



BURLINGAME COMMUNITY CENTER

CONCEPTUAL DESIGN AND INITIAL STUDY, TECHNICAL REPORTS & MND



2014 2015
 DEC. JAN. FEB. MAR. APR. MAY JUNE JULY AUG. SEPT. OCT. NOV.

1. PROJECT INITIATION

- Prepare draft project controls: schedule, directory, work plan
- Review City provided documents
- Collect project information & develop exhibit backgrounds
- Prepare draft public outreach strategy & meeting schedule

2. SITE & BUILDING PROGRAM REFINEMENT, TRAFFIC ANALYSIS, DESIGN VALUES, AND SITE/BUBBLE DIAGRAMS

- Summarize Master Plan objectives
- Create functional Bubble Diagrams, min. two options
- Integrate Bubble Diagrams with Master Plan
- Develop 2 building and site diagram options
- Develop operational and revenue generation analysis
- Develop Design Values presentation for round #1: Site, Massing, Program, and Exterior Building Palette
- Integrate parking recommendation

3. CONCEPTUAL DESIGN OPTIONS

- Integrate input from CAC & community input round #1 process
- Conceptual floor plan and building massing options - 3 minimum
- Develop preliminary cost models for each option
- Define exterior materials palette
- Develop Design Values presentation for round #2: Materials, Interior Spaces, and Sustainability Goals
- Analyze each alternative based upon evaluation criteria
- Coordinate with staff & prepare exhibits for public hearings

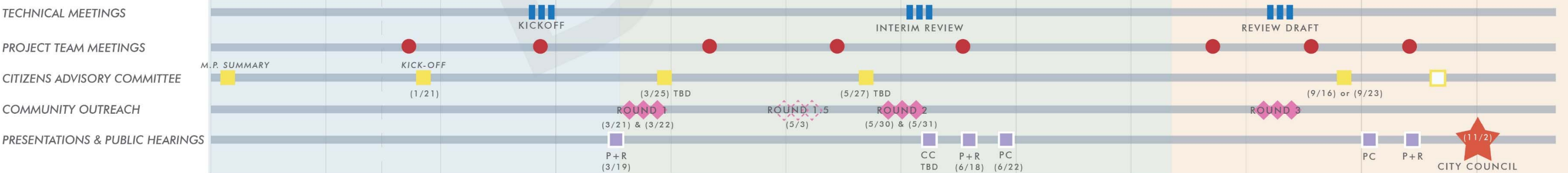
4. PREFERRED CONCEPTUAL DESIGN

- Integrate public input from round #2
- Refined floor plans showing dimensions, structural grid, mechanical requirements, FFE layout
- Building elevations showing articulation, materials, systems (HVAC, shading, structural)
- Prepare estimated project schedule for future phases
- Prepare final conceptual design report

5. CEQA INITIAL REPORT, TECHNICAL STUDY, AND MITIGATED NEGATIVE DECLARATION (MND)

- Prepare initial study to preliminarily assess project impacts and to guide the City to prepare either a negative declaration, mitigated negative declaration, or environmental impact report depending on the impact assessment
- Topographic, boundary or other field surveying
- Finalize traffic and parking study for the site
- Prepare a soils report for the site.

PROJECT PARTICIPATION



PROGRAM CONFIRMATION CONCEPTUAL DESIGN OPTION PREFERRED DESIGN

