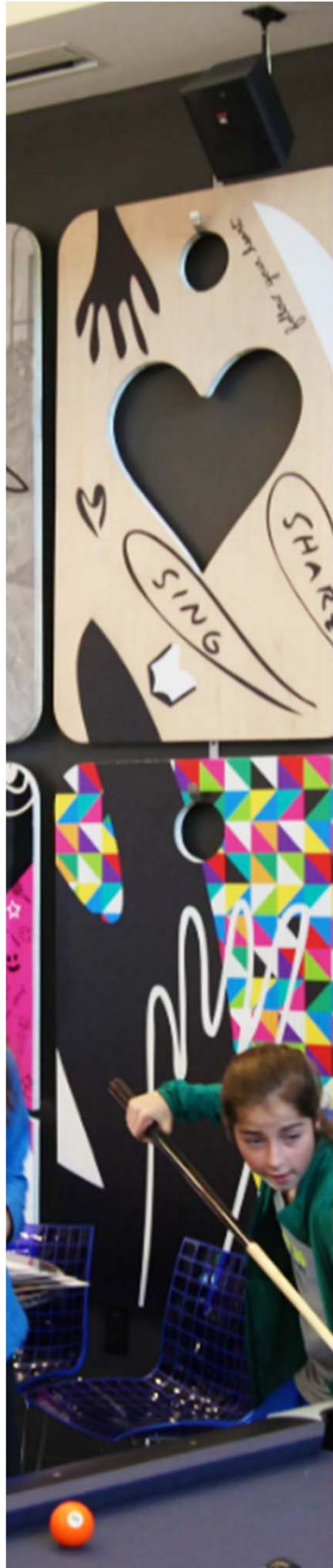




City of Burlingame Proposed Community Center

PLANNING COMMISSION
September 24th, 2018





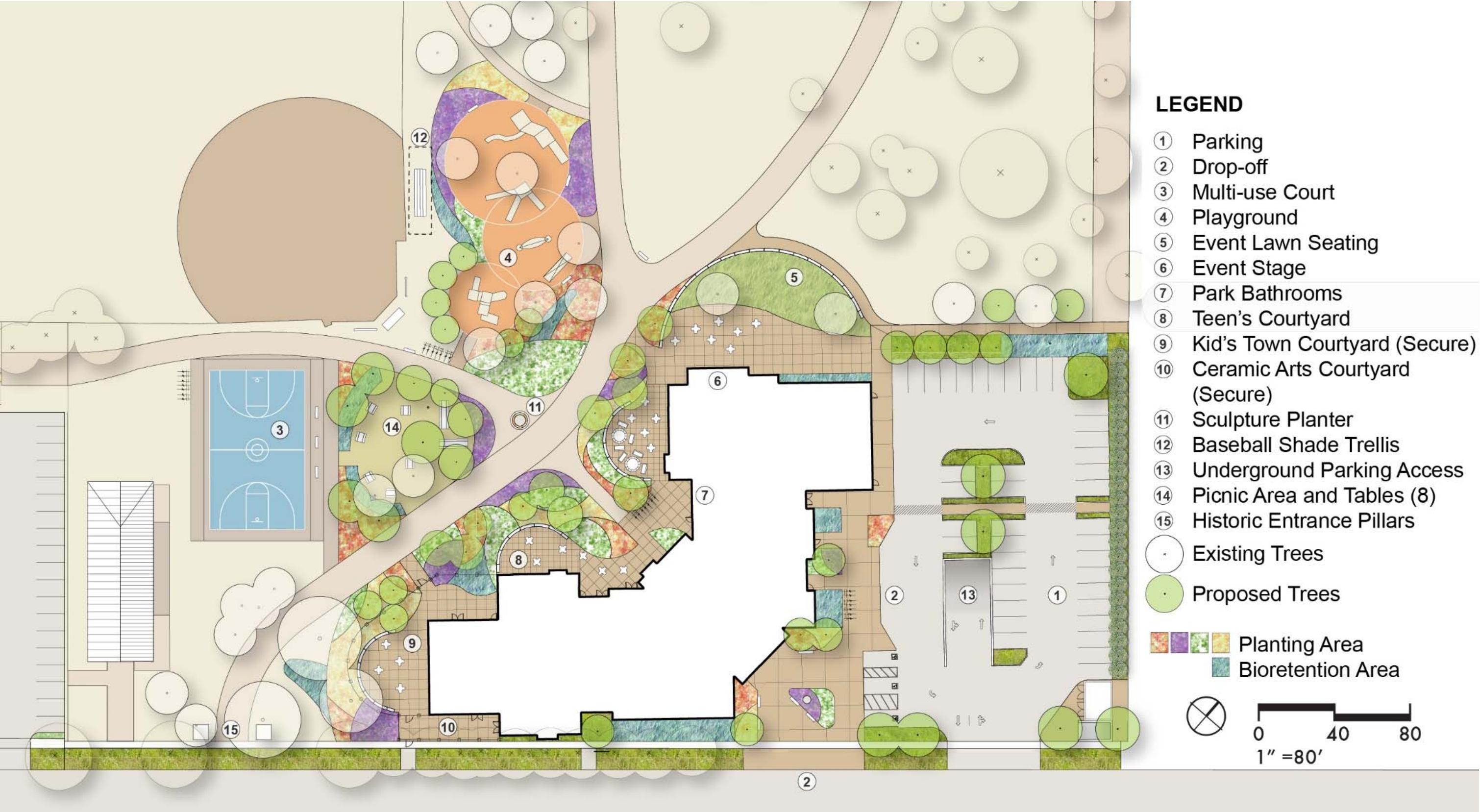
AGENDA

1. Project Workplan
2. Site Plan
3. Building/Site Program
4. Site Features
5. Exterior Materials Palette
6. Next Steps

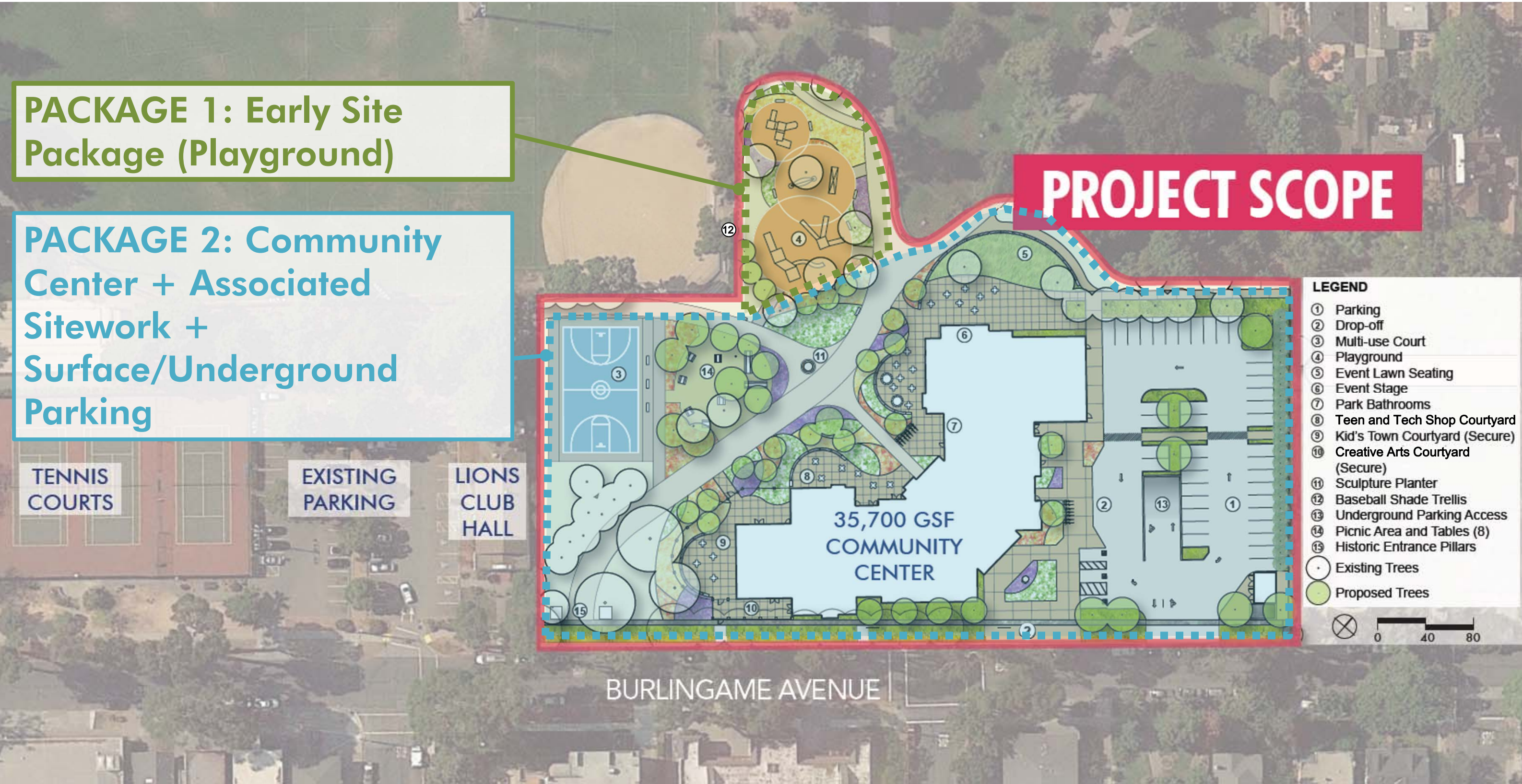
PROJECT SCHEDULE: Community Center

- **Schematic Design:** **July – October 2018**
 - *15% Construction Documents*
 - ☐ Refine Design and Select Building Systems
 - ☐ Develop Material and Color Palette
 - ☐ Integrated Design Workshop (September)
 - ☐ City Council Study Session (September)
 - ☐ Planning Commission (September) – **TODAY!**
 - ☐ Parks and Recreation Commission (September)
 - ☐ Technical Meetings Round 2 - Planning, Building, Fire, Police (September)
 - ☐ City Council Presentation (November 5)
- **Design Development:** **November 2018- March 2019**
 - *30% Construction Documents*
- **Construction Documents:** **April – September 2019**
 - *60%, 90% & Plan Check*
- **Bid and Award:** **September – December 2019**
- **Construction:** **January 2020 – December 2021**

SITE PLAN



BURLINGAME COMMUNITY CENTER PROJECT SCOPE



EARLY SITE PACKAGE – PLAYGROUND

Scope:

- Grading
- Landscape
- Softscape and hardscape
- Playground equipment
- Site Lighting

Consultant Disciplines:

- Landscape
- Electrical
- Civil



PROJECT COST MODEL – *Status*

	Hard Cost	Soft Cost	Subtotal	Project Contingency	Escalation	Total
PACKAGE 1: Early Site Package (Playground)						
<i>Early Site Package Option</i>	\$720,000	\$190,000	\$910,000	\$70,000	\$60,000	\$1,040,000
PACKAGE 2: Building + Associate Site + Parking						
<i>Option 1: 43 Underground parking spaces</i>	\$31,291,000	\$9,012,000	\$40,303,000	\$2,926,000	\$3,591,000	\$46,820,000
<i>Option 2: 53 Underground parking spaces</i>	\$32,210,000	\$9,254,000	\$41,464,000	\$2,995,000	\$3,694,000	\$48,153,000
Community Center Building Project (incl. FF&E & site work)	\$25,677,000	\$7,538,000	\$33,215,000	\$2,401,000	\$2,958,000	\$38,574,000
<i>Building</i>	\$21,066,000	\$6,327,000	\$27,393,000	\$1,969,000	\$2,373,000	\$31,735,000
<i>FF&E</i>	\$1,376,000	\$362,000	\$1,738,000	\$129,000	\$155,000	\$2,022,000
<i>Sitework</i>	\$3,235,000	\$849,000	\$4,084,000	\$303,000	\$430,000	\$4,817,000
Underground Parking						
43 spaces	\$5,614,000	\$1,474,000	\$7,088,000	\$525,000	\$633,000	\$8,246,000
53 space	\$6,533,000	\$1,716,000	\$8,249,000	\$594,000	\$736,000	\$9,579,000
ADD ALTERNATES (incl. contingencies, escalation, soft costs)						
Photovoltaic Panel System (on building)						\$1,170,000
Green Roof on Kid's Town						\$156,000
Emergency Generator/ or Battery						\$310,000
Elevator #2						\$340,000

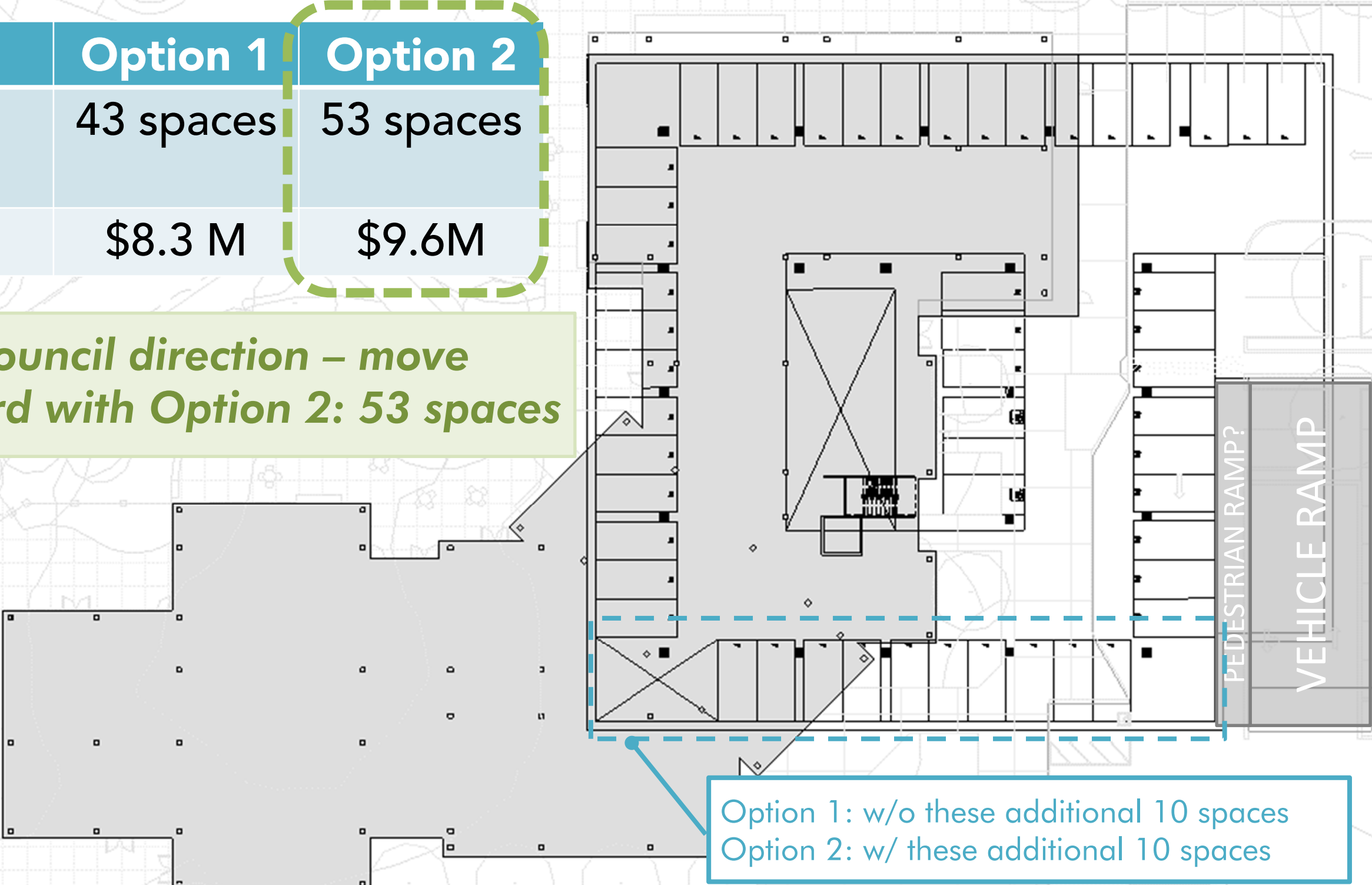


COUNCIL DIRECTION

UNDER BUILDING PARKING OPTION

	Option 1	Option 2
No. of Spaces	43 spaces	53 spaces
Cost	\$8.3 M	\$9.6M

City Council direction – move forward with Option 2: 53 spaces



COMMUNITY CENTER PROGRAM

COMMUNITY CENTER PROGRAM – 35,700 SF



ACTIVE LOUNGE



SOCIAL LOUNGE + GALLERY



COMMUNITY ROOM



ENRICHMENT CLASSROOM



MUSICAL ARTS CLASSROOM



MEETING ROOMS



TECH SHOP



FINE ARTS



CREATIVE ARTS + CERAMICS



TEEN SCENE



KIDS TOWN CLASSROOM



DANCE + FITNESS STUDIO

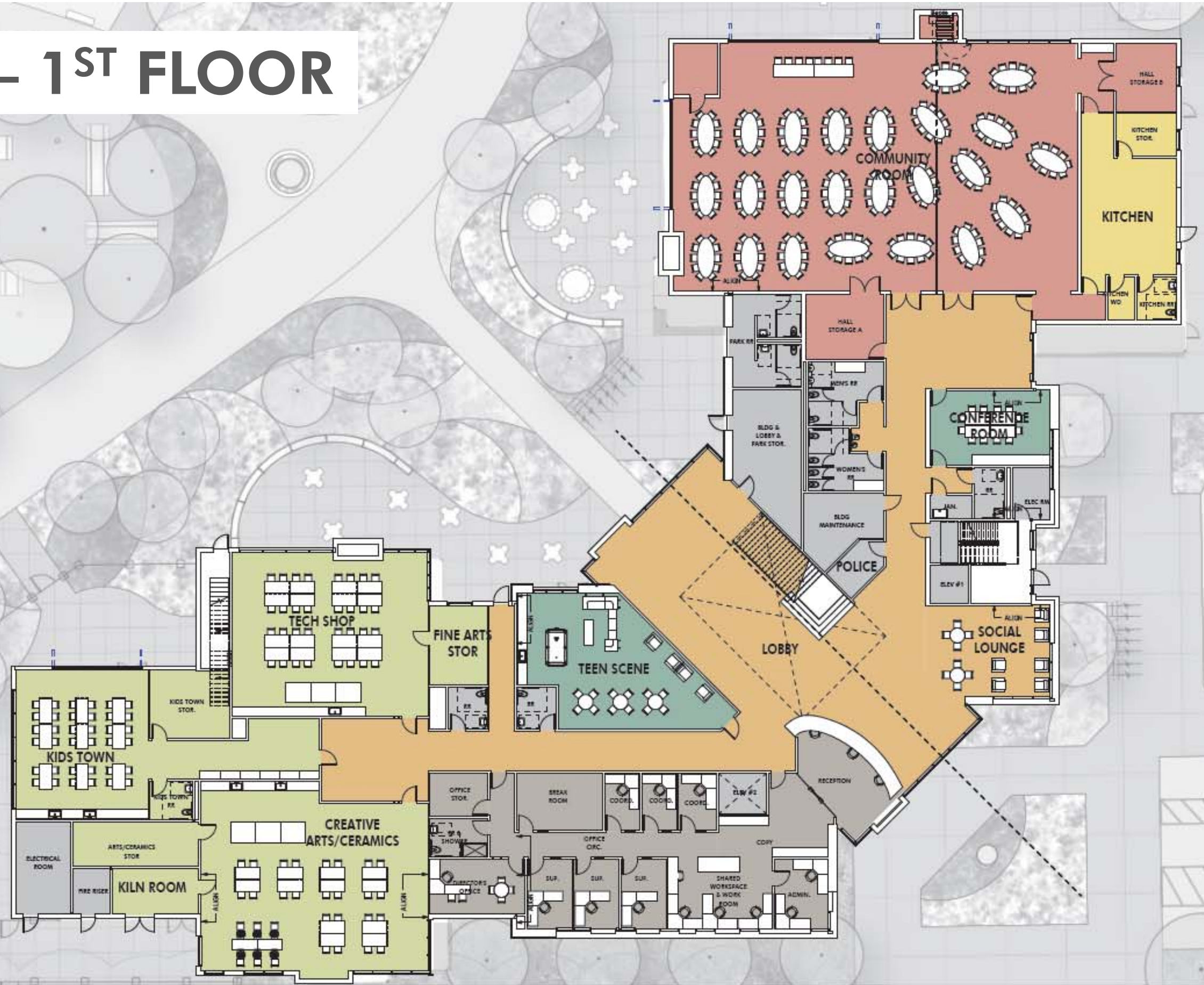


GROUP 4

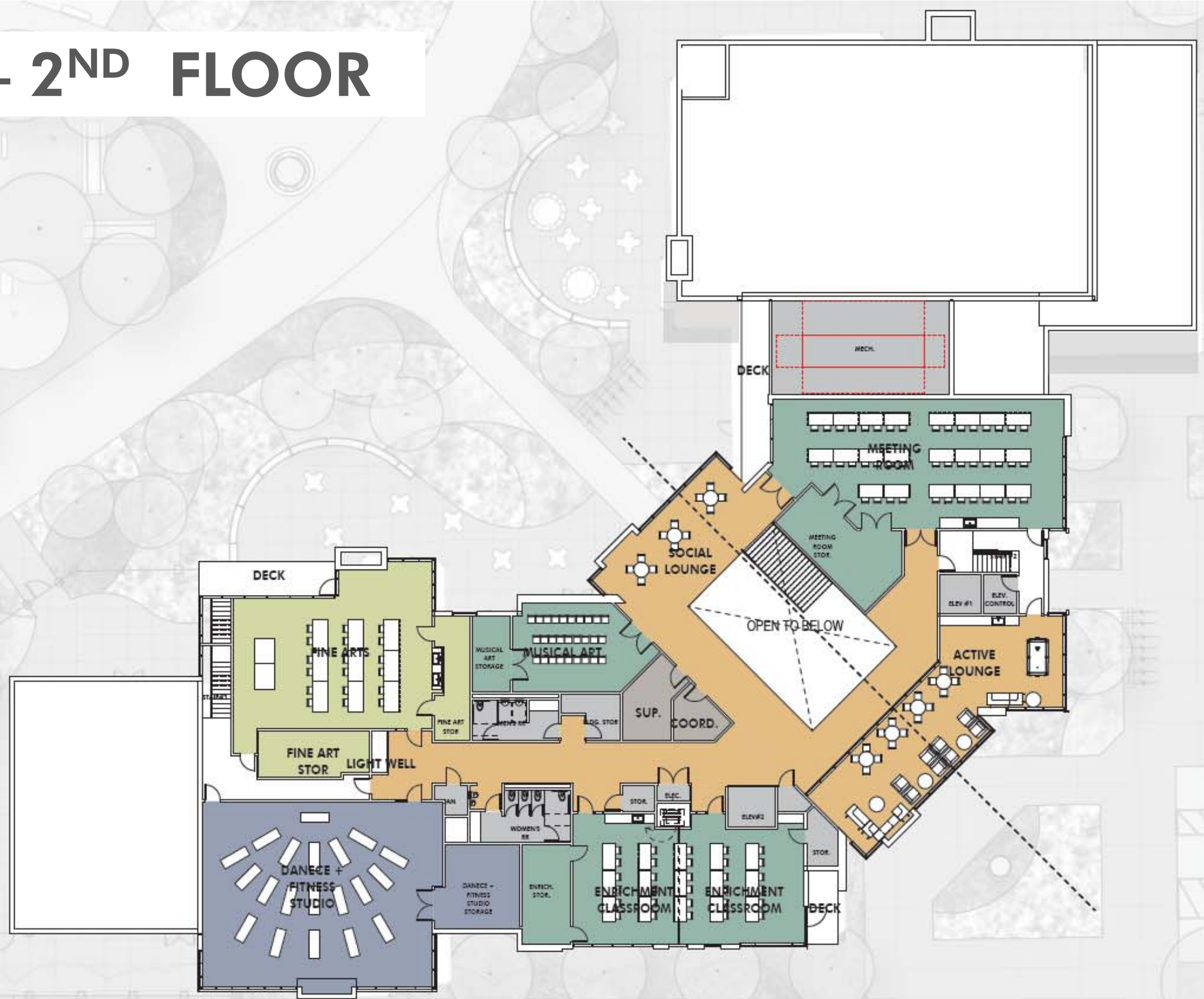
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BURLINGAME COMMUNITY CENTER

FLOOR PLAN – 1ST FLOOR



FLOOR PLAN – 2ND FLOOR



ROOF PLAN

Pavilion Roofs

- Standing seam metal

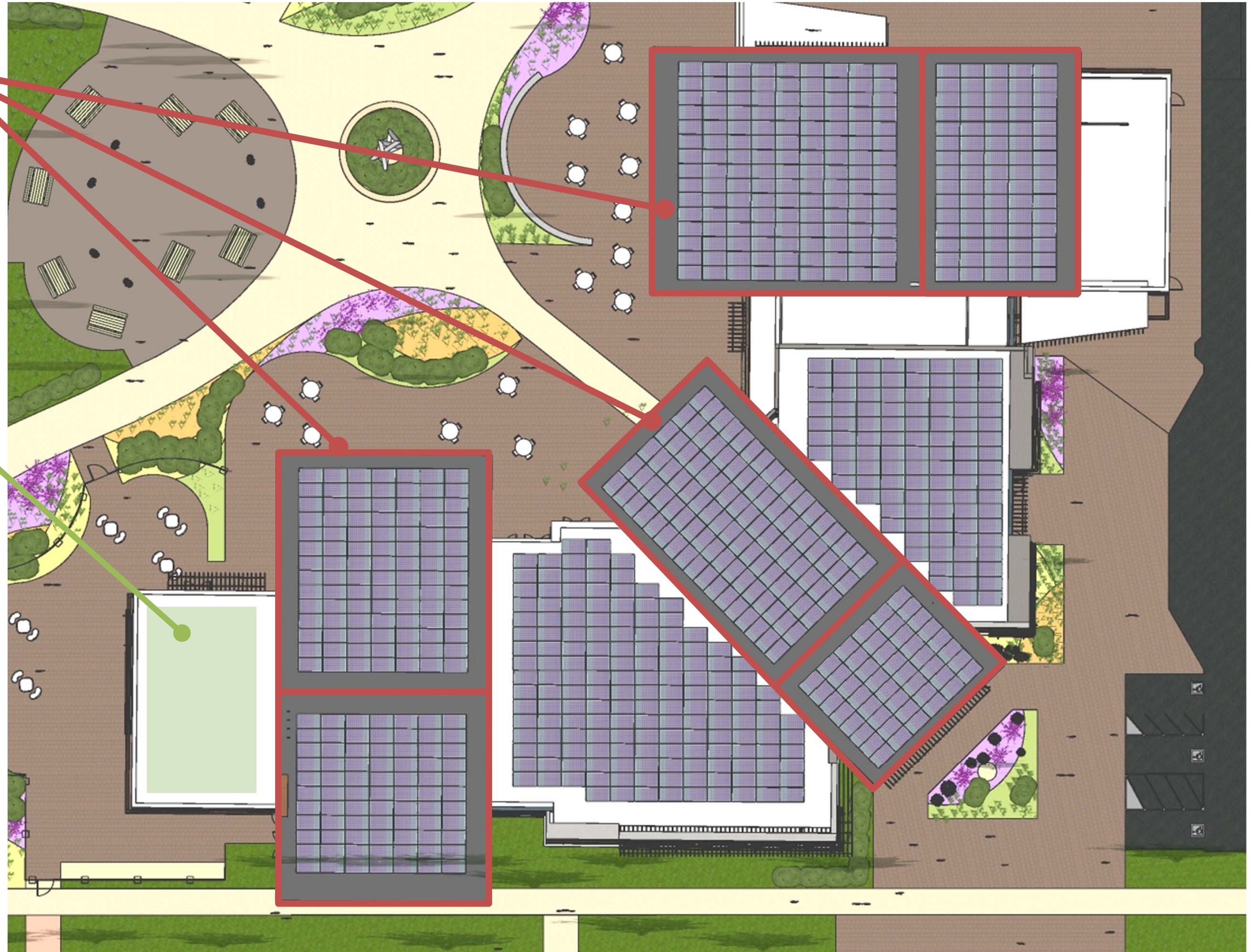
Parapet Roofs

- TPO
- Opportunity for add alternate green roof over Kids Town

PVs

- PV opportunity on both pavilion and parapet roofs

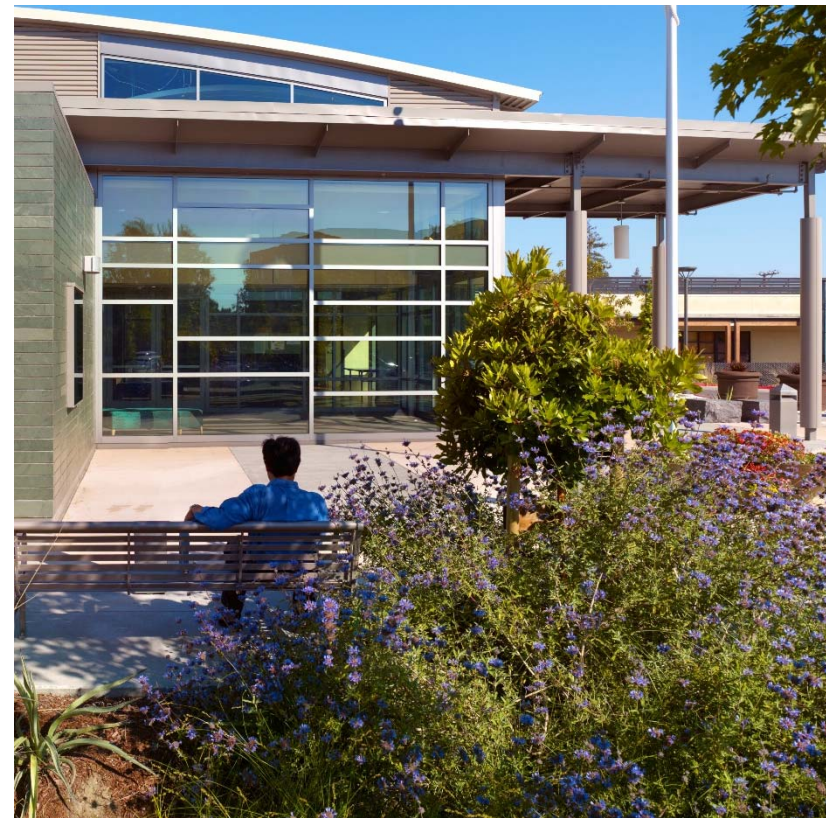
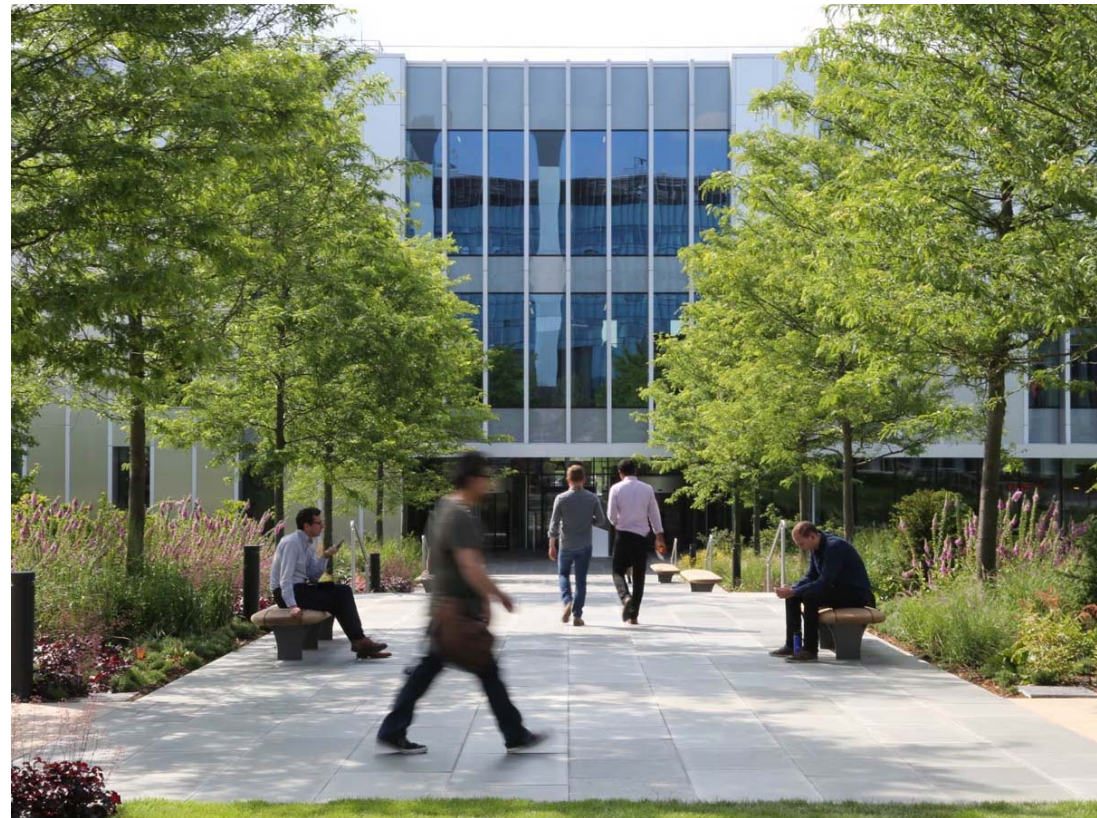
City Council is supportive of the green roof and has requested that fundraising options be explored to fund this feature



LANDSCAPE – SITE FEATURES

Entry Plazas

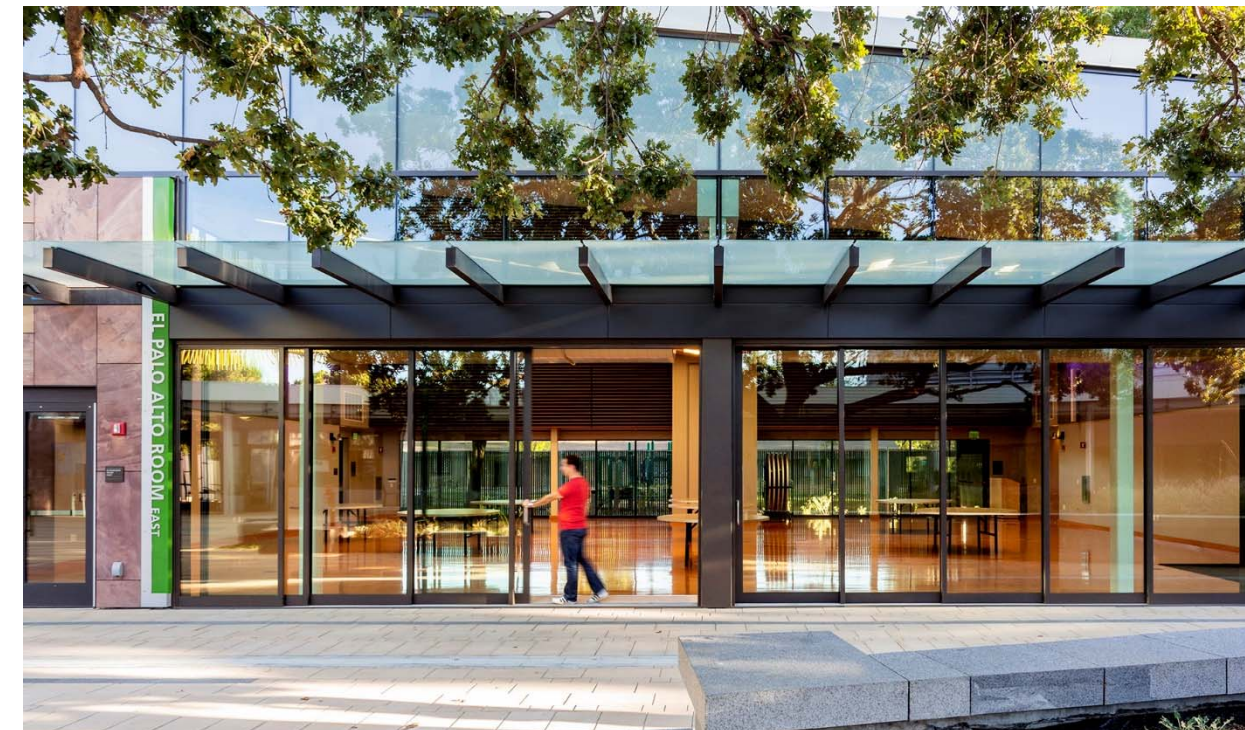
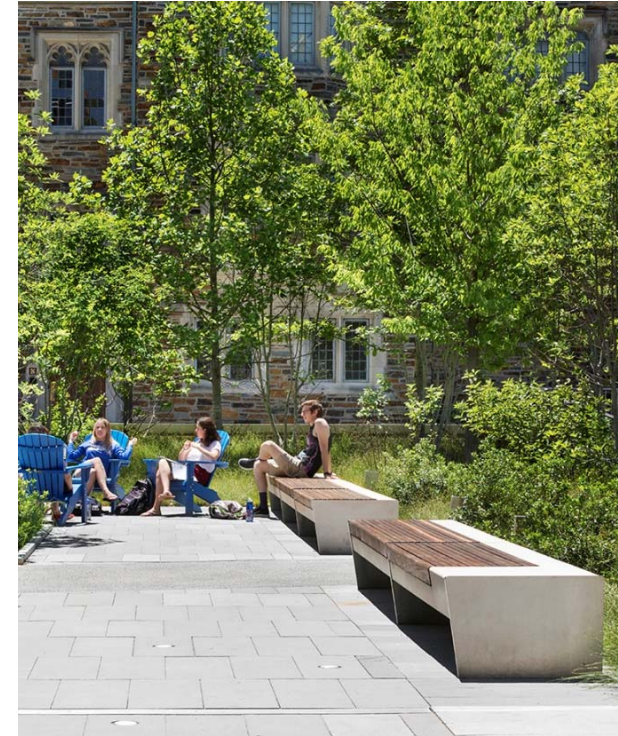
- Two 'front doors' or 'welcome mats'
- Open and welcoming
- Transparent
- Places to sit
- Planting to soften entrance



LANDSCAPE – SITE FEATURES

Outdoor Terraces/Courtyards

- Indoor-Outdoor connection
- Distinct look and feel
- Can be controlled for events
- Flexible spaces to accommodate different uses
- Variety of site elements and features for each designated court/terrace.



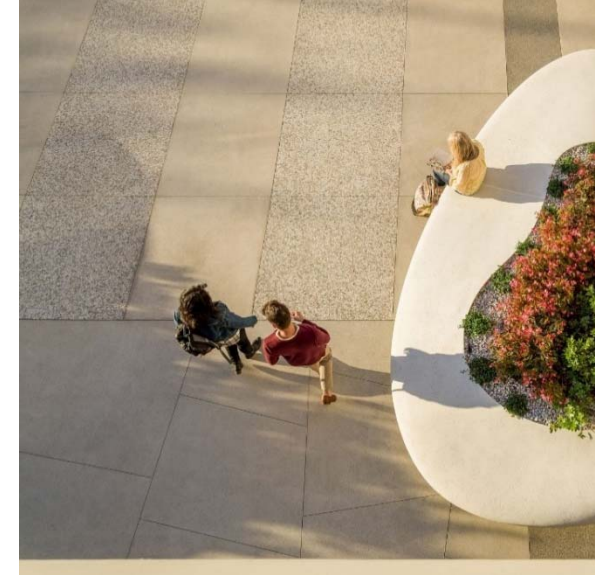
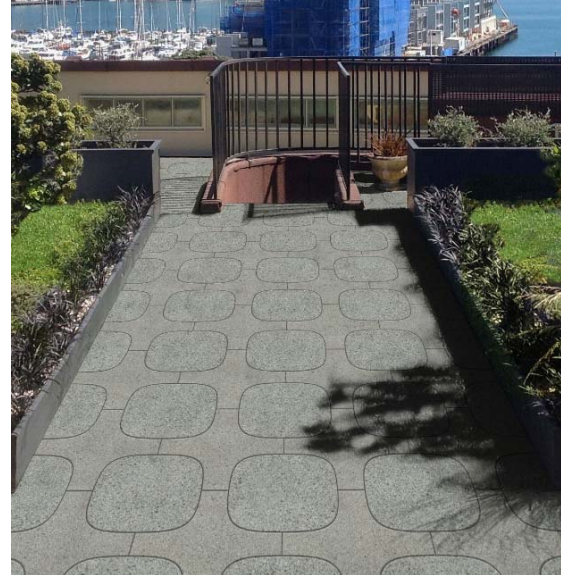
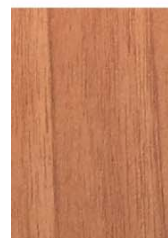
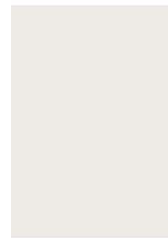
LANDSCAPE – SURFACE MATERIAL TREATMENT

Hardscape

- Light colored concrete
- Mix of aggregates, textures and patterns to highlight and distinguish courtyard areas
- Scoring patterns and impressed leaves from park species
- Concrete pavers – depending on budget

Seat walls

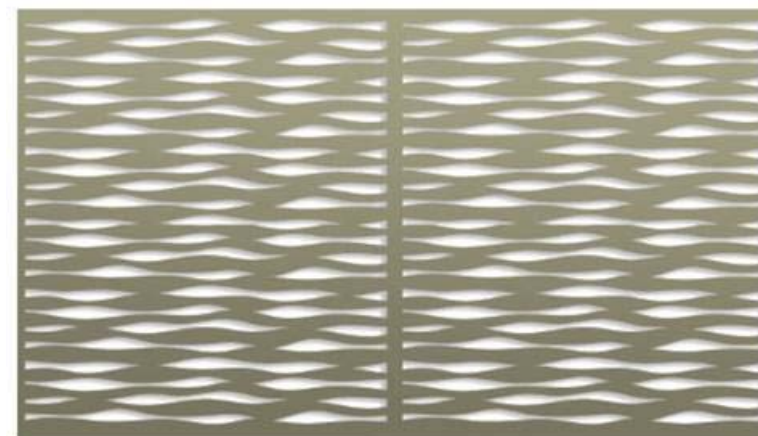
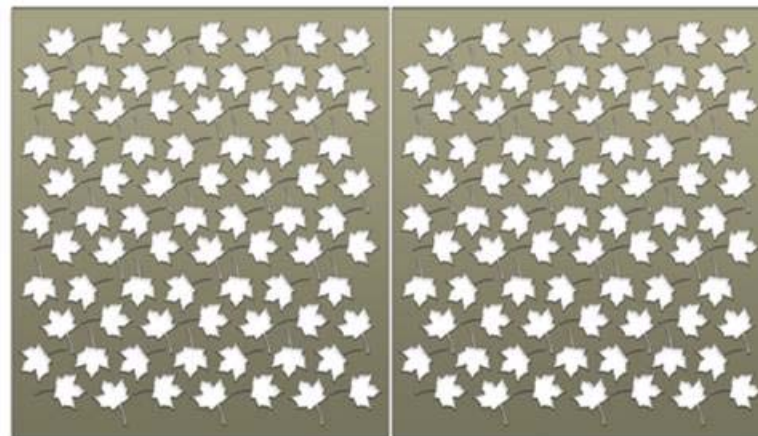
- Light colored pre-cast concrete
- Organic curvilinear forms defining space
- Retain planting beds to assist with grading and buffers
- Integrated material such as color or tumbled glass to enhance wall appearance and special quality



LANDSCAPE – SITE FEATURES

Fencing

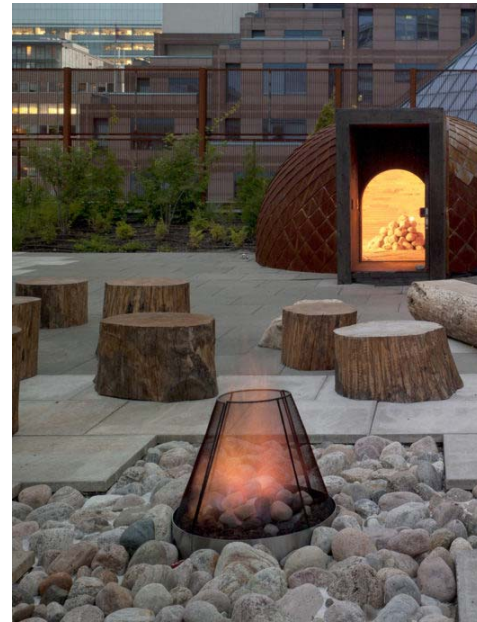
- Determine where needed
- Secure
- Consider height
- Minimize impact



LANDSCAPE - SITE FEATURES

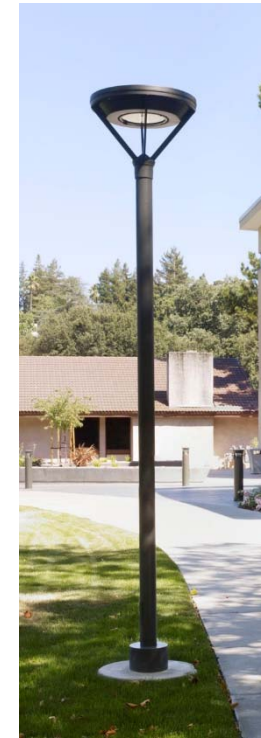
Fire pits

- Surrounded by seating
- Safety concerns and code compliance



Courtyard Lighting

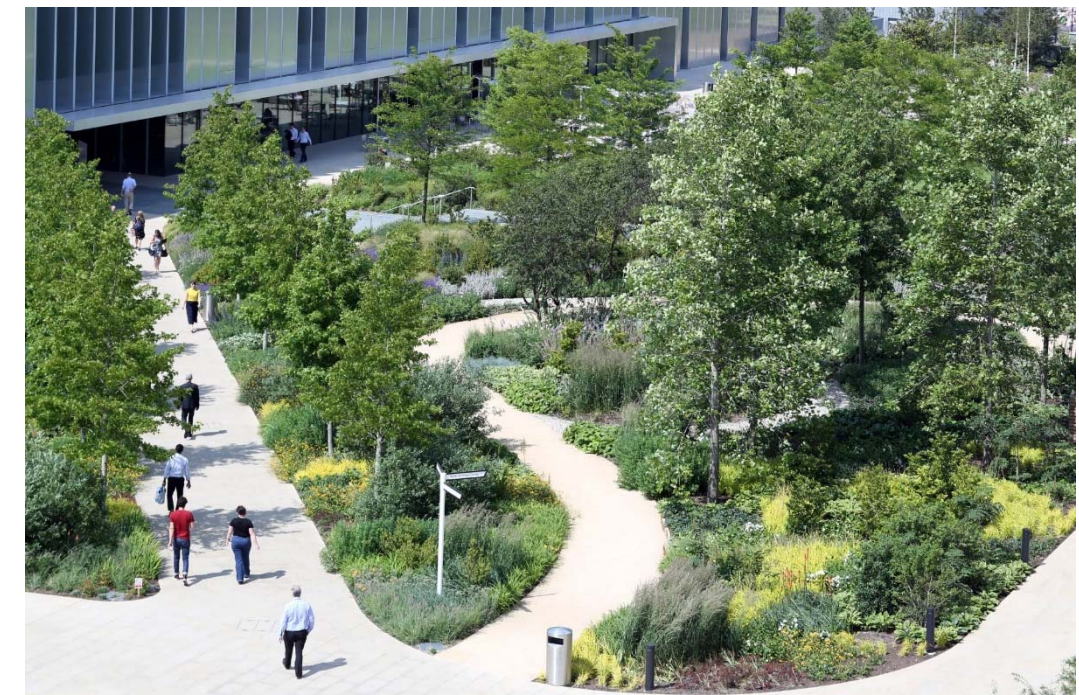
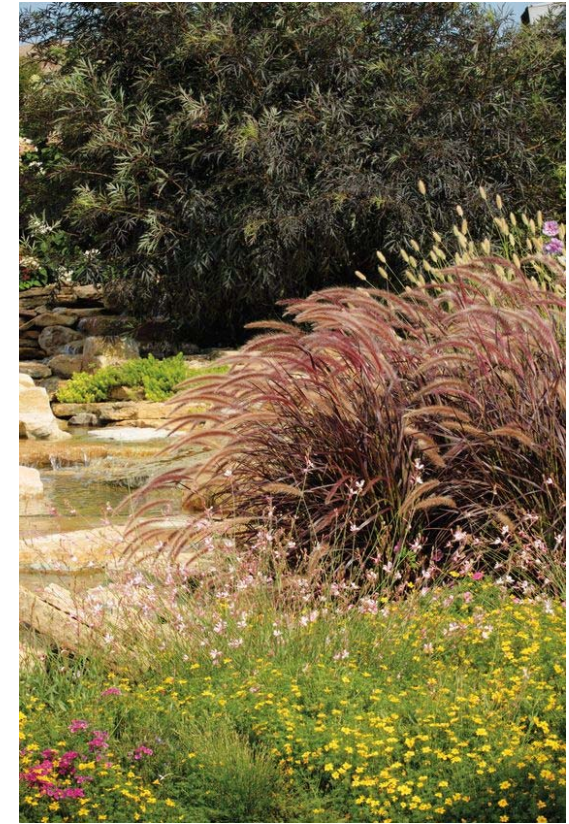
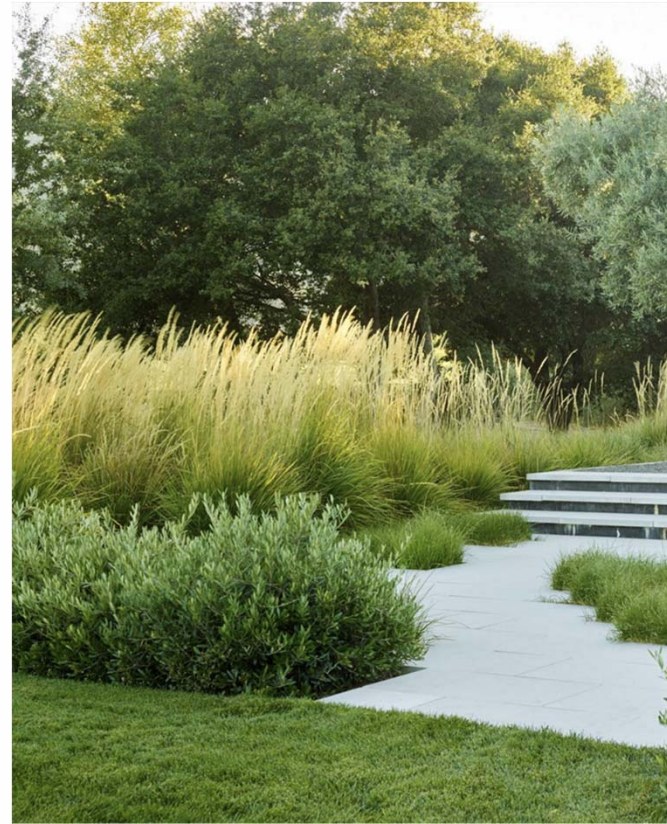
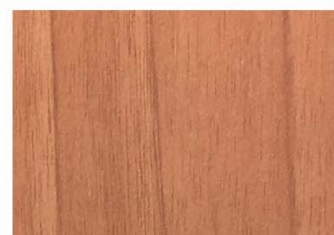
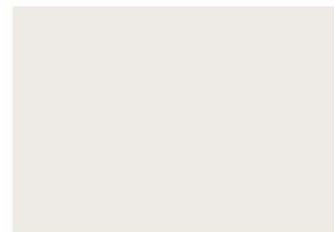
- Pedestrian scale, festive
- Safety



LANDSCAPE – PLANTING

Woodland Mix

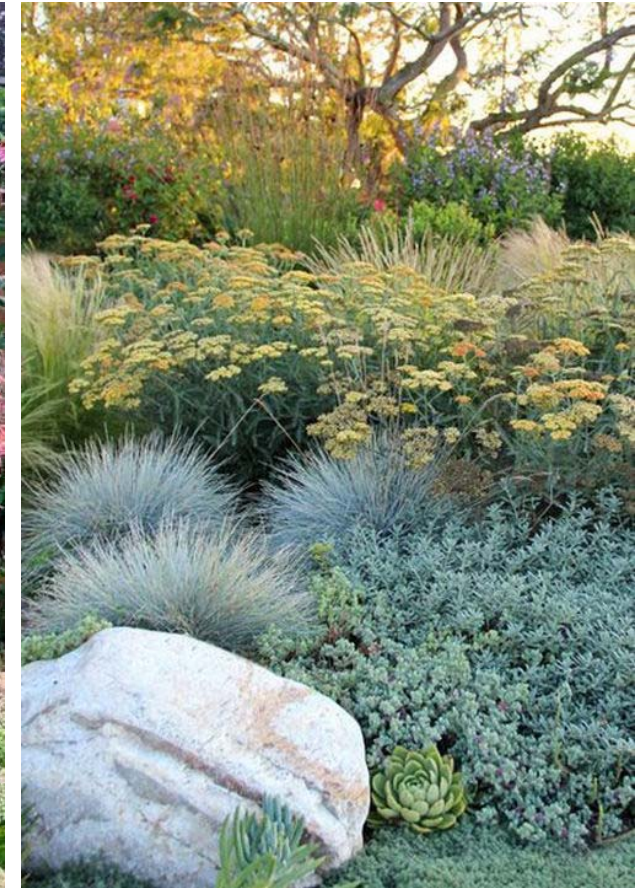
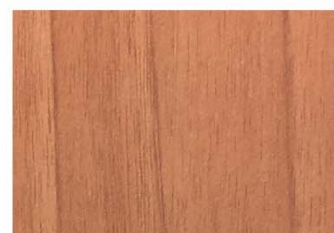
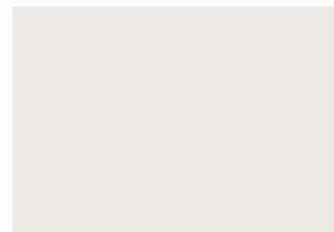
- Perennials and shrubs
- Lush, green, with seasonal color
- Climate appropriate plants
- Medium maintenance
- Low- moderate water use



LANDSCAPE – PLANTING

Drought Tolerant Planting

- California natives and climate appropriate planting
- Habitat friendly with seasonal color
- Low maintenance
- Low water use



BUILDING DESIGN ADVISORY COMMITTEE

The City has assembled an advisory committee to provide additional guidance and input into the development of the exterior and interior building design.

Members:

- Donna Colson, Vice Mayor, City Council
- Ricardo Ortiz, City Council
- Will Loftis, Planning Commission
- Richard Terrones, Planning Commission

Meetings:

- 8/22 – Exteriors – *complete*
- 9/19 – Site and Building Integration and Design Concepts – *complete*
- 10/9 – Interiors

EXTERIOR PERSPECTIVES

BURLINGAME AVENUE ENTRY VIEW



EXTERIOR PERSPECTIVES

PARKSIDE VIEW



EXTERIOR PERSPECTIVES

WEST ELEVATION ON BURLINGAME AVENUE



BURLINGAME COMMUNITY CENTER

FLYTHROUGH ANIMATION



PRELIMINARY EXTERIOR MATERIALS PALETTE SUMMARY

TYPICAL



STUCCO (EIFS)
WALLS



WOOD
SOFFIT/TRELLISES



METAL
WINDOW MULLIONS

PAVILION ACCENT



METAL

WALL ACCENT



WOOD PANEL

BASE ACCENT



STONE

PRELIMINARY EXTERIOR MATERIALS PALETTE

STUCCO



PRELIMINARY EXTERIOR MATERIALS PALETTE

WOOD SOFFIT/TRELLISES



PRELIMINARY EXTERIOR MATERIALS PALETTE

PAVILION METAL PANEL



PRELIMINARY EXTERIOR MATERIALS PALETTE

STONE BASE



Platinum Lavastone



PRELIMINARY EXTERIOR MATERIALS PALETTE

HORIZONTAL WOOD ACCENT





City of Burlingame Proposed Community Center

PLANNING COMMISSION
September 24th, 2018

