



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

AGENDA

Monday, April 29, 2019 6:30 PM

SPECIAL MEETING

1. CALL TO ORDER

2. ROLL CALL

Councilmembers Richa Awasthi, Sanjay Gehani, Catherine Mahanpour, Herb Perez, and Mayor Sam Hindi

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. Recreation Center Options for Rehabilitation or Replacement**
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: April 29, 2019

TO: Mayor and Members of the City Council

VIA: Jeff Moneda, City Manager

FROM: Jennifer Liu, Parks and Recreation Director

SUBJECT: RECREATION CENTER OPTIONS FOR REHABILITATION OR REPLACEMENT

RECOMMENDATION

It is recommended that the City Council by minute order, provide policy direction on the preferred option for the rehabilitation or replacement of the Recreation Center that will provide for a facility that will adequately meet the needs of the community.

EXECUTIVE SUMMARY

Three options for the rehabilitation or replacement of the Recreation Center are presented to the City Council for discussion, which include: (1) reconstruction of the Recreation Center roof - estimated at \$5-10 million; (2) "Concept 3" of the adopted Recreation Center Master Plan - estimated at \$71 million (\$54 million for a 51,000 square feet building plus \$17 million for outdoor park space improvements); and (3) an option for a Build-to-Budget project - estimated at \$35 Million (for a 23,000 square feet building only).

BACKGROUND

The condition of the Recreation Center roof is such that it must be addressed expeditiously and in a comprehensive manner, either by replacing the roof and remediating issues associated with the long-term lack of roof integrity, or reconstruction of the entire facility. The current Recreation Center facility is 36,000 square feet. On January 22, 2019, the City Council adopted Minute Order No. 1585 (Attachment 1) accepting the Conceptual Design report and indicating a preference for "Concept 3"

which represents a conceptual “starting point” of a total cost of approximately \$71 Million, which includes \$54 Million for a 51,000 square foot structure (50% larger than the current facility) plus \$17 Million for proposed outdoor park space improvements. Based upon this direction, \$8.8 million for Pre-Design and Architectural Design has been included as a placeholder and proposed Capital Improvement Program project in the FY 2019-2020 Preliminary Budget that the City Council will consider for funding approval at its Special Meeting (Budget Study Session) on May 13, 2019.

ANALYSIS

Option 1 – Roof Replacement

Due to the extensive repairs that have been conducted over the years, a roof replacement has been deemed necessary. Replacement of the roof would require removal of the HVAC equipment and other items on the roof, and structural seismic retrofit to meet current building codes for an essential facility, since the Recreation Center facility functions as an emergency care shelter in the event of an emergency. Due to unforeseen circumstances, such as damages beyond the roof repair scope of work that could be uncovered during reconstruction of the roof, the estimated costs have been estimated at \$5-\$10 Million to cover those situations. Due to the large investment of capital and the concerns associated with unforeseen conditions, staff does not recommend for the City Council to proceed with this option.

Option 2 – Recreation Center Master Plan (Concept 3)

On January 22, 2019, the City Council accepted the Conceptual Design report and indicated a preference for “Concept 3” which represents a total estimated cost of \$71 Million. Concept 3, estimated at a total cost of approximately \$71 Million, consists of a 51,000 square-foot building structure (50% larger than the current facility of 36,000 square feet) at \$54 Million plus \$17 Million for proposed outdoor park space improvements.

The construction of this option could be conducted in a phased approach with the building being conducted first at a cost of \$54 Million. Design of the proposed outdoor park space improvements could be completed at the same time and the construction for this portion of the project could be conducted in a phased approach as funds become available.

The \$54 Million estimated design and construction cost for the building portion phase of the “Concept 3” plan will add spaces that were identified as priorities by stakeholders and the general community through the extensive public outreach effort that was undertaken prior to the Conceptual Design in order to ensure that the final facility meets the needs of the community both now and into the future.

Option 3 – Build-to-Budget of \$35 Million Total Cost Scenario

Councilmembers have requested information regarding the impacts to the proposed project if a ceiling/cap were to be placed on the overall project budget at \$35 Million. Based on an estimated cost of \$1,500 per square foot estimate, the resultant building would be approximately 23,000 square feet.

In addition, Councilmembers have asked for more information regarding the City of Millbrae’s Recreation Center project. The Millbrae project has a total project budget of \$30 Million for a 22,500 square feet of functional space based on their scope of work and existing building conditions. For comparison purposes, the current Foster City Recreation Center has approximately 22,700 square feet of functional space and an existing outside building footprint of 36,000 square feet. However, a budget of \$35 Million would build a facility that would not be able to offer some of the current programs currently being offered by our City and prioritization of the programs would need to occur.

Prioritization: If the spaces identified in Concept 3 had to be prioritized to fit within the 23,000 square foot facility in a “Build-to-Budget” scenario of \$35 million, staff would anticipate that the following spaces would be prioritized based upon their ability to generate revenue and the high degree of use that they currently receive:

- Event Space (Lagoon Room + catering kitchen)
- Preschool
- Limited Rental Spaces (3 large rooms / Bright Horizons)
- Art/Ceramics
- Teaching Kitchen
- Dedicated Senior Space
- Reception Area
- Staff Offices
- Building Support Space (20% of total space for restrooms, storage, mechanical, hallways, etc.)

The following spaces would most likely be eliminated from the building plan in a “Build-to-Budget” scenario (the types of functions that these rooms support in the current Recreation Center is included in parenthesis for illustrative purposes):

- Full array of small, medium, large rentable spaces (Youth Contract Class Programs, Seasonal Youth Camps, Chinese Church, Karate, Internal and External Meetings, Community Groups like Red Hats)
- Large Multi-Purpose Community Space + catering kitchen

- Dance/Fitness (Tai Chi, Ballet, Yoga, Blood Drive)
- Support Space (interior)
- Art Gallery

The Recreation Center project represents an exciting opportunity to shape the direction of Recreation services in Foster City for the foreseeable future and City Council direction on this project is of critical importance. Staff seeks City Council direction on next steps. There is currently a placeholder for a proposed Capital Improvement Project in the Preliminary FY 2019-2020 Budget for the \$8.8 million in pre-design costs for “Concept 3.”

Recreation Center Project Subcommittee

This staff report has been vetted through the Recreation Center Project Subcommittee, consisting of Vice Mayor Herb Perez and Councilmember Catherine Mahanpour.

FISCAL IMPACT

The fiscal impact would be based on the City Council’s policy direction. In summary, the options as presented and its respective costs are:

Option 1: Roof Replacement – Estimated Cost of \$5-10 Million

Option 2: “Concept 3” of the adopted Recreation Center Master Plan – Estimated Total Cost of \$71 Million

Option 3: Build-to-Budget Project – Estimated Total Cost of \$35 Million

Attachments:

- Attachment 1 - Minute Order No. 1585
- Attachment 2 – FY 2019-2020 Capital Improvement Project Narrative for Pre-Construction Activities Related to Recreation Center Master Plan (CIP 301-678)

MINUTE ORDER

No. 1585

OFFICE OF THE CITY CLERK
FOSTER CITY, CALIFORNIA

Date: January 23, 2019

Attention: City Council/EMID Board
Jeff Moneda, City/District Manager
Jennifer Liu, Parks and Recreation Director

City Council/EMID Board of Directors Meeting Date: January 22, 2019

Subject: Final Recreation Center Master Plan Conceptual Design Plan Report from
Burks Toma Architects

By Consensus of the City Council and carried by roll call vote, IT WAS ORDERED to:

1. Receive and accept the Final Recreation Center Master Plan Conceptual Design Plan Report from Burks Toma Architects, 5-0-0;
2. Accept the preferred building program, park program, and site location as presented in "Concept 3" in the report, 4-1-0, Councilmember Gehani voted "no"; and
3. Include funding for architectural design in the amount of \$7,000,000-\$10,000,000 in the Fiscal Year 2019-2020 Capital Improvement Program budget, 3-2-0, Councilmember Awasthi and Councilmember Gehani voted "no".



CITY CLERK/DISTRICT SECRETARY

CIP PROJECT DESCRIPTION FOR FIVE-YEAR FINANCIAL PLAN

NEW RECREATION CENTER MASTER PLAN (2017-2018)

Funding	Funding Sources	
	TBD	Total
2019-2020	8,800,000	8,800,000
2020-2021	-	-
2021-2022	-	-
2022-2023	-	-
2023-2024	-	-
Total	8,800,000	8,800,000

Expenditures	Expenditure Categories			
	Estimated Project Cost	Inflation %	Inflation Escalation	Total
2019-2020	8,000,000	0%	-	8,000,000
2020-2021	-	3%	-	-
2021-2022	-	6%	-	-
2022-2023	-	9%	-	-
2023-2024	-	12%	-	-
Subtotal	8,000,000		-	8,000,000
Contingency 10%	800,000		-	800,000
Totals	8,800,000		-	8,800,000

PROJECT PRIORITY CATEGORY: B

POSSIBLE FUNDING SOURCES:

1. TBD

PROJECT DESCRIPTION:

The City Council accepted the Conceptual Design Plan report and selected a Preferred Alternative in January 2019. Architectural Design of the project will commence concurrent with the Parks System Master Plan Study.

Comprehensive design services for the Recreation Facility and Park Improvements includes Professional Design Fees for Architecture, Landscape Architecture and Engineering Services. Design fees are typically estimated at 9% of the construction cost (approximately \$50,000,000 for Preferred Alternative C), or \$4,500,000.

The budget also includes the completion of other analyses and activities typically associated with the design phase, including:

- In-depth Financial Analysis (Funding Alternatives)
- Licenses and Permits
- Moving and Storage
- Geotechnical Survey
- Hazard Abatement
- Construction Management
- Project Management
- Specialty Consulting
- Information Technology Planning
- Testing and Inspections

PROJECTED TIMELINE:

- Fiscal Years 2019-2020 and 2020-2021