



DATE: May 15, 2023

TO: Mayor and Members of the City Council

VIA: Stefan Chatwin, City Manager
Marlene Subhashini, Assistant City Manager

FROM: Derek Schweigart, Parks and Recreation Director
Tiffany Oren, Recreation Manager

DEPARTMENT: Parks and Recreation

SUBJECT: RECREATION CENTER REBUILD PROJECT (CIP 301-678)
UPDATE INCLUDING CONFIRMING THE PREFERRED
BUILDING CONCEPTUAL DESIGN AND SITE PLAN AND
CONSIDERATION OF OTHER PROJECT OPTIONS AND
ALTERNATIVES NEEDED FOR THE SCHEMATIC DESIGN
PHASE

RECOMMENDATION

It is recommended that the City Council, by Minute Order, receive and accept this project update by Group 4 Architecture, Research + Planning, Inc. ("Group 4") on the Recreation Center Rebuild Project ("Project") and confirm the preferred building conceptual design and site plan and provide input and direction on other project options and alternatives to be incorporated into the schematic design phase for the Project.

EXECUTIVE SUMMARY

In November 2022, the City signed an agreement with Group 4 for professional design, bidding, and construction support services for the Recreation Center Rebuild Project (CIP 301-678). Over the past 4 months, Group 4 worked closely with staff on the conceptual design phase of the project including conducting extensive community outreach for feedback on key design layouts and features. The multilayered public participation plan included input from over 1,000 community members, as well as from

the Project Task Force, Parks and Recreation Committee, Planning Commission, and City Council.

The design team has taken into consideration all the input received on the building and project site design values and developed two (2) conceptual design options for both the building and the project site. This includes input on site opportunities and constraints, cost parameters and sustainability principles in the development of the two (2) distinct design options that were reviewed by the Task Force and by the Planning Commission and Parks and Recreation Committee during their joint study session meetings.

The design options include both a single-story building “Sails” concept and a two-story building “Gullwing” concept. There are also two (2) parking site options that largely maintain the existing three-bay parking lot for efficient use of the project budget while they vary on the placement of a new smaller bay of parking for the drop-off zone, ADA, and electric vehicle parking. For either concept, the proposed site will be greatly enhanced with many outdoor social gathering spaces, flexible areas for markets and festivals, and the presence of several terraces and patios that accommodates indoor-outdoor use of the new recreation center’s many rooms and spaces. All these spaces have expansive views and connections to the lagoon.

At the May 15th City Council meeting, the City Council is being asked to confirm the preferred conceptual building design and site plan and parking option. Staff is also seeking input and direction on the various project options and alternatives from a list developed for the Council’s consideration at the end of schematic design.

BACKGROUND

On August 1, 2022, the City Council approved the Request for Proposal for professional design, bidding, and construction support services for the Project.

At the City Council regular meeting on November 21, 2022, the City Council awarded an agreement with Group 4 for professional design, bidding, and construction support services for the Project. Group 4 began working on the project’s initial phases of the project in January which included conceptual design and refinement and schematic design which are scheduled to be completed by September 2023.

Over the last 4 months, the design team and staff have been working to complete the conceptual design for the project, started the environmental review process and launched the project management task force (“Task Force”) for the project. The design process included a multilayered participation plan involving input from over 1,000 community members who attended various open houses, pop-ups, and intercept kiosks at community events, and an online survey. In addition, there were four (4) Project Task Force meetings, two (2) Joint Study Session meetings with the Planning Commission and the Park and Recreation Committee, two (2) City Council project update presentations (March 6 & April 17), and multiple project management and technical meetings with staff and department heads.

The interactive planning process has created a shared vision for the new Recreation Center. This included Project Management Team (PMT) bimonthly meetings with Group 4 and staff ensuring project goals and objectives align with expectations, budget, schedule, and scope. The PMT has also been monitoring and adjusting the project participation plan and reviewing content and exhibits before presentations and meetings.

The Task Force has been meeting monthly to provide the design team with input, vet options and strategies, preview community outreach exhibits, and support the project team in outreach efforts. Two of the three planned, joint study sessions with the Parks and Recreation Committee and Planning Commission have been conducted where the members have worked together to provide input on the building and site design values, site strategies, and building concept options.

Project technical meetings have been conducted with City staff that include planning, CEQA, recreation, essential facility designation, and the boardwalk design. These meetings have assisted in confirming the programmatic, functional, and operational requirements of the new recreation facility and the site.

The project team conducted the first day-long Integrated Design Workshop (IDW) for the project where City departments, recreation staff, maintenance team, designers, and the cost estimator reviewed the building and the site components and discussed functional requirements, preferred building systems, performance requirements, and project budget.

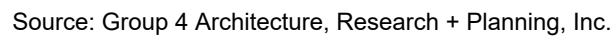
Based on the project background, and input received on building and project site design values, two (2) conceptual designs were developed for the site and building. The design team has incorporated significant community input, site opportunities and constraints, cost parameters, and sustainability principles in the development of these two (2) distinct designs options that were reviewed by the Task Force, and during the joint Planning Commission and Park and Recreation Committee study session meetings.

ANALYSIS

Option #1 Single-Story Building Design – “Sails” Concept

The single-story building design concept organizes the Recreation Center’s amenities to respond to both its street and park frontages. The “Sails” concept gradually angles as one moves into the park, bending to provide a clear view from the amphitheater along the lagoon boardwalk to the building and beyond to parking amenities, pickleball courts, and the Vibe. This angle in turn provides additional frontage for program spaces along the lagoon while allowing large Community Hall spaces to position along both meadow and lagoon edges with optimal solar orientation. Internally, a lobby connects visitors between the two wings of the building and allows for efficient movement around and through Leo J. Ryan Park. Finally, the expansive lagoon-facing terrace is protected by a curving trellis, providing glare protection, and reducing solar heat gain, while allowing

Graphic # 1 – Single-Story Sails Concept – View looking North

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Source: Group 4 Architecture, Research + Planning, Inc.

Option #2 Two-story Building Design – “Gullwing” Concept

The two-story building design concept maintains a compact footprint to provide additional space for park amenities, as well as a unique second floor balcony with distant views west to the lagoon and beyond. This “Gullwing” Concept utilizes curving overhang roofs to create a unique presence and approach to the building from both the parking lot and park itself, while providing appropriately scaled interior spaces. This compact footprint allows for public terraces to spill out from the site, providing optimal linkages to a series of new outdoor spaces from the water’s edge to the second-floor balcony.

On the first floor, a community lounge opens to both the boardwalk and parking lot and provides access to ceramics, preschool, and meeting room spaces with their respective outdoor amenities. Moving further into the building, the divisible community hall anchors the west side of the building, and opens to extensive views out to the lagoon, meadow, and amphitheater beyond. Along the south side of the building, new terraces extend from the entry, past existing willow trees, and down to the water’s edge, providing exterior gathering spaces for both formal and informal events. The building orientation provides wind protection, expanding the possible use of these outdoor spaces throughout the year.

On the second floor, the double-height community lounge’s monumental stairs will create an ample approach to the divisible activity room, as well as to the two (2) fitness rooms. Both spaces will share expansive views out to the lagoon and beyond, and will support outdoor activities along the large, fully usable balcony. Through this two-story approach, both the Recreation Center and Leo J. Ryan Park would benefit from additional outdoor space and amenities unique to Foster City. The two-story “Gullwing” Concept is illustrated in Graphics 3 and 4 which also shows the building included in Parking Option 1 which expands the existing parking lot that is between the existing building and the Vibe Teen Center to the north and further described in the staff report.

Graphic # 3 – Two-Story Gullwing Concept – View looking east from lagoon



Source: Group 4 Architecture, Research + Planning, Inc.

Graphic # 4 – Two-Story Gullwing Concept – Plan shown with Parking Option 1



Source: Group 4 Architecture, Research + Planning, Inc.

SITE OPTIONS

The new Recreation Center, located alongside the lagoon in Leo J Ryan Park, slightly north of the existing building, is envisioned as being the social heart for Foster City, with many outdoor social gathering spaces as well as flexible areas for markets and festivals. The site design includes a new arrival plaza which integrates the relocated Rotary Rose Garden, a drop-off with views to the lagoon, and convenient parking. Surrounding the building are several terraces and patios, accommodating indoor-outdoor use of the Center's many rooms and spaces. The building is set (4) four feet above the waterfront boardwalk, which allows people seated in the building's indoor and outdoor spaces to overlook people walking and jogging on the Boardwalk.

Southeast of the building are two (2) public social terraces not connected to the Recreation Center's indoor spaces and cascade from the arrival plaza and lobby down to the lagoon. The design extends and completes the park's walks and vegetation to provide an attractive strolling loop and easy connections to Foster Square and other neighboring uses. The existing three-bay parking lot will receive a maintenance refresh, but largely remain as is to be budget efficient and keep some parking available for other users of the park.

Based on the site analysis, existing conditions and input received on site design values, two (2) parking layout options were developed for the site and building.

Parking Option # 1

Parking Option 1 expands the existing parking lot that is between the existing building and the Vibe Teen Center to the north, with a new double loaded parking lot perpendicular to Shell Blvd., a new drop off zone that is conveniently located close to the building entrance, and space for ADA and electric vehicle parking. In terms of land use, Option 1 is the most efficient parking option as it maintains the park along Shell Blvd. as the foreground to the new building. A new right turn only lane is being added to the driveway at the parking lot entrance to facilitate easy egress from the lot. Option 1 layout works for both the single-story and the two-story building plans.

Graphic # 5 – Parking Option # 1

Source: Group 4 Architecture, Research + Planning, Inc.



Parking Option # 2

Parking Option 2 provides a new entry drive with parking that starts at the existing senior parking lot and then turns parallel to Shell Blvd. where it extends to connect with the exiting parking lot that is between the existing Recreation Center and the Vibe Teen Center. The new double loaded parking drive includes a new drop off zone that is conveniently located close to the building entrance, and space for ADA and electrical

vehicle parking. In terms of land use, Option 2 is not as efficient as Option 1 since it requires a new entry drive and additional circulation that is between Shell Blvd. and the new building. Like Option 1, a new right turn only lane is added to the driveway at the parking lot entrance to facilitate easy egress from the lot. Parking Option 2 layout only works for the two-story building design concept with a modified through lobby.

Graphic # 6 – Parking Option # 2

Source: Group 4 Architecture, Research + Planning, Inc.



Project Budget

Cost estimates have been completed for both conceptual design options, the single-story and the two-story options are estimated to cost the same. The single-story option has additional costs associated with the larger envelope and foundation while the more efficient footprint of the two-story option has additional costs associated with the vertical circulation of the stairs and elevator. At this conceptual design milestone, both options are approximately 5% over the budgeted \$42 million for construction, including allowances for unknown cost, and things that will be designed in detail later, as well as almost 12% for escalation to the midpoint of construction (midpoint averages the escalation between start and finish). As the project moves forward through schematic design, City staff, the design team, and the construction manager will continue to work together to value engineer and refine the selected design to align the base project with the project budget. The detailed project budget, estimate of construction cost for the

base project, and identified alternates will be presented to the City Council at the completion of the schematic design phase by September 2023.

Recommended City Council Actions:

Staff is requesting direction from the City Council on the following:

1. Confirm selection of the preferred conceptual building design and site plan and parking option.

Feedback received on the Building Design Concept and Parking Options from the Project Task Force, and the Planning Commission and the Park and Recreation Committee at their joint study session indicated a clear preference for the Two- Story Gullwing Building Design Concept and Parking Option 1 as indicated by following polling:

1) Building Design Concept

Building Design Concept Options:	Two Story - Gullwing	One Story - Sail
Task Force	8 Votes	0 Vote
Planning Commission and Park and Recreation Committee	9 Votes	1 Vote

2) Parking Option

Parking Concept Options:	Parking Option 1	Parking Option 2
Task Force	7 Votes	1 Vote
Planning Commission and Park and Recreation Committee	9 Votes	1 Vote

The Project Team is asking the City Council to confirm the selection of the Two-Story Gullwing Building Design Concept and Parking Option 1 as the preferred conceptual design options and to be used for the development of the schematic design.

2. Confirmation of project alternatives/options to be developed for Council's consideration at the end of schematic design.

At the March 6, 2023, and April 17, 2023, City Council Meetings, the Council expressed interest in obtaining additional information on potential alternatives and options for the project. The following list includes topics that have been

identified as items that the Council may want to consider for the project. If confirmed, the project team will further develop both scope and cost information for each of the following and present to Council at the end of schematic design for their consideration.

1. LEED Gold Additional Features and Cost (note LEED Silver is included in the current project scope)
2. LEED Platinum Additional Features and Cost
3. All electric building, and new REACH Codes
4. Achieving Net Zero Building
5. Photovoltaics system, (infrastructure included in current project scope)
6. Pricing for upgrading to an essential facility, (cost will be developed on a relative order of magnitude basis)
7. Pricing for boardwalk conceptual design based on design work that is happening concurrent with the New Recreation Center Schematic Design
8. The addition of park restrooms with exterior access to the building program
9. Two (2) additional bocce courts

California Environmental Quality Act

This project update is not a subject of the California Environmental Quality Act. However, the Recreation Center Rebuild Project will include a CEQA review as part of project scope.

FISCAL IMPACT

The current agreement with Group 4 contains proposed fees in the amount of \$5,558,207 which includes all contract amendments. Additionally, a project contingency in the amount of \$650,000 or approximately 12% of the contract amount was approved to pay for additional services to mitigate unforeseen tasks or for additional services that may be required

CITY COUNCIL VISION, MISSION, AND VALUE/PRIORITY AREA

Facilities and Infrastructure

ATTACHMENTS:

Attachment 1 – Group 4 presentation slide deck