



City of Burlingame

Burlingame's New Community Center Conceptual Design Executive Report

March 2018



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OVERVIEW AND PROCESS

At the start of 2015, the City of Burlingame engaged Group 4 Architecture to develop the conceptual design for the Burlingame Community Center in Washington Park. The project builds upon the Burlingame Community Center Master Plan approved by the City Council in July 2014, aiming to confirm the building program, establish the preferred conceptual floor plans, site plan, and building massing for both the community center and Washington Park improvements.

The existing recreation center is a much loved and well used community asset, serving residents for nearly 70 years. Set amidst groves of mature trees, the center also abuts the former Gunst Estate, a historical estate originally owned by cigar retailer Moses Gunst who built his mansion there in 1904. The Burlingame Parks & Recreation Department currently offers a diverse range of programs, providing recreational and enrichment opportunities for community residents of all ages. Unfortunately, the existing center has reached its maximum capacity; the spaces are insufficient for programs, services, and events, which greatly limits the Parks and Recreation Department's ability to adequately serve the community. Due to its lack of ADA compliance and limited parking, it is inaccessible or difficult to access for some community members. Originally built in the late 1940s, the center has aged building systems (mechanical, plumbing, electrical, and data systems), in addition to seismic safety issues. The character and ambiance of many spaces within the facility are dated and limit the revenue potential.

The proposed community center is being designed to meet the needs of today's community and to have the flexibility to evolve to meet the ever-changing needs of future patrons. Located slightly to the west of the existing facility, the new multi-generational community center will be nearly 43% larger than the existing facility through the addition of second floor. This will allow for a programming capacity of 510+ hours per week; the existing recreation center can only program about 300 hours per week. The design of the building will be functional and beautiful, honoring the rich history and heritage of Washington Park and Burlingame.



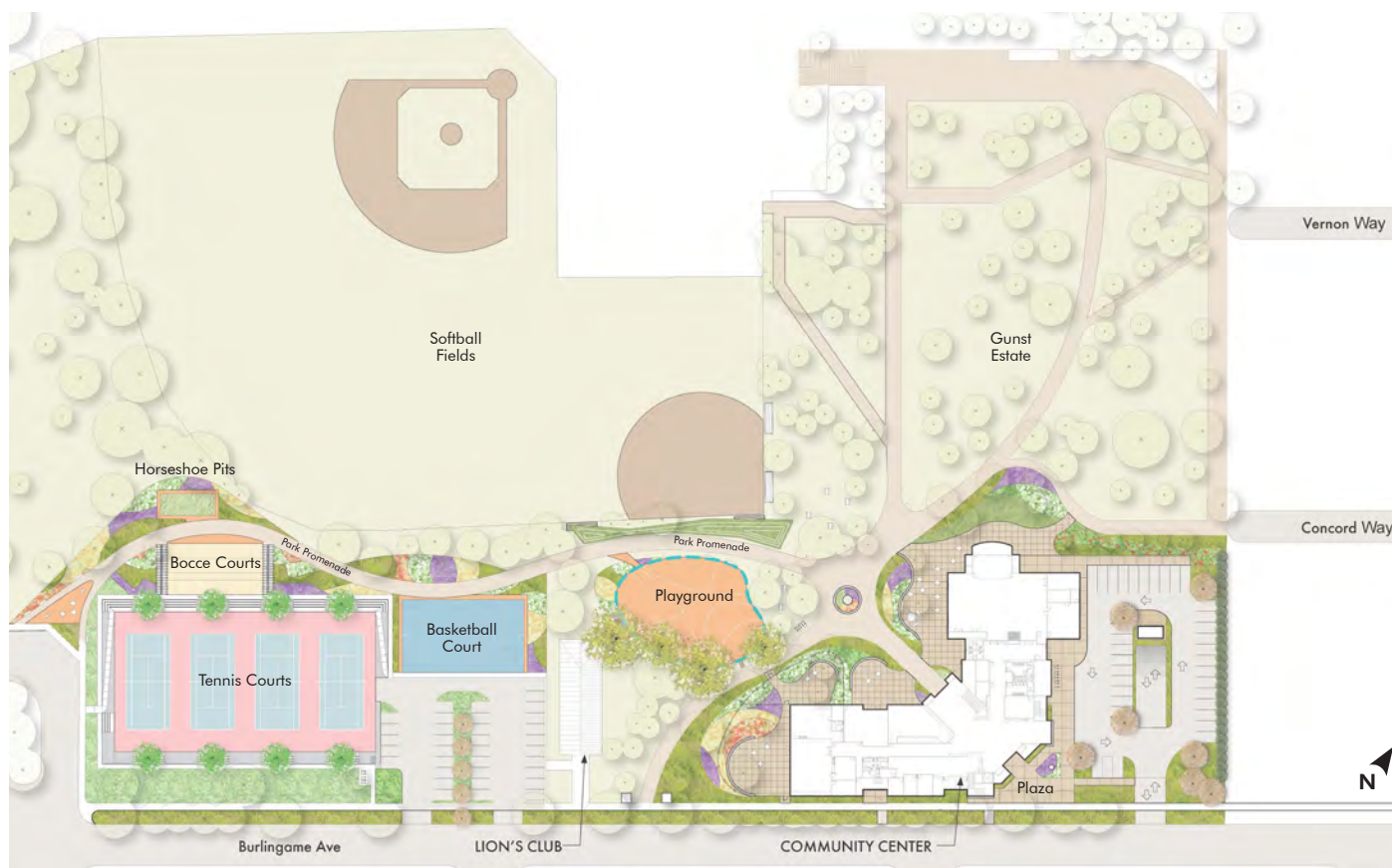
May 2015 Fresh Market kiosk event

The conceptual design process engaged staff, stakeholders, and the community-at-large at all levels through online surveys, drop-in events in Washington Park, intercept kiosks at the Fresh Market, and public meetings. Community members had the opportunity to weigh in on program and site diagrams, architectural styles, and massing options. Project oversight was provided by a **Citizens Advisory Committee** comprised of key community leaders. The CAC guided the overall development of the conceptual design and provided the design team with feedback throughout the entire process, ultimately helping refine the preferred conceptual design option.

The following meetings were held during the conceptual design phase:

- Two (2) Fresh Market outreach kiosks events
- Two (2) community open houses at Washington Park
- One (1) lunchtime kiosk at Burlingame High School
- One (1) lunchtime kiosk at Burlingame Intermediate School
- Two (2) Parks & Recreation Commission meetings
- Five (5) Citizen Advisory Committee meetings
- One (1) City Council study session meeting
- One (1) Planning Commission meeting
- One (1) Traffic, Safety, and Parking Commission meeting
- In addition to an online survey, which collected 122 responses on building design value options

Overall, the conceptual design phase engaged nearly 870 Burlingame community members, including both in-person interactions and online survey respondents.



Site plan

SITE CONNECTIONS AND PARKING

As established during the Master Plan process, the site location of the new community center is slightly to the west of the existing recreation center. The shift allows for the building to act as a nexus for the park, organizing events around outdoor terraces that connect interior and exterior spaces.

The building itself acts as the easternmost anchor of the new “charm bracelet” of park amenities running through Washington Park, connecting downtown Burlingame to the community center. On the ground floor, all main programmatic spaces have direct indoor-outdoor connections to the terraces, allowing indoor programming to expand outwards into the park, and greatly expanding the programmable square footage of the community center.

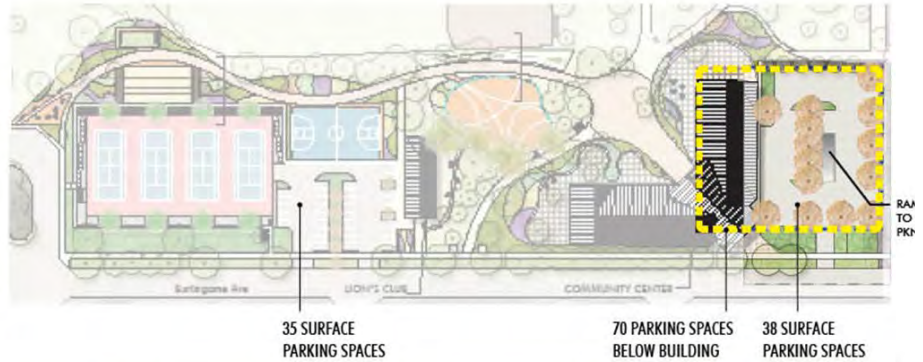
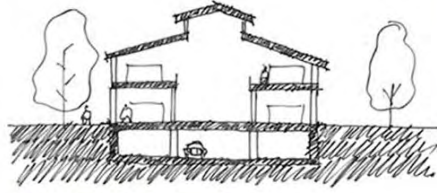
Visitors entering the community center from Burlingame Avenue or the adjacent parking lot will be greeted by a nicely scaled plaza, with planted seat walls that provide places for patrons to wait to be picked-up. Space for covered bike parking will be provided on the southeastern facade of the building, allowing for convenient and safe parking places for cyclists.

Directly to the east of the new building, a small surface parking lot with vegetated landscape and trees takes the place of the existing facility location. The surface lot provides a buffer between the new building’s activity and neighbors along the eastern edge of the park. A vegetated sound wall between the parking lot and immediate neighbors is being considered to reduce any noise from the surface lot. The lot will also provide a designated vehicle pick-up and drop-off zone immediately adjacent to the entry plaza. Traffic, Safety, and Parking Commission commissioners have recommended exploring zoning the surface lot for short-term, senior, ADA, and staff parking only.

PARKING OPTIONS - 143 spaces

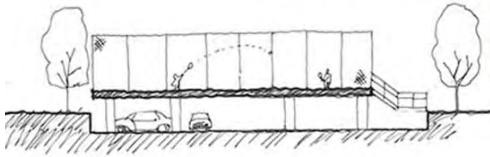
Option 1

Surface +
Underground Parking



Option 2

Surface + Below Courts
Parking (1/2 level down)



Recommended parking options

The conceptual design maintains the recommended 143 off-street parking spaces set forth in the Master Plan to serve the new community center and Washington Park. This quantity of parking spaces was established through direct communication with the community, the City, and the parking consultant. During the conceptual design phase, a traffic analysis and report was created, which further validated the proposed parking approach.

As outlined in the Master Plan, there are two options for meeting the parking need:

- The first option places 70 parking spaces directly under the building, in addition to a new parking lot on the southeast edge of the park. The added construction cost of mechanical ventilation for under-building parking is offset somewhat by sharing a single structural system with the new building above. These spaces also have the advantage of being able to directly tie into the new community center through a lower level vestibule containing interior stairs and an elevator into the community center lobby and outdoor plaza.
- The second option locates parking under the tennis courts on the western end of the park. Moving the courts up a half-level creates an opportunity to have terraced, amphitheater-style seating facing the park. Parking is depressed a half-level below grade to provide approximately 70 parking spaces. Natural ventilation reduces the overall cost relative to parking that is fully below grade.

In both schemes, the remaining 73 spaces would be accommodated at the new parking lot on the southeast edge of the park and the parking lot adjacent to the Lions' Club (with a slight reduction in surface parking at this location to accommodate the relocated basketball court). To accommodate the frequent tour bus trips associated with recreation programming, the section of Burlingame Avenue directly in front of the community center will be zoned for bus loading and unloading. The curb in front of

PREFERRED DESIGN VALUES

CONTEXTUAL INSPIRATION



TRADITIONALLY INFLUENCED



WARM + INVITING



CIVIC



Preferred design values

CONCEPTUAL DESIGN PROCESS AND OPTIONS

During the programming phase of the project, the consultant developed a series of design values, which included a set of images that encompassed an array of architectural styles (ranging from traditional to contemporary), and expressed options for the overall look and feel that the community center could have. Community members were asked during the outreach events to prioritize and rank the values, based on individual opinion of which value or image was most appropriate for the project's location in Washington Park and the Burlingame context as a whole.

The results generated an understanding of the community's preferred design aesthetic, and helped guide the initial conceptual design options for the new community center. The highest ranked design values were **Contextual Inspiration**, **Traditionally Influenced**, **Warm + Inviting**, and **Civic**. Many of the design values can work in conjunction with one another, with the final design often encompassing multiple values.

From the input on the design values, four massing options were developed for the CAC's review. Two of the options were more traditionally influenced, and two were contemporary in style. The CAC reviewed and commented on each option.



- **Option A1: Traditionally Influenced "Mission."** This option was redolent of Burlingame's existing civic context and rooted in Spanish California mission styled architecture. It included a high-volumed entry tower reminiscent of a mission tower, and incorporated a Mission-style design vocabulary of overhangs, trellises, and simplified openings. The material palette consisted of stucco, red tile roofs, and wood accents. *The CAC had a strong preference for this option, and especially liked the entry tower component. Other comments included more articulation of the overall building massing, the exploration of more traditional elements, such as arches, and making the trellis or colonnade more prominent.*



- **Option A2 : Traditionally Influenced "Arts & Crafts."** Using the former Gunst Estate home and the arts and crafts bungalows of northern California as inspiration, this option had a strong gabled roof, but broke the massing down on the entries and park side of the building to create a more human-scaled experience. Second-story covered balconies provided upper-level outdoor space, referencing the sleeping porches of arts and crafts homes from the early 20th century. *The CAC particularly liked the community hall's massing, which broke down in scale on the park side, incorporating clerestory glazing and a continuous covered outdoor colonnade. The CAC disliked the entry, which many felt was too institutional. Several comments also centered on the dominance of the gabled roof, and suggested a more shallow pitch for the main roof forms to reduce its visual prominence.*



- **Option B1: Warm + Inviting "Gables."** This more contemporary option also utilized a continuous gable roof as a strong design move; the elongated roof forms accentuated the linearity of the building form. On the park side corners of the two main wings, the roof edges were "deconstructed" or chamfered, allowing for natural light to enter the upper volumes, and created a more contemporary, civic feel to the building. A warm material palette of wood, glass, and color accent panels was proposed. *CAC members were in agreement that this option was not the right solution for Washington Park, with many feeling that the gable roof was too dominant, similar to the feedback received for Option A2.*



- **Option B2: Warm + Inviting "Pavilions In the Park."** The most contemporary option presented to the CAC, this scheme broke the Center's building mass down to create four distinct "pavilion" forms that corresponded to the four main programmatic zones: Community Hall; main entry; enrichment classrooms; and fitness and arts spaces. Each mass contained a single shed roof form that sloped up towards the park. This allowed for a smaller building mass along the street side, responding to the smaller-scaled residential neighbors while still maintaining a grand civic scale along the park. Generous overhangs and second level clerestory glazing further accentuated the open, floating pavilion forms of the building. *The CAC felt the building forms responded nicely to the park, and were well integrated with the park setting. In contrast to the other options, the shed roofs reduced the visual prominence of the roof forms, and many CAC members liked the open transparency of the building. Some members felt*

the forms were well articulated, while others voiced the opinion that the forms were too broken up. Many members liked the design, but worried that it did not represent Burlingame's values and context.

The CAC selected the Mission and the Pavilions In the Park options for further development at the next round of community outreach, but encouraged the design team to explore hybrid options as well, combining key concepts or features of each option.

At the second round of community outreach, residents were given the opportunity to comment and vote on the two refined designs (the Mission style and Pavilions in the Park options), as well as provide input on specific design approaches, such as indoor-outdoor connections or the Burlingame Avenue street relationship. The feedback collected from the community process showed that the majority of respondents supported the traditionally influenced Mission option. While many respondents liked aspects of the Pavilions in the Park option, there seemed to be an overall consensus that the Mission option was a better fit for Burlingame's existing architectural context and community values.

With the initial input from the CAC and community received, the design team further developed and refined the Mission option. Additional design input was collected at subsequent CAC meetings, as well as at a City Council study session and a Planning Commission meeting, all of which helping shape the preferred conceptual design option.

PREFERRED CONCEPTUAL DESIGN OPTION

BUILDING STYLE, ORIENTATION, AND FORM

The preferred Community Center design is a contemporary reinterpretation of Burlingame's civic use of Mission styled architecture (as seen in the Burlingame Library, Fire Station, and Caltrain station). While the design is rooted in the Mission style through its use of gabled roof forms, overhangs, deep inset windows, and primary materiality, the Community Center's stylistic reinterpretation occurs in several ways: the breakdown of building mass in response to the immediate site context and building program; generous fenestration and expression of interior program space; the contemporary use of building technologies and materials; and incorporating best practices for sustainable design.

Massing

The preferred conceptual design option will be two stories, with the main entry mass smaller in height than an adjacent four-story apartment building located across the street from the Lion's Club. The two Community Center wings will be kept to a minimal height to support the recreation activity inside without overwhelming its single-family residential neighbors. Keeping with the recommendation set forth in the Master Plan, the new building footprint is sited at the location of the existing building and the existing children's play area. As such, the park's mature tree canopy can be preserved as much as possible. In order to further support connections between the building and park, the Center's footprint is L-shaped. Through two wings and a central lobby, the majority of the Center's spaces are connected to the park with outdoor rooms and views.

The building is articulated through a series of recesses along the street and park sides, helping to break down the overall building's mass and length. On the exterior, these indentations allow for planted areas or seat walls, while vertical circulation or smaller programmatic spaces on the interior respond to the articulated zones. In turn, the indentations further break down the continuous gabled roofs, creating distinct



Rendering view of main entry and plaza off Burlingame Avenue

volumes, similar in effect to the well received Pavilions in the Park scheme. On the south and northwest ends of the building, the overall volume steps down from two stories to a smaller mass to create a more residential scale for each end of the building's wings. The flat-roofed areas in between the gabled roofs provide functional space for rooftop mounted air handling and ventilation units.

Arched Great Windows

The arch is one of the strongest design elements that can be found within Mission style architecture, and many Burlingame residents expressed their fondness for it. The Library, Fire Station, and Caltrain Station all incorporate the arch into their design vocabulary, and the new community center will do so as well. The design team sought to be purposeful in the use of the arch, as to not downplay its significance, and thereby used the arch in four distinct locations on the building.

The two most prominent arches are located at the central entry volume, and will serve as the main entrances, or portals, to the building from Burlingame Avenue and Washington Park. The glazing at these locations will be deeply inset within the arches, reinforcing the transition from solid to the void, and expressing the layering of building materials. The insets at these prominent openings will be celebrated with the use of terracotta accents, and allow for a rich play of shadows within the main lobby space.

The two secondary arches will be concentrated at either end of the building's wings, anchoring the first level corridors, and serving as key wayfinding elements on the interior.

- The southwest wing arch will be within the Creative Arts classroom, and is the first face of the building patrons will encounter approaching from the west along Burlingame Avenue. The location of this arch, looking towards downtown, creates a strong architectural dialogue with Burlingame's other civic structures – including the Caltrain Station just down the road – and asserts the building's civic character.

- The northwest wing arch is located within the Community Hall, and will be a beautiful focal point for the space, offering framed views outwards to the former Gunst Estate and park. This arch is centered on the raised platform, with the lower portion of glazing having the opportunity to open up to the exterior portion of the raised platform for indoor/outdoor connections.

Facades and Accents

The park and street facades of the community center wings take the existing site context into account while simultaneously responding to the programmatic functions occurring within the building. Along the street and parking lot facades, the bands of windows are smaller and strategically placed to allow daylight into the interior spaces, but are careful to not impose on neighboring residences. On the park side, where strong physical and visual connections are wanted, larger full-height glazed walls and framed windows are utilized, blurring the distinction between inside and outside. The main program spaces on the ground floor will have direct access to the outdoors through retractable, glazed sliding doors permitting the flow of space to the outdoors.

The organizational pattern of the windows directly responds to the program function within the interior; more glazing provided for public spaces where programs and activities occur, and reduced or minimal glazing in non-public staff and back-of-house areas. In effect, a playful fenestration pattern is created, expressing the interior functions of the spaces, and reducing the institutional feel of the building. Many of the windows begin to wrap the corners of the pavilion-like volumes, sculpting the forms and further breaking down the building mass. The window patterning will continue to be developed in subsequent design phases, as the floor plans and spaces are refined, with input from the public and City Council.

PROGRAM ORGANIZATION

First Level

Connecting the two wings at the center of the building is the main entry lobby. Visitors who enter the new community center from Burlingame Avenue will be welcomed into a light-filled, two story space with direct views through the building to the park itself. A secondary entrance to the park will directly link the community center to the “charm bracelet” park promenade. The lobby will serve as an informal gathering area or pre-function space, and will offer seating and tables for patrons to relax, work, or meet friends.

The central stair will be an integral feature of the lobby, ascending to a balcony overlooking the lobby and park, connecting visitors to the upper level. To the left of the lobby entry from Burlingame Avenue will be the main service desk and elevator; to the right will be the lounge, which flows off the lobby to offer a more intimate gathering space for patrons. The lounge overlooks the surface parking lot and drop-off area, allowing patrons to wait inside for their rides during inclement weather. If under-building parking is included in the project, the elevator will be two-sided, connecting the garage to the interior lobby as well as an exterior vestibule, and could be operational after-hours.

Branching off the lobby to the northwest, is the Community Hall wing of the building. Visitors will be afforded a direct view down the corridor to the beautiful Community Hall and its arched window with views out to the Gunst Estate. Positioned along the corridor is a meeting room that could comfortably accommodate 12 individuals. The ground floor’s main restrooms are located further down the corridor, placed near the Community Hall for ease of access during large events. The Community Hall itself will be a double-height space able to serve a dining capacity of 266, or 400 guests



Rendering view of main lobby



Rendering view of the Community Hall interior



Rendering view of Kids Town classroom

in a theater/auditorium style layout. For flexibility of use, the space will be divisible, allowing for two smaller programmable spaces. At the northwest end, a raised platform is centered on the arched window, with access to an outdoor platform, providing the opportunity to incorporate Music in the Park and other Parks and Recreation events into the building. To the west of the space, sliding glass doors will open to the Community Hall terrace, providing a seamless connection to the outdoors, and allowing for indoor events to expand outside. Integrated seat walls, planters, and fire pits are some of the landscaped features for this terrace. A catering kitchen and storage areas will border the Community Hall to the northeast, and will have direct access to the surface parking lot for operational flexibility and independent use of the Community Hall. Two park restrooms (accessed directly from the outdoors) on the park side are located directly to the south of the Community Hall, close to the park side building entrance for additional surveillance.

Branching to the northwest, in the opposite direction from the lobby, is a wing of three classrooms that are primarily focused on youth and teen programming, in addition to the Creative Arts & Ceramics and staff spaces. All of these spaces have been intentionally placed along the park, allowing for dedicated outdoor space and views towards the park.

- The Maker Room will provide a flexible classroom for a variety of activities with a focus on technology. Such programs could include a coding class, carpentry course, or any hands-on type of craft activity.
- The Teen Scene, immediately adjacent to the Maker Room, offers teens a dedicated after school hangout and homework space.
- The Kids Town classroom will provide space for early childhood education or preschool programming, and will feature a dedicated restroom for children, as well as a secure outside play yard.



Second floor plan



First floor plan

Anchoring the end of the wing, the Creative Arts & Ceramics space will offer a generous amount of space for ceramics and pottery programming. A dedicated kiln room and oversized storage area will support the space. The Creative Arts room will have direct access to a large outdoor arts yard, allowing for art activities to occur outside during warm weather. Staff space makes up the remaining portion of the wing, and is oriented along the Burlingame Avenue side of the building.

The design team worked directly with Recreation staff on the layout of these spaces, and it's envisioned that during the summer months, the classrooms and Creative Arts space in this wing will be used for the youth summer camps, consolidating the more active, youth-oriented programming to one part of the building, and allowing the remaining Community Hall wing and upper levels to be open for other recreation programming.

It is important to emphasize that all program spaces within the community center are envisioned as multi-use space, available to patrons of all ages when not programmed for a specific age group.

Second Level

On the second level, at the top of the central stair, is the Large Meeting Room that can serve as a large classroom or secondary event space, allowing for lifelong learning lectures or space for the Parks and Recreation Department Commission meetings. Overlooking the lobby to the interior and the entry plaza to the exterior is the enclosed Active Lounge, which will primarily provide programming for senior activities such as cards, billiards, and informal gathering. The Active Lounge's location at the nexus of the building provides for dynamic views to the interior and exterior, and allows for ease of access from the elevator, which is located immediately adjacent to the entry of the lounge.

Continuing off of the lobby and Active Lounge is the Fine Arts Classroom, providing ample space for painting, drawing, and other fine arts courses. Overlooking the park and tree tops, the space will be an inspirational setting for creating art. Next to the Fine Arts Classroom is a dedicated Musical Arts studio, for music lessons and classes. At the end of the second story wing is a Dance & Fitness Studio set amongst the trees, which will contain a sprung wood floor and a mirror wall for dance classes and fitness focused programming. Special attention will be given to the acoustical attenuation and vibration isolation between the Dance & Fitness Studio and spaces below it. Three separate storage closets support the space, allowing for an abundance of dedicated storage for various service provider equipment. The Studio has access to a small balcony along the park side for patrons to step outside for a breath of fresh air before or after a workout. Along the Burlingame Avenue side of the wing is a divisible Enrichment Classroom, which will provide the space and the necessary technology for a multi-purpose training classroom environment.

Overall

The proposed total square footage of the building is currently 35,700 square feet, providing for an increase of nearly 11,000 square feet of program space from the existing condition today. As previously mentioned, the gain of program square footage is possible through the addition of a second story. The new community center's overall building footprint is around 25,000 square feet, compared to the existing recreation center's footprint of just over 24,000 square feet today.



Rendering view of the Active Lounge



Rendering view of the Dance & Fitness Studio



Rendering view of the Community Hall wing and outdoor terraces

BUILDING MATERIALITY

The selection of building materials for the new community center reflects the Spanish California mission style inspiration as well as Burlingame's existing civic architecture and nearby downtown character. Durability and ease of maintenance will be of utmost importance. The primary material for the building is stucco, with a precast stone base along the entire ground level of the building, creating a strong, continuous datum line along the length of the building. The roof material will be high quality concrete tiles, similar in look and color to clay roof tiles. The recessed indentations between pavilions and accent material between glazing bands will provide an opportunity to introduce more contemporary materials. One option for the secondary material between the volumes will be terracotta panels, which relate in color and texture to the roof tiles and clay materiality of historic mission structures. Inset terracotta accent or richly colored integral cement fiber board panels could also be used between segments of glazing.

Daylighting is paramount to sustainably illuminating the interiors, particularly the multi-purpose classrooms, Community Hall, and arts spaces. In order to balance the desire for transparency with the need to control glare and solar heat gain on the east and south facades, integrated metal sunscreens will protect the glass windows and will be painted with a corrosion-resistant paint. Along the west elevations of the Creative Arts and Community Hall elevations, where window walls open to the exterior, large trellises will further reduce the solar gain into the spaces. The trellises create another opportunity to incorporate a more contemporary vocabulary within the building through their use of steel and wood members.

On the interior, an elegant material palette is envisioned, allowing for a contemporary feel to the 21st century community space. Terrazzo, large format tiles, or stained concrete could be used for the lobby and ground floor circulation space, with wood flooring in the Community Hall. Accent or feature walls could incorporate wood-veneered panels, creating a warm and inviting feel to many of the public spaces. Ceiling treatments may

EXTERIOR PALETTE 1



EXTERIOR PALETTE 2



INTERIOR INSPIRATION



INTERIOR INSPIRATION



Exterior and interior material palette inspiration

include inset wood slats in the lobby, lounges, Community Hall, and arts classrooms, with acoustical tile in meeting and classroom spaces. Public art opportunities will be identified within the building, allowing for local artists to contribute to the beauty of the space with commissioned paintings or sculptures.

In subsequent design phases, the design team will look to the Burlingame community and City Council for further direction on exterior and interior materiality, integrating input on final material selections and colors.

OPERATIONAL EFFICIENCY

An important innovation in the functional planning of community and recreation centers today is the ability to close down certain zones while keeping others open along with their associated services. In addition to times when the entire building is open and staffed, there may be periods when, for instance, a public meeting or wedding reception in the Community Hall runs beyond the Community Center's open hours. In these instances, the other program spaces can be closed while the restrooms and parking remain available to guests. Roll-down or sliding gates and partitions (concealed in the ceiling or wall) can be utilized to block off the classroom wings, allowing for the lobby or Community Hall to remain open after hours. The Community Hall maintains a secondary access off the surface lot, allowing the space to function with the lobby and main entry secured.

Access to the under-building garage will be able to operate independent of the community center building. An exterior vestibule, accessed from the outside at the entry plaza and serviced by the two-sided elevator and separate set of stairs, allows the under-building garage to be accessible when the Community Center is closed.

Regarding staffing, the central service desk is strategically placed in the lobby in order to maintain sight lines along both wings of the building, as well as the central stair. This strategy supports the new, larger building to operate with staff levels similar to today's Burlingame Recreation Center, while providing significantly more public amenities.

SUSTAINABILITY

The use of sunscreens and trellises will enable effective natural daylighting and are just one element of a comprehensive strategy to make the new Community Center a LEED Gold (or higher) rated sustainable building. Overhangs will further shade the windows on all sides of the buildings, while light shelves will be used on the interior of classroom and staff spaces to project daylight further into the building.

During the next design phase, the design team will conduct an Integrated Design Workshop with the client and engineering team to confirm goals and objectives for efficiency, sustainability, functionality, performance, first and life cycle costs, and other project considerations, and identify strategies and options for building and site systems consistent with those objectives. One of the sustainable strategies that may be utilized are rooftop photovoltaic (PV) panels for onsite renewable energy. The gabled roofs and general southeast orientation of the building provide an optimal condition to incorporate a PV array. Many of the interior spaces have the opportunity for natural cross ventilation, including the Dance & Fitness Studio, Large Meeting Room, and Community Hall. Naturally ventilating these larger, active spaces would allow for improved air quality and lower cooling loads.

Site sustainable features will include bioretention areas that filter and clean the rainwater runoff from the roofs and the parking lot before it flows back to the Bay. Pervious paving for the terraces and parking lot could be utilized, functioning similarly to the bioretention areas, filtering the water before it enters the groundwater supply. Covered bicycle parking and electrical vehicle charging stations would promote alternate means of transportation.

For the interiors, materials and furnishings will be selected for sustainable production and the preservation of indoor air quality.

CONCLUSION

The conceptual design process for the new Burlingame Community Center has enabled residents to accomplish the first steps toward successfully realizing a shared vision for Burlingame's future. Their participation ensures this vision will address their unique needs and celebrate community values. The Burlingame Community Center will be the new jewel of Burlingame, welcoming and serving all ages and backgrounds of the city's diverse population. From this initial design concept we have been able to create a basic cost estimate for the community center building and parking. This estimate and the building's design were based upon several preliminary assumptions about the site, surrounding development, program requirements and the timing of the funding and construction of the project.

These concepts will evolve in the following design phases, and will allow for continued input from the community and City Council, particularly in relation to the fenestration, materiality, color schemes, and sustainable features. Though this is just the beginning of a long process, the Burlingame Community Center conceptual design project was a momentous start, enjoying widespread support from the Burlingame community.

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APPENDIX 1: COST MODELS

	LOW	HIGH
Community Center Building		
(Including Furniture, Fixtures & Equipment)	\$20,863,000	\$22,827,000
Community Center Hard Cost Contingency	\$3,068,000	\$3,363,000
Site & Park		
(incl. Site work, Washington Park Improvements, Surface/Under Tennis Court Parking @ Lions and Surface/Underbuilding Parking @ Community Center)	\$13,329,000	\$14,863,000
Site & Park Hard Cost Contingency	\$1,998,000	\$2,229,000
Soft Costs	\$12,292,000	\$13,458,000
TOTAL PROJECT COSTS*	\$51,550,000	\$56,740,000

*Costs in Jan 2018\$

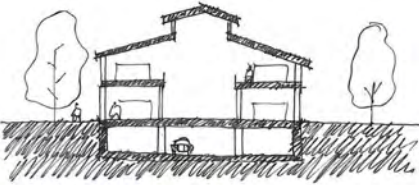
PARKING SCENARIOS & COST FOR MASTER PLAN BUDGET (Note these numbers are NOT for the reduced cost strategies which has different numbers for how parking is distributed since we are utilizing the existing 62 parking spaces adjacent to the Lions building to meet the overall parking requirement)

	LOW	HIGH
OPTION 1:		
35 Surface Parking @ Lions Building, 38 Surface Parking @ CC, 70 Under Bldg Parking= 143 SPACES		
Parking Hard Cost- Option 1	\$6,038,000	\$6,884,000
Parking Contingency- Option 1	\$906,000	\$1,040,000
PARKING TOTAL- OPTION 1	\$6,944,000	\$7,924,000
OPTION 2:		
70 Under Court Parking, 29 Surface Parking @ Lions Bldg, 44 Surface Parking @ CC = 143 SPACES		
Parking Hard Cost- Option2	\$4,638,000	\$5,484,000
Parking Contingency- Option 2	\$696,000	\$823,000
PARKING TOTAL- OPTION 2	\$5,334,000	\$6,307,000
COMBINED OPTION 1 & 2:		
70 Under Court Parking, 29 Surface Parking @ Lions Bldg, 38 Surface Parking @ CC, 70 Under Bldg Parking= 207 SPACES		
Parking Hard Costs- COMBINED	\$10,202,000	\$11,736,000
Parking Contingency- COMBINED	\$1,530,000	\$1,761,000
PARKING TOTAL- COMBINED	\$11,732,000	\$13,497,000

PARKING OPTIONS - 143 spaces

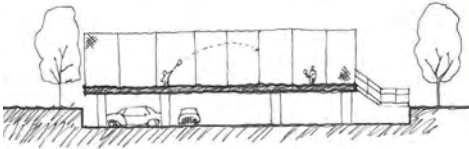
Option 1

Surface +
Underground Parking



Option 2

Surface + Below Courts
Parking (1/2 level down)





G R O U P 4

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