



**CITY OF FOSTER CITY
CITY HALL CONFERENCE ROOM 1D
610 FOSTER CITY BOULEVARD
FOSTER CITY, CALIFORNIA**

AGENDA

Monday, October 23, 2017 6:30 PM

SPECIAL MEETING

1. CALL TO ORDER

2. ROLL CALL

Councilmembers Sam Hindi, Catherine Mahanpour, Herb Perez, Gary Pollard and Mayor Charlie Bronitsky

3. PUBLIC

Pursuant to Government Code Section 54954.3(a), members of the public wishing to address the Council may do so, and the comments shall be limited to the Special Meeting notice topic(s).

4. STUDY SESSION

- 4.1. Study Session on Recreation Center Master Plan**
a) Staff Report
b) Action – By Minute Order, Provide Policy Direction

5. ADJOURNMENT

The public is invited to attend.

Any attendee wishing special accommodations at the meeting should contact the City Clerk's Department at (650) 286-3250 at least 48 hours in advance of the meeting.

Any writings or documents provided to a majority of the City Council or EMID Board regarding any item on this agenda after the agenda packet was distributed will be made available for public inspection in the City Clerk Department at City Hall located at 610 Foster City Boulevard during normal business hours and at the meeting.

City Council meetings on FCTV on Comcast Channel 27 and AT&T Channel 99:

LIVE every 1st and 3rd Monday of the month

REPLAY next day at 1:00 pm (that week only)

REPLAY Saturday at 5:00 pm (only on Saturday the week the actual meeting occurs)



DATE: October 23, 2017

TO: Mayor and Members of the City Council

VIA: Kevin M. Miller, City Manager

FROM: Kevin Miller, City Manager
Jennifer Liu, Parks and Recreation Director

SUBJECT: STUDY SESSION ON RECREATION CENTER MASTER PLAN

RECOMMENDATION

It is recommended that the City Council, by Minute Order, receive a presentation and provide direction regarding the next steps to be taken for the Recreation Center Master Plan (RCMP) Project.

EXECUTIVE SUMMARY

The current need for significant structural upgrades to the Recreation Center building has dictated the timing for a conversation about achieving the best and highest use of the facility. A series of public meetings helped to define and shape City Council and community expectations for the facility. Most recently, on April 3, 2017, the City Council commissioned Councilmembers Sam Hindi and Catherine Mahanpour to work with staff to develop a recommendation for the future of the RCMP project which will be presented at tonight's meeting. In short, the holistic review of the facility and community needs indicates the priority to replace the structure in the current location, which is integral to the community way of life and the City's brand of parks and waterways.

BACKGROUND

The Recreation Center opened to the public in 1974. Due to its location as a central amenity in Foster City's "crown jewel" Leo J. Ryan Park, the William E. Walker Recreation Center is a hub of activity in the Foster City community.

The current need for significant structural upgrades to this aging facility has dictated the

timing for a conversation about achieving the best and highest use of the Recreation Center facility, given its location in and symbiotic relationship with the surrounding park, its complementary relationship with regional amenities and the ongoing evolution of the City's demographics and recreational needs.

The City Council has held a series of public meetings regarding the Recreation Center Master Plan project, beginning in January 2016. Most recently, on April 3, 2017, the City Council held a study session at which it commissioned a Subcommittee comprised of Councilmembers Hindi and Mahanpour to work with staff to develop a recommendation for the future of the RCMP project. This subcommittee has met three times over the course of the last six (6) months, culminating in the presentation that will be given at tonight's meeting.

ANALYSIS

Over the course of the last six (6) months, Councilmembers Hindi and Mahanpour have met with staff members on all aspects of the Recreation Center Master Plan. Community outreach has confirmed the space and program needs of the community. The Subcommittee and City staff concur that, based upon this community input and review of all the available data and resources, a multi-use facility within Leo J. Ryan Park meets a broad and identified community need. Staff will make a presentation at tonight's meeting with a more detailed discussion of the project and will seek City Council direction on next steps, which could include identifying funding for this project in the FY 2018-19 Capital Improvement Project Budget.

Related to the Recreation Center Master Plan project, at its May 15, 2017 City Council meeting, the City Council tabled an item to approve the Plans and Specifications and Call for Bids for Soccer Fields S1, S2 and Baseball Field B1 Synthetic Turf Installation at Sea Cloud Park (CIP 301-659). Before considering this project, the City Council wished to receive the financial information that was presented at the October 9, 2017 City Council Special Meeting and the information about the Recreation Center Master Plan project that is being presented at tonight's meeting. Staff continues to recommend moving forward with this important Capital Improvement Project and will bring the item to the City Council for approval at its December 18, 2017 regular meeting, unless given different direction at tonight's meeting.

FISCAL IMPACT

There is no fiscal impact to accepting the report regarding the Recreation Center Master Plan. There may be future budgetary impact related to the project, depending upon what direction is given by the City Council.

Attachments:

- Attachment 1 - Presentation
- Attachment 2 - Staff Report from May 15, 2017 City Council Meeting Regarding Sea Cloud Park Project



Recreation Center Master Plan

A Bold Vision for a Regional Destination

October 23, 2017

Discussion Topics

1. Vision for a Multipurpose Facility
2. Location
3. Project Scope Alternatives and Branding
4. CIP for Conceptual Design Plans

Vision for a Multipurpose Facility

The **Library** will always have books...but it now also includes: a maker's space; café; laptops for check out; fee programs, and special events. A multipurpose facility is still where the community will come for Jazzercise and Table Tennis, but it will have the potential to offer so much more for the community.

You are going on vacation...you go the **airport** and while at the airport, you have an experience: artwork and sculptures; bars and restaurants; private lounge; massage, etc. A multipurpose facility is one that you have an experience just by walking through it or sitting in it; it has the potential to offer something to folks not even participating in classes, activities, or meetings.



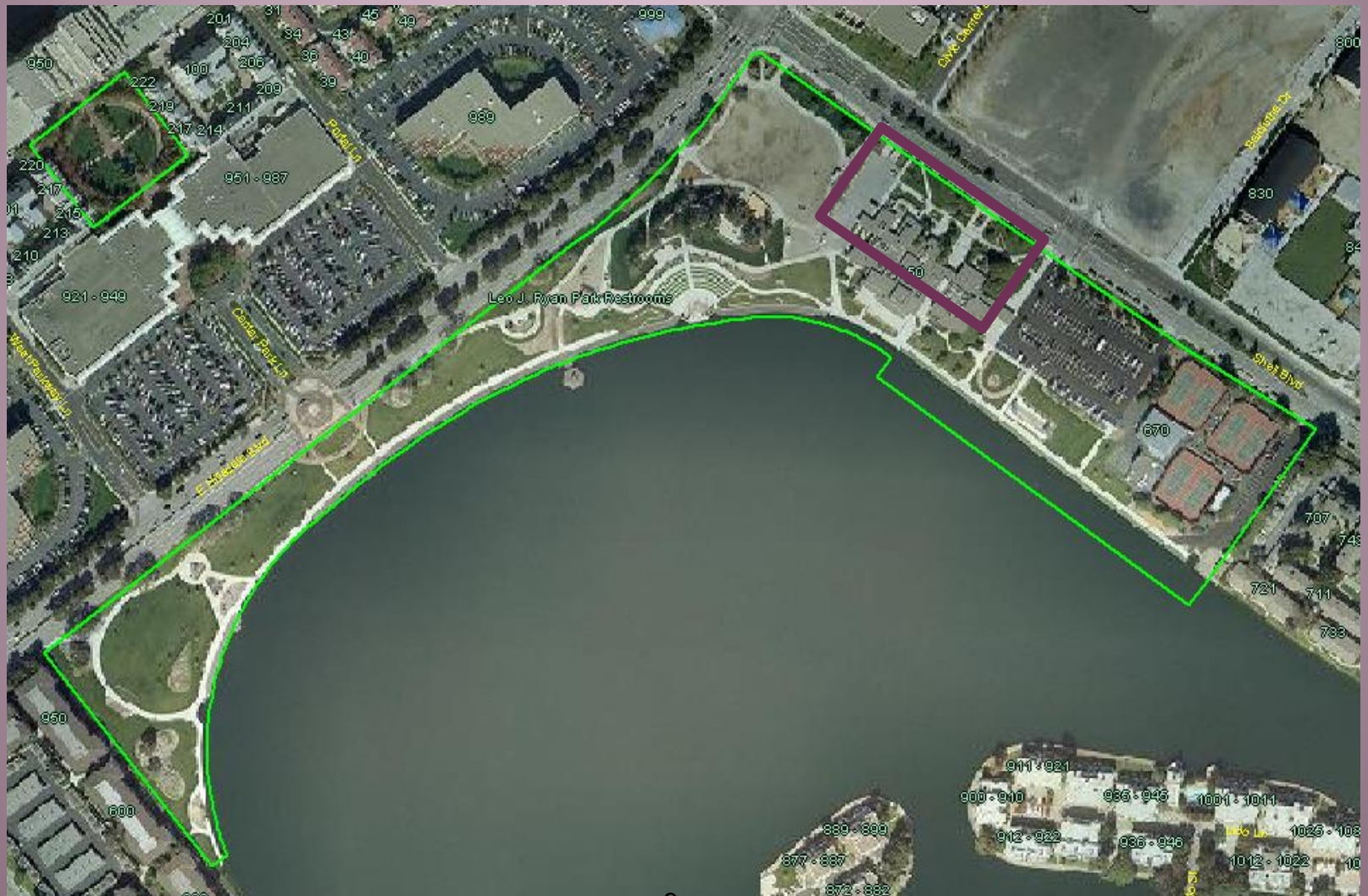
A planned community connected by its parks and waterways...

500 Miles • 47 Cities • 9 Counties • 1 Trail

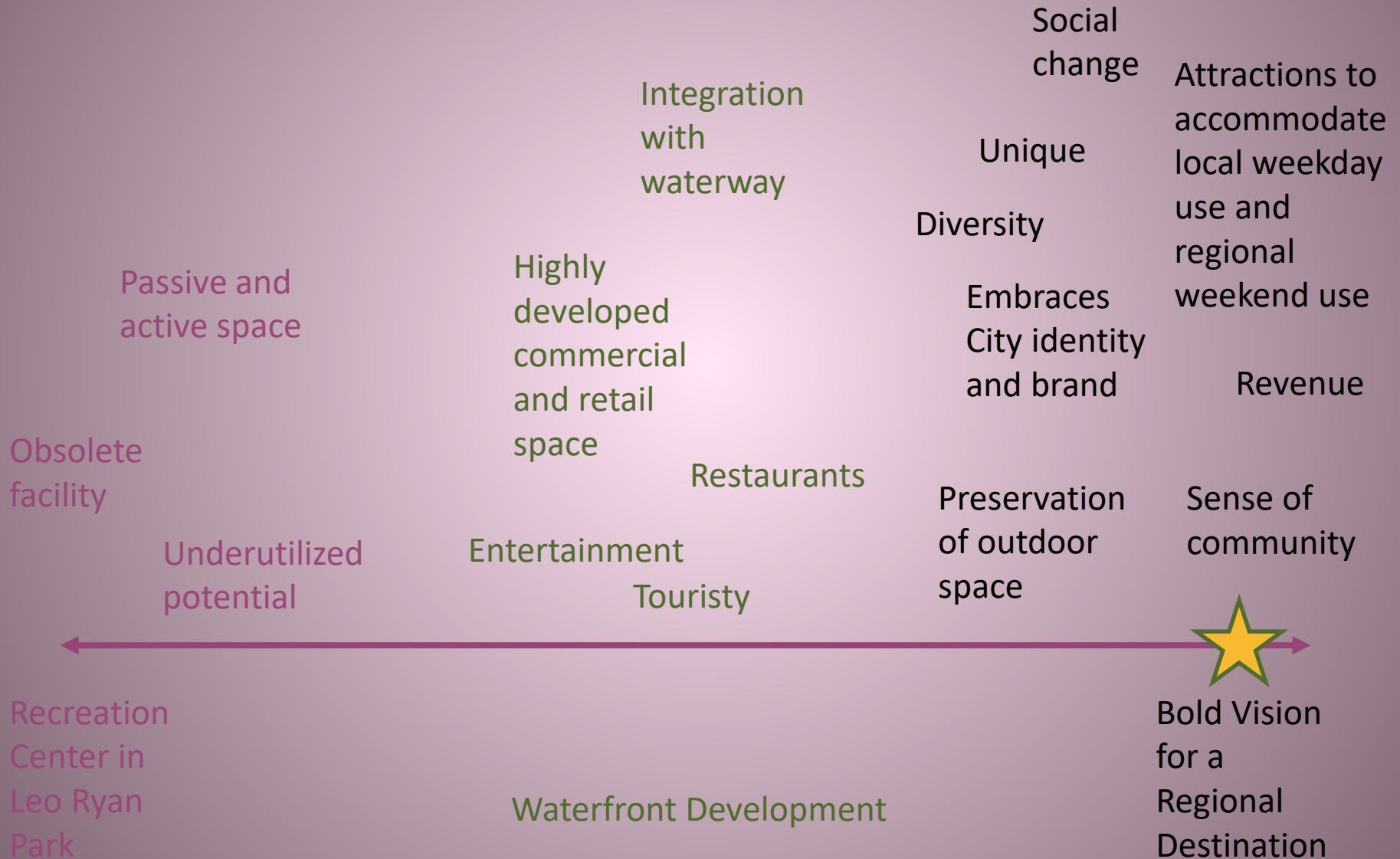
Welcome to the San Francisco Bay Trail, a planned 500-mile walking and cycling path around the entire San Francisco Bay running through all nine Bay Area counties, 47 cities, and across seven toll bridges. With over 350 miles in place, the Bay Trail connects communities to parks, open spaces, schools, transit and to each other, and also provides a great alternative commute corridor. The ultimate goal of the Bay Trail is to build a continuous shoreline bicycle and pedestrian path for all to enjoy.

Location

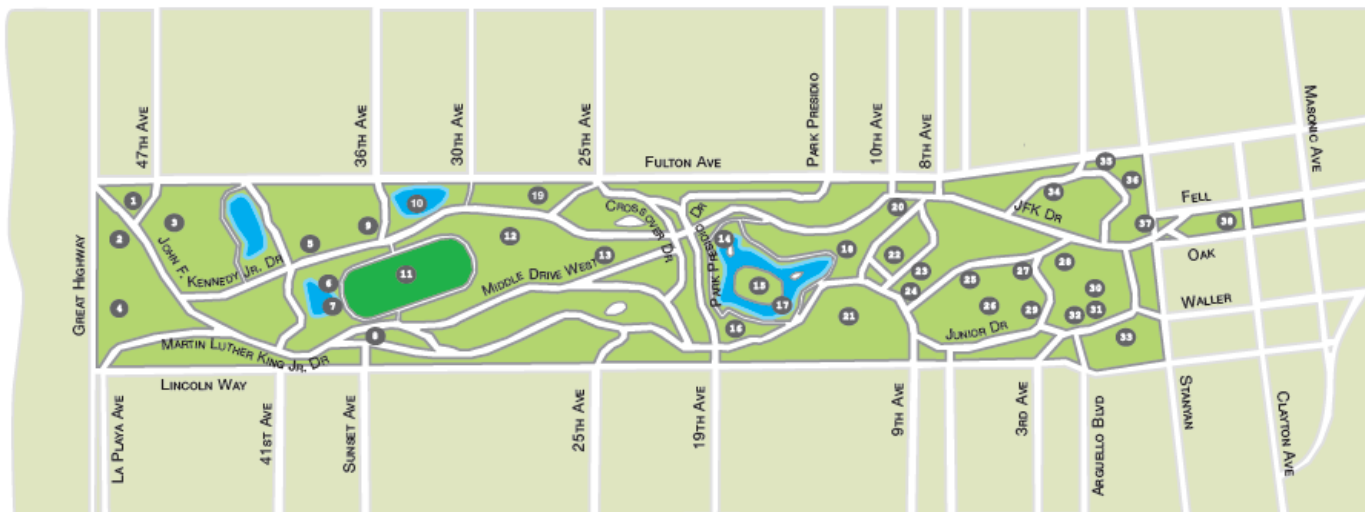
Holistic view that reflects an integral part of
our way of life, our brand



The Unique Opportunity



The Park, the Facility, Does Not Stand on Its Own



- | | | | |
|----------------------|-----------------------------|------------------------------------|-----------------------------|
| 1. Dutch Windmill | 10. Spreckles Lake | 20. M.H. de Young Memorial Museum | 30. Sharon Art Studio |
| 2. Beach Chalet | 11. Soccer & Polo Fields | 21. Strybing Arboretum | 31. Children's Playground |
| 3. Golf Clubhouse | 12. Barbecue Pits | 22. Music Concourse | 32. Carousel |
| 4. Soccer Fields | 13. Picnic Area | 23. California Academy of Sciences | 33. Kezar Stadium |
| 5. Buffalo Paddock | 14. Boathouse/ Boat Rentals | 24. Shakespeare Garden | 34. Conservatory of Flowers |
| 6. Anglers Lodge | 15. Strawberry Fields | 25. Handball Courts | 35. Dog Run |
| 7. Fly Casting Pools | 16. Playground | 26. Baseball Fields | 36. Horseshoe Pits |
| 8. Dog Run | 17. Stow Lake | 27. AIDS Memorial Grove | 37. McLaren Lodge |
| 9. Model Yacht Club | 18. Japanese Tea Garden | 28. Tennis Courts | 38. Basketball Courts |
| | 19. Disc Golf Course | 29. Bowling Greens | |

Americans' Engagement

with Parks and Recreation

92%

of Americans agree parks and recreation are **important local government services** (comparable to police/fire/schools/transportation)

4 in 5 Americans agree

that the NRPA Three Pillars of Conservation, Health and Wellness, and Social Equity represent what they see as the **priorities for their local park and recreation agency**

85%

of Americans seek **high-quality parks and recreation amenities** when they are choosing a new place to live

95%

of Americans say it is important for their local park and recreation agency **to protect the natural environment by acquiring and maintaining parks, trails, and green spaces**

87%

of Americans want their local park and recreation agency to **invest in critical infrastructure** that would improve their community's ability to **withstand or recover quickly from natural disasters**

Overlapping Messages

Sustainable Foster City

- Develop and implement strategies and activities in the areas of economic development, protecting the environment, and ensuring ***social equity that promotes the long-term viability of the Foster City community and its way of life.***

Public Space Placemaking Model

- Economic Value; Social Value; Environmental Value



Resilience Planning

- A Resilient City is one that has developed capacities to help absorb future shocks and stresses to its social, economic, and technical systems and infrastructures so as to still be able to maintain essentially the same functions, structures, systems, ***and identity.***

Possible Project Scope and Branding Alternatives

Project scope alternatives:

- Multipurpose Community Facility(only);
- Multipurpose Community Facility and supporting adjacent facilities;
- Alternative project scope interests?

Project branding alternatives:

- Focus exclusively on the multipurpose facility
- Connotation of a multipurpose facility within Leo Ryan Park with supporting facilities.

Next steps...

CIP for Conceptual Design

Facility Assumptions

- Restaurant / Café
- Theater – define
- Commercial kitchen with teaching capability
- Multiple large flexible spaces
- Art studio
- Preservation / integration with outdoor space for the purpose of relaxing, special events, and fitness

Site Assumptions

- Regional destination
- Orientation of Multipurpose Facility
- Preservation of outdoor space
- Enhanced Lagoon access / experience
- Parking / circulation for multiple simultaneous programs and activities

CIP Deliverables

\$200,000: Leo Ryan Park is the site

- Multi-use facility conceptual design and orientation to the site
- Projected construction costs
- Projected O&M
- Broad projection of facility programming
- Projected revenue associated with facility programming
- Community outreach

\$300,000: Exploratory study to understand the options of the site and define the project

- Urbanization focus to create something that will energize the City to reprogram / repurpose
- Fact finding to understand the whole vision of Foster City and a recommendation for the best use of the site / Land use evaluation
- Consideration of waterfront development
- Address rezoning if necessary
- Broad programmatic considerations
- Facility conceptual design
- Project costs
- “Master Plan”

Future Meeting

City Council Meeting

- December 18, regular meeting
 1. Authorize a CIP for conceptual design plans for a multi-purpose facility in Leo Ryan Park.
 2. Appropriate funding (identify the funding source)
 3. If you do not want to proceed in this direction, what is your policy direction?



DATE: May 15, 2017

TO: Mayor and Members of the City Council

VIA: Kevin M. Miller, City Manager

FROM: Jennifer Liu, Parks and Recreation Director
Pete Chiamos, Parks Manager

SUBJECT: SOCCER FIELDS S1, S2, AND BASEBALL FIELD B1 SYNTHETIC
TURF INSTALLATION AT SEA CLOUD PARK - APPROVE PLANS AND
SPECIFICATIONS AND CALL FOR BIDS (CIP 301-659)

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution to approve the plans and specifications and authorize the call for bids for Soccer Fields S1, S2, and Baseball Field B1 Synthetic Turf Installation at Sea Cloud Park (CIP 301-659).

EXECUTIVE SUMMARY

CIP 301-659 consists of the installation of synthetic surfacing for soccer/baseball fields at Sea Cloud Park. With the completion of the plans and specifications, City staff is recommending to proceed with the call for bids. Construction of this project is anticipated to begin in August 2017 and to be completed by the end of December 2017. Resolution No. 2016-59, adopted by City Council at its regular meeting on August 15, 2016, authorized the execution of an agreement with Verde Design Inc. for design and support services for the project. Based on the scope of work identified, plans and specifications have been completed and reviewed by Staff. A set of design plans and specifications are available for review in the City Council's office.

BACKGROUND

Foster City installed its first synthetic sports fields in 2009, one at Sea Cloud Park and the other at Catamaran Park. In 2012, Field S4 at Sea Cloud Park and Port Royal Park soccer fields were installed. In 2014, synthetic turf field was installed at Edgewater Park. Currently, Foster City has five (5) synthetic turf sports fields. Each synthetic turf

field saves approximately 1,000,000 gallons of water annually compared to a traditional grass turf field. With the installation of the two (2) new fields at Sea Cloud Park, Foster City can expect to save an additional 2,000,000 gallons of water annually, which has a current water rate saving per unit totaling approximately \$26,000.

ANALYSIS

The completion of CIP 301-659 will meet community needs in several ways.

- Allow for sports activities year round
- Provide for a versatile space for multiple sports activity uses
- Save money associated with water, fertilizer, irrigation repairs, fuel, sod, grass seed, soils, field marking paint, and baseball chalk

Below is a tentative schedule for CIP 301-659:

- Approval of Plans and Specifications and Call for Bids - May 2017
- Bid Opening - June 2017
- Award of Construction Contract - July 2017
- Construction to Begin - August 2017
- Construction Completion - December 2017
- Project Close Out - March 2018

Summary of Verde Design Estimated Construction Costs

- 100% estimated construction and design costs - \$3,560,570

The following is a summary of the project budget and anticipated financial obligations for the construction of the project:

Approved Funding

- A. Construction + 10% Contingency: \$3,043,895
- B. Design: \$242,450
- C. Subtotal: \$3,286,345
- D. Engineer's Construction Estimate + Contingency: \$3,318,120

Difference D-A (\$275,000)

With approval of the authorization to call for bids at the May 15, 2017 City Council meeting, the project will be advertised with the bid opening scheduled for June 15, 2017. In addition to advertising the project through the usual trade organizations, newspapers and the City's website, staff will contact various agencies for names of contractors who they have utilized in the installation of synthetic surface projects. With the project going out to bid in the late summer, the current bid environment, and the proactive approach staff will be undertaking to increase interest in this project, it is hoped that competitive bids will be received.

The Engineer's Construction Estimate with contingency currently exceeds the available funding by approximately \$275,000. When the low responsible, responsive bid has been determined and in conjunction with awarding the construction contract, staff will prepare a budget analysis including the amount and sources of funds needed to complete CIP 301-659 and recommend any necessary budget adjustments at that time. The Park-in-Lieu Fund, currently has a balance of \$750,000 and would provide for sufficient funding if necessary.

It is recommended that the City Council approve the plans and specifications and authorize the call for bids for Soccer Fields S1, S2, and Baseball Field B1 Synthetic Turf Installation at Sea Cloud Park (CIP 301-659).

A copy of the plans and specifications is available for review in the City Council's office.

FISCAL IMPACT

Currently, this project is funded in the FY 2016-2017 Capital Improvement Program budget with \$2,880,000 from Park-in-Lieu Funds and \$420,000 from CIP City.

Attachments:

- Attachment 1 - Resolution