SAN BRUNO
RECREATION & AQUATICS CENTER
Schematic Design
City Council Update
April 09, 2019
AGENDA

1. Overview of Roles and Responsibilities
2. Project Schedule and Workplan
3. Project Update
   a. Budget
   b. Site Improvements
   c. Concept Design/Massing Models
   d. Building Components
4. Next Steps
PHASE 2: COMMUNICATIONS AND LEADERSHIP

Jon Hughes, VP, Director of Operations
Lance Solomon, Sr. Program & Construction Manager

Project Manager (Griffin)

Design Team (G4)

Dawn Merkes, PIC
David Schnee, Design Director
Daniel LaRossa, PM/Designer
Gary Ching, Project Architect
Daheen Maeng, Job Captain

Internal Steering Committee (ISC)

Jovan Grogan, City Manager
Keith DeMartini, Finance Director
Jennifer Dianos, Assistant to the City Manager
Joanne Magrini, Comm. Services Director
Danielle Brewer, Comm. Services Superintendent
Jimmy Tan, Public Works Director
Darcy Smith, Comm. & Economic Development Director

Advisory Committee (AC)
City Council (CC)
SB Community Foundation
P&R Commission
Planning Commission

G R O U P 4

SAN BRUNO RECREATION & AQUATICS CENTER
LIST OF ALL DESIGN CONSULTANTS

- **BSW Architects**, Associate Architect: Stephen Springs – Designer PIC, PM | Carlos Guerra – Project Designer
- **Counsilman-Hunsaker**, Aquatics Consultant: George Deines | Mike Gartland
- **SWA**, Landscape Architect: Marco Esposito – Principal | Zachary Davis – Associate
- **BKF**, Civil Engineers: Roland Haga – Principal | Jonathan Tang – Project Civil Engineer
- **Romig Engineers**, Geotechnical Services: Jonathan Fone – Principal, Senior Project Engineer
- **Degenkolb Engineers**, Structural Engineers: Holly Razzano – Principal, PM | Alex Barnes
- **OMM**, Lighting Design Resource: Paul Carey – Principal
- **Marshall**, Kitchen Consultant: Steven Marshall – President | Stacey Jennings
- **LSA**, CEQA Consultant: Theresa Wallace | Matthew Wiswell
- **Hexagon**, Traffic Engineers: Gary Black – President
- **TBD**, Cost Planning and Estimating: Gary Holland – Project Manager
- **Stansen Specs**, Specification Writer: Linda Stansen – Principal
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PARTICIPATION REVIEW – Schematic Design

– Internal Steering Committee Meetings – (8) meetings

– Advisory Committee Meetings – (3) meetings

– Technical Meetings – as needed
  – Community Services Department (5 to date)
  – Building/Planning Department (4 to date)
  – Public Works (1 to date)
  – Police (May)
  – Fire (May)

– Stakeholder/Partner Meetings
  – St. Andrews Church
  – PG&E
  – Peninsula Clean Energy (PCE)

– Public Meetings
  – San Bruno Community Foundation (March 6, 2019)
  – City Council Update (April 9, 2019)
  – Parks & Recreation Commission (April 17, 2019)
  – Planning Commission (July 16, 2019)
  – City Council Acceptance of Design (August 13, 2019)
CEQA & OPERATIONAL STUDIES – underway

CEQA and Site Studies
- Parking and Traffic Study
- Biological Resources Review
- Arborist Report
- Cultural Resources and AB 52 Native American Heritage notifications
- Historical Resource Evaluation
- Geotechnical Report
- Hazardous Material Report

Operational Analysis
- Internal control and operations
- Program Options: preliminary revenue/vs cost analysis
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CONCEPTUAL DESIGN PROGRAM 6/26/2018

LOBBY/LOUNGE

GYMNASIUM
HIGH SCHOOL REGULATION COURT W/ 2 MINOR COURTS

FITNESS + WELLNESS
CARDIO/WEIGHTS GROUP EX ROOM

YEAR-ROUND AQUATICS
LEISURE & LAP SWIM

COMMUNITY HALL

CLASSROOMS

CONFERENCE ROOM

ART CLASSROOM

GAME ROOM

EARLY CHILDHOOD EDUCATION

Sizes and quantities to be verified during schematic design.
# MOVING FROM PAST CONCEPTUAL TO NEW SCHEMATIC BUDGETS

## CONCEPTUAL – Cost Model 6/26/2018

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Budget (in millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building, Adjacent Parking, and Site <em>(Confirm project scope)</em></td>
<td>$39.0M*</td>
</tr>
<tr>
<td>- Includes Furniture, Fixtures &amp; Equipment</td>
<td></td>
</tr>
<tr>
<td>- Soft Costs included (A/E fees, CM fees, permit fees) <em>(no temporary facilities)</em></td>
<td></td>
</tr>
<tr>
<td>- Includes site work, preparation, parking, hardscape, landscape</td>
<td></td>
</tr>
<tr>
<td>- Outdoor pool as an alternate</td>
<td></td>
</tr>
<tr>
<td>City Park Way, Creek, and Associated Site Work ***</td>
<td>$2.3M*</td>
</tr>
<tr>
<td>- Includes site work, preparation, parking, hardscape, landscape</td>
<td></td>
</tr>
<tr>
<td>- Soft Costs included (A/E fees, CM fees, permit fees)</td>
<td></td>
</tr>
<tr>
<td>- Potential phasing of site, parking, and park improvements</td>
<td></td>
</tr>
<tr>
<td>Corporation Yard Parking Lot</td>
<td>$1.0M*</td>
</tr>
<tr>
<td>- Includes site work, preparation, parking, hardscape, landscape</td>
<td></td>
</tr>
<tr>
<td>- Soft Costs included (A/E fees, CM fees, permit fees)</td>
<td></td>
</tr>
<tr>
<td>- Potential phasing of site, parking, and park improvements</td>
<td></td>
</tr>
<tr>
<td>Escalation and Project Hard Cost Contingency</td>
<td>$7.2M</td>
</tr>
<tr>
<td>- Project Contingency range: 5-10% based on complexity of bid package and project complexity</td>
<td></td>
</tr>
<tr>
<td>- Escalation: 4-5%/year TBD</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PROJECT COSTS</strong></td>
<td><strong>$49.5M</strong></td>
</tr>
</tbody>
</table>

*Needs to be adjusted for current construction costs

**Needs to be adjusted for current escalation rates

***Sewer infrastructure to be improved + associated budget TBD

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*SAN BRUNO RECREATION & AQUATICS CENTER*

**04. 09. 2019**

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**SAN BRUNO RECREATION & AQUATICS CENTER**
PROJECT BUDGET UPDATE

Base Option

Enhancements

Priority #1 Enhancements:
• Community Hall, Lounge, Walking Track

Priority #2 Enhancements:
• Outdoor Pool, Splash Pad, Expanded Deck
## Existing

- **~30,700 sf building**
  - Gymnasium: High School Regulated Gym ~9,500 SF
  - Weight Room: ~400 SF
  - Community Room: ~1,700 SF
  - Classroom: ~5,000 SF
  - (1) Divisible Meeting Room(s)
  - (1) Tiny Tots Room
  - (1) Ceramics Room
  - (1) Conference Room
  - Staff: ~1,200 SF
  - Entry: ~300 SF
  - Circulation + Support Spaces: Lockers, RR, ELEC, MECH, BLDG STOR., WALLS, CIRCULATION ~12,600 SF
  - Outdoor Pool: Lap Swim (5 lane, 25 yard) ~5,500 SF
  - Deck Area ~5,600 SF
  - Total: ~10,500 SF

## Base Option

- **~40,000 sf building**
  - Gymnasium: High School Regulated Gym ~9,500 SF
  - Storage ~900 SF
  - ~10,400 SF
  - Fitness/Cardio: ~2,000 SF
  - Group X: ~1,600 SF
  - Group X Room ~14,000 SF | Stor. ~200 SF
  - Classrooms: (2) Medium Classroom Divisible 2-Way ~1,600 SF | Stor. ~80 SF
  - (1) Small Classroom ~700 SF | Stor. ~70 SF | Tiny Tots Room ~70 SF
  - (1) Conference Room ~300 SF
  - Staff: ~1,600 SF
  - Entry: ~300 SF
  - Circulation + Support Spaces: Circulation and Pre-Function, Lockers, RR, ELEC, MECH, BLDG STOR., WALLS, POOL STOR. POOL MECH+CHEM RM ~12,900 SF
  - Indoor Pool: Lap Swim (6 lane, 25 yard) ~3,900 SF
  - Deck Area ~3,100 SF
  - Party RM, Life Guard RM, Office ~1,700 SF
  - ~8,400 SF

## Enhancements

- **~5,000 sf building + Outdoor Pool**
  - Community Hall: ~3,600 SF
  - Community Room(s): Divisible 2-Way ~3,000 SF
  - Small Catering Kitchen: ~200 SF | Stor. ~200 SF
  - Community Lounge: ~800 SF
  - Elevate Walking Track: ~2,800 SF
  - Outdoor Pool: Lap Swim (4 lane, 25 yard) + Leisure Play ~3,500 SF
  - Deck Area ~3,400 SF
  - Family Changing/RR, Stor., Mech. ~300 SF
  - Total: ~8,200 SF
PHASING OPTIONS

Community Hall and Community Lounge: Not practical to later build the second story

Outdoor Pool and Walking Track: Practical to later build the second story

Base: ~40,000sf

Base + Enhancements: ~45,000sf
SITE IMPROVEMENTS COMPONENTS

<table>
<thead>
<tr>
<th>SITE IMPROVEMENT OPTIONS</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. PRIMARY PROJECT SITE WORK</td>
<td>$3,400,000</td>
</tr>
<tr>
<td>2. UPGRADE EAST PARKING</td>
<td>$800,000</td>
</tr>
<tr>
<td>3. NEW PARKING AND ROAD/CREEK IMPROVEMENTS</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>4. ALTERED ROADWAY</td>
<td>$600,000</td>
</tr>
<tr>
<td>5. ALTER AND/OR EXPAND CHURCH PARKING</td>
<td>$900,000</td>
</tr>
<tr>
<td>6. MOVE MEMORIAL AND PATHS</td>
<td>TBD</td>
</tr>
<tr>
<td>7. MOVE GAZEBO AND PATHS</td>
<td>TBD</td>
</tr>
</tbody>
</table>
BASE SITE IMPROVEMENTS

SITE IMPROVEMENT OPTIONS
1. PRIMARY PROJECT SITE WORK
2. UPGRADE EAST PARKING
3. NEW PARKING AND ROAD/CREEK IMPROVEMENTS
4. ALTERED ROADWAY
5. ALTER AND/OR EXPAND CHURCH PARKING
6. MOVE MEMORIAL AND PATHS
7. MOVE GAZEBO AND PATHS
OPTIONAL SITE IMPROVEMENTS

1. PRIMARY PROJECT SITE WORK
2. UPGRADE EAST PARKING
3. NEW PARKING AND ROAD/CREEK IMPROVEMENTS
4. ALTERED ROADWAY
5. ALTER AND/OR EXPAND CHURCH PARKING
6. MOVE MEMORIAL AND PATHS
7. MOVE GAZEBO AND PATHS

SITE IMPROVEMENT OPTIONS
SITE PLAN
CONTROL + STACKING DIAGRAMS

Base Option

First Floor
CONTROL + STACKING DIAGRAMS

Base Option

Dehumidifier

Fitness/Cardio/Weights

Staff

Stor.

Group X

Second Floor
CONTROL + STACKING DIAGRAMS

Base Option w/ Enhancements

First Floor

Indoor Pool

Men's Lockers

Women's Lockers

Mech. + Chem.

Pool Stor.

Elec. Boiler

Lifeguard Office

Outdoor Pool

Spectators

Spectators

Pool Lobby

Spectators

Party

Control Desk

Lobby/Lounge

Staff

Medium Classroom

Medium Classroom

Small Classroom

Gym Stor.

Bldg. Stor.

RR RR

Mech.

Women's Lockers

Men's Lockers

Elec. Boiler

Lifeguard Office

Indoor Pool

Mech. + Chem.

Pool Stor.
CONTROL + STACKING DIAGRAMS

Base Option w/ Enhancements

Mech. Screen shown dashed

Dehumidifier

Elevated Track

Fitness/ Cardio/ Weights

Conf. Room

Community Hall

Deck

Group X

Staff

Pre- Function

RR

RR

Cat. Kit.

Stor.

Mech. Well

Second Floor

SAN BRUNO RECREATION & AQUATICS CENTER

04. 09. 2019

28
LOBBY/LOUNGE

1ST FLOOR
GYMNASIUM

1ST FLOOR

SAN BRUNO RECREATION & AQUATICS CENTER

04. 09. 2019  30
LOCKER ROOMS

1ST FLOOR

SAN BRUNO RECREATION & AQUATICS CENTER
INDOOR POOL + PARTY ROOMS
CLASSEROOMS

1ST FLOOR
FITNESS/CARDIO/WEIGHTS

2ND FLOOR
GROUP X

2ND FLOOR

SAN BRUNO RECREATION & AQUATICS CENTER
Enhancement Priority #1
COMMUNITY ROOM + CONFERENCE ROOM
Enhancement Priority #1
ELEVATED TRACK
Enhancement Priority #2
OUTDOOR POOL + SPLASH PAD
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- **Upcoming Meetings**
  - **April 9:** City Council Update – **TODAY!**
  - **April 16:** Internal Steering Committee Meeting 09
  - **April 17:** Park and Recreation Commission Meeting
  - **May 7:** Advisory Committee Meeting 04
  - **May 20-31:** Architectural Review Committee Review
  - **July 16:** Planning Commission
  - **August 13:** City Council Acceptance of Design

THANK YOU