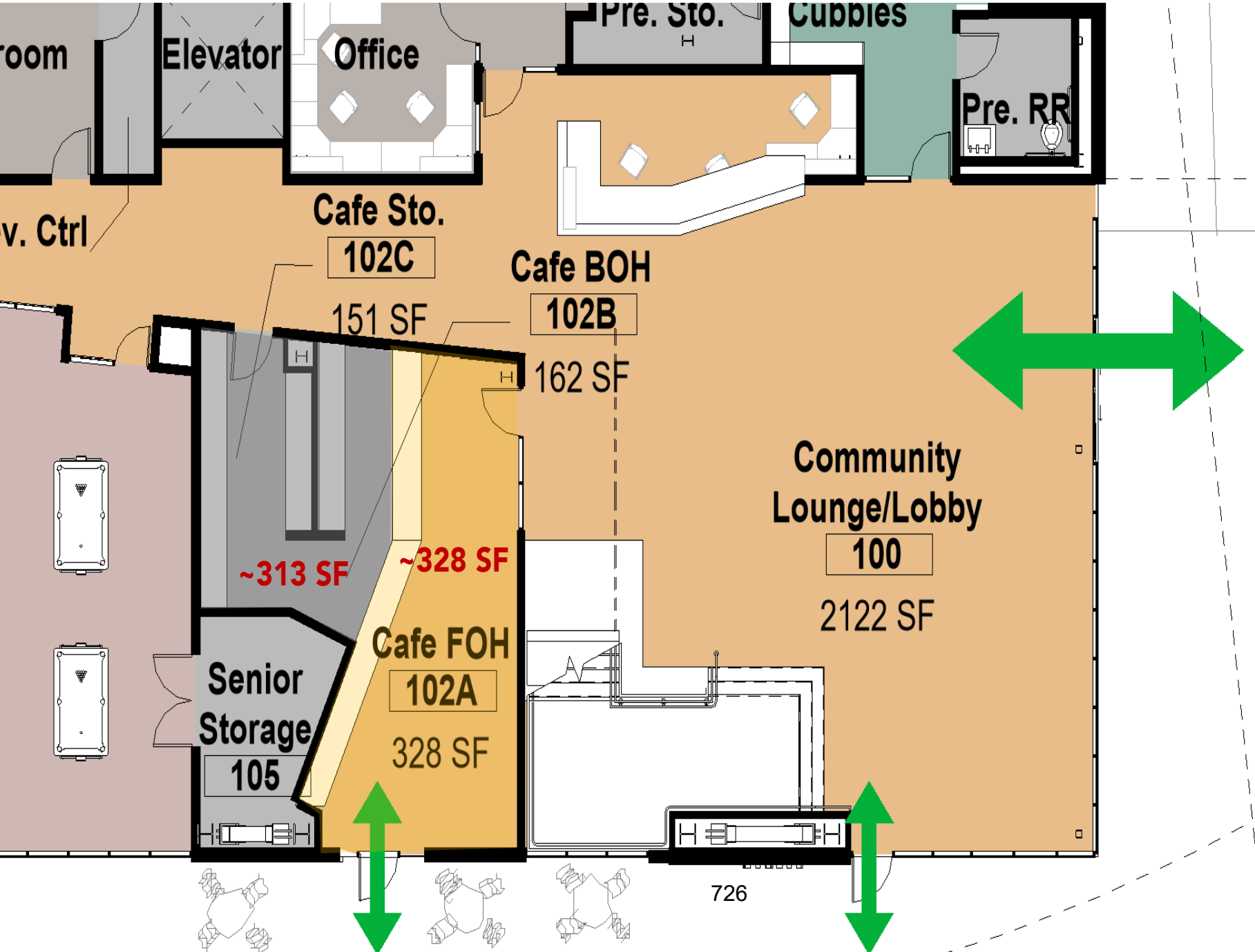
AGENDA

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FIRST FLOOR PLAN – DETAILED CAFÉ PLAN

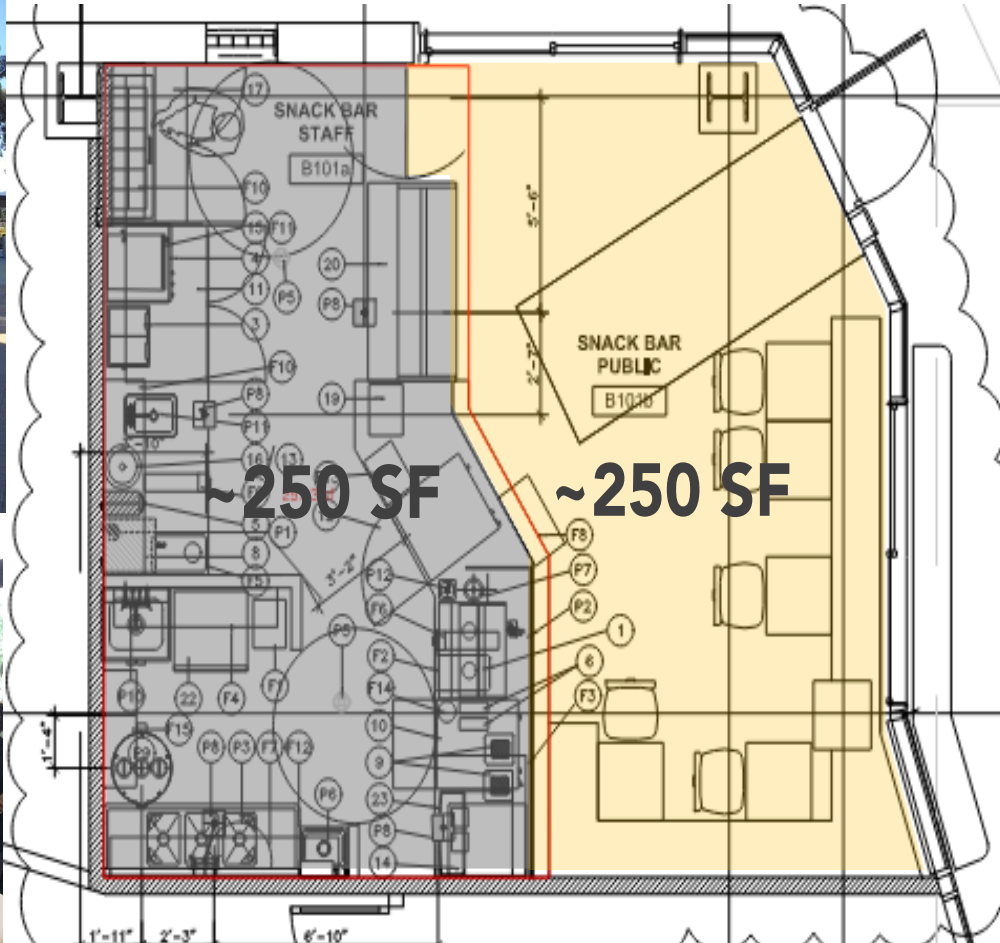




VIEW FROM PARKING LOT ENTRY

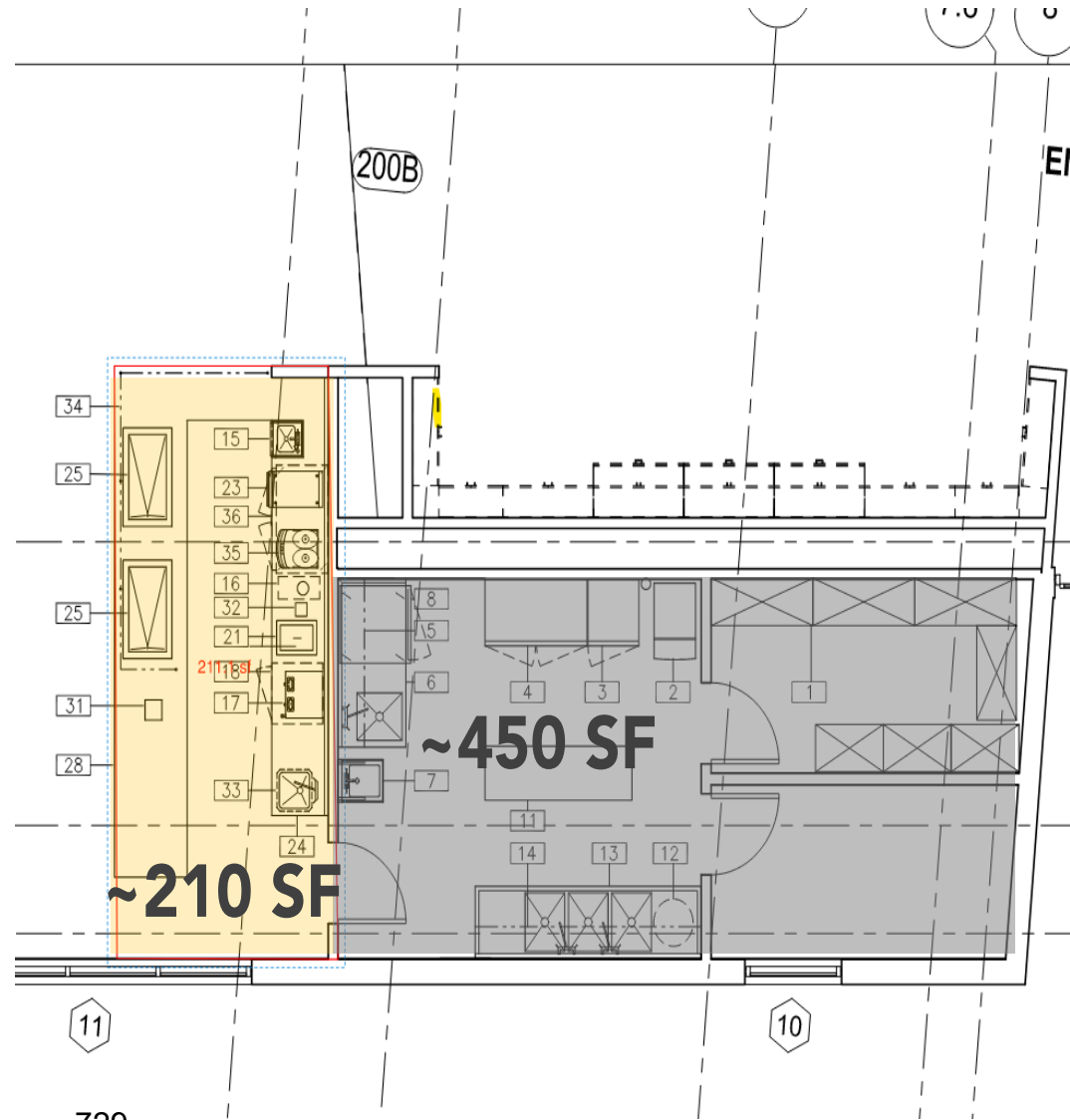


CAFÉ- EXAMPLE- ADA'S CAFÉ (FOR REFERENCE)





CAFÉ EXAMPLE - ELK GROVE DISTRICT 56)



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729

31

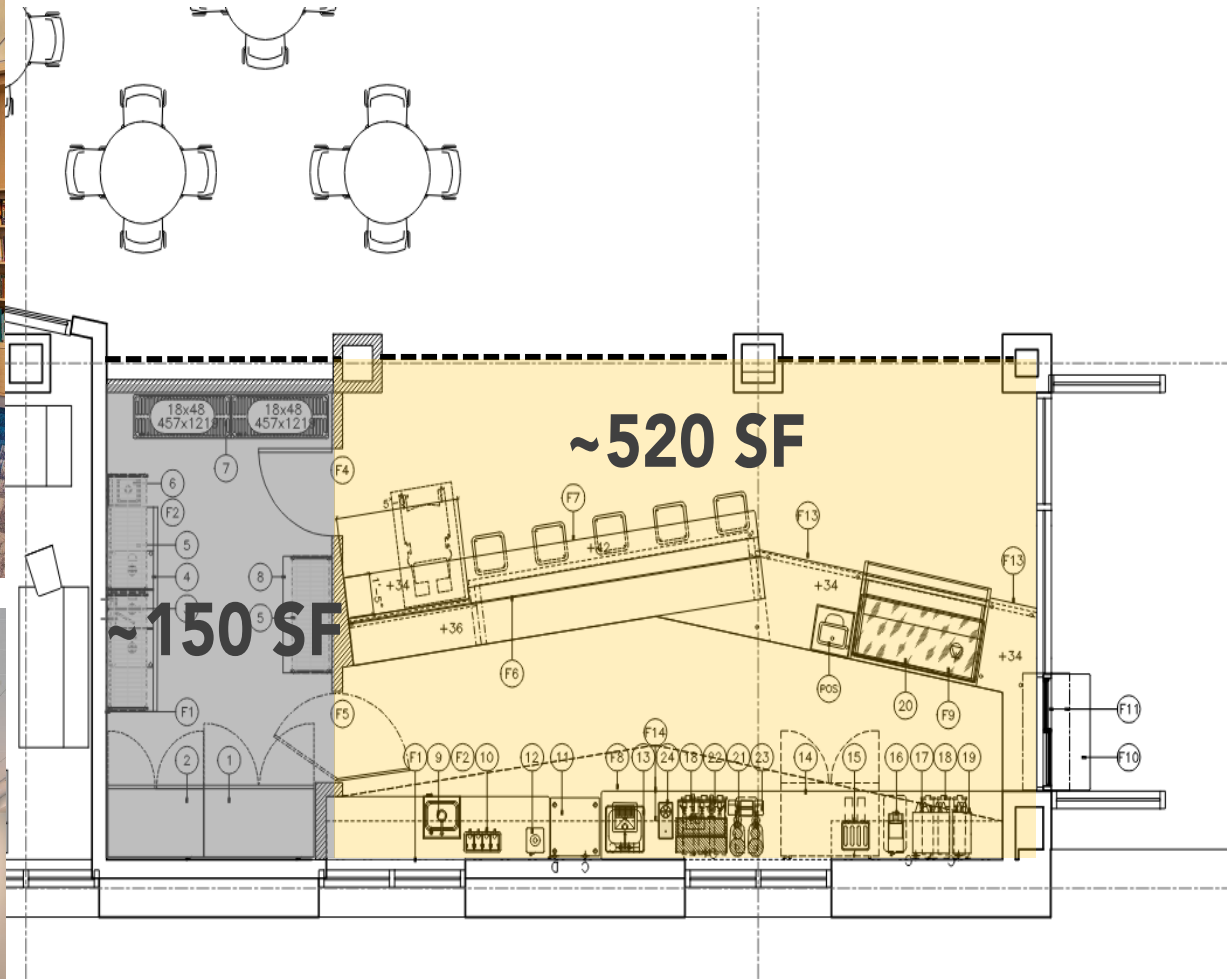


CAFÉ EXAMPLE - NEW LEAF CAFÉ AT SPOKANE CENTRAL LIBRARY

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CITY COUNCIL UPDATE

Foster City Recreation Center



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FOSTER CITY RECREATION CENTER REBUILD

SCHEMATIC DESIGN COST MODEL

UPDATED PER 9/18/23 CITY COUNCIL

	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

* Hard Costs includes direct costs, markups + design contingency

**Escalated to mid-point of Construction July 2025 (Construction Sept. 2024 to June 2026)

APPROVED ADDITIONAL PROJECTS + ENHANCEMENTS

	Budget	Available Funding	Additional Funding	Total Increase
Expanded Preschool Patio + Playground (L1), ERF \$70,200	\$385,000	\$70,200	\$314,800	\$385,000
Bocce Court Expansion and Improvement (L3a) CIP 301-655 \$925,000	\$1,009,000	\$925,000	\$84,000	\$1,009,000
Café Equipment & Space (A2)	\$428,000		\$428,000	\$428,000
Shell Blvd + Entry Façade Enhancements (AE1)	\$350,000		\$350,000	\$350,000
SUBTOTAL			\$1,176,800	\$2,172,000
TOTAL CONSTRUCTION BUDGET W/ ADDITIONAL PROJECTS AND ENHANCEMENTS				\$49,478,300





FOSTER CITY RECREATION CENTER REBUILD – PROJECT BUDGET				
SCHEMATIC DESIGN				
		2022 PROJECTED ESTIMATE	2023 SCHEMATIC DESIGN ESTIMATE	2023 NOVEMBER ESTIMATE
1)	2018 Study + Outreach	\$242,172	\$242,172	\$242,172
2)	Architecture + Engineering (incl. A+E contingency)	\$6,208,200	\$5,958,207	\$5,958,207
3)	Surveys (included in 2)	\$0	\$0	\$0
4)	Environmental	\$0	\$70,000	\$70,000
5)	Special Inspections + Testing	\$330,000	\$800,553	\$835,941
6)	Direct Construction Cost	\$46,200,000	\$52,026,875	\$54,396,075
a.	Building		\$33,900,000	\$34,678,000
b.	Site		\$8,150,000	\$9,544,000
c.	Escalation		\$5,256,250	\$5,256,250
	SUBTOTAL			\$49,478,300
d.	Construction Contingency		\$4,730,625	\$4,917,825
7)	Temporary Facilities	\$210,000	\$380,000	\$562,000
8)	Fixtures, Furnishings, + Equipment (FF+E)	\$100,000	\$1,190,000	\$1,190,000
9)	Electronic Systems and Special Equipment	\$0	\$115,000	\$115,000
10)	Construction Management	\$2,173,500	\$2,173,500	\$2,173,500
11)	Utility Company Connections Services + Fees	\$100,000	\$135,000	\$135,000
12)	City Fees + Administration	\$400,000	\$102,814	\$102,814
13)	Soft Cost Contingency	\$0	\$151,777	\$162,646
	TOTAL³³	\$55,964,000	\$63,356,000	\$65,943,000

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1. Project Update
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5. **Next Steps**
 - **January 2024 Council Budget Presentation**
 - **Construction Documents**



FOSTER CITY RECREATION CENTER REBUILD

CITY COUNCIL UPDATE

City of Foster City December 18, 2023

