



# **SAN BRUNO RECREATION & AQUATIC CENTER**

RAC ADVISORY COMMITTEE MEETING  
March 21, 2022

# AGENDA

## PROJECT BUDGET UPDATE

- The Goldilocks Dilemma
- Budgeting by Project Phases
- Projected Budget – Augmented Budget Request
- Project Management



# Budgeting by Project Phase

## DEVELOPMENT

## IMPLEMENTATION

Planning

Design

Construction



NEPA / CEQA

<b>PROJECT BUDGET</b>	6/8/2021 Approved Budget	Proposed Amended Budget	Requested Augmentation (Reduction)	Has augmentation been expended?
Design (Group 4)	6,484,371	6,585,350	100,979	No
Environmental	82,500	19,300	(63,200)	Savings
Project Manager (CPM Associates)	0	432,150	432,150	> \$75K
Project Management & Construction Coordination Support (CPM Associates)	0	503,100	503,100	No
Project Management and Construction Management (Griffin Structures)	1,279,000	1,279,000	0	N/A
Geotechnical, T&I, Waterproofing, Commissioning Services	486,262	436,262	(50,000)	Savings
Construction Contract (Lathrop)	43,031,000	43,031,000	0	N/A
Contingency (11.32 % to 8.5%)	4,687,046	3,647,590	(1,039,456)	N/A
Lara Field Parking Lot	1,61,953	1,161,953	0	N/A
Traffic Signals, Sewer, Water, Sidewalk, CityNet Fiber	850,000	1,410,000	560,000	No
Temporary space during construction	375,000	100,000	(275,000)	Savings
Furniture Fixtures and Equipment	1,013,000	1,013,000	0	N/A
Electronic systems and special equipment	25,000	25,000	0	N/A
Utility company connection and services	131,523	131,523	0	N/A
Fees / Administration / Business Plan	373,573	765,000	391,427	Yes
<b>Approximate Total Project Cost</b>	<b>59,980,228</b>	<b>60,540,228</b>	<b>560,000</b>	

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Environmental	<ul style="list-style-type: none"> <li>• <b>Additional Scope</b> accommodated changes that occurred during design. Standing contract was adequate to take on the additional scope.</li> <li>• <b>Augmentation Request</b> is for the full scope including the additional scope added to keep the project moving forward.</li> </ul>	82,500	19,300	(63,200)	Savings
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- **Project Manager Contract** in the amount of \$75,000 as trial period to evaluate value of outside consulting services.
- PM has filled a critical gap in a missing professional competency within the organization that is required to see this project to the finish.
- **Augmented Budget Request** has not been expended.
- **Augmented Budget Request** includes contract for consideration by Council to extend PM service to the end of the project.

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- **Augmented Budget Request** is due to Sidewalk scope addition. It has not been expended.
- Essential safety feature – economy of scale to complete now.

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<b>Approximate Total Project Cost</b>	<b>59,980,228</b>	<b>60,540,228</b>	<b>560,000</b>	

- **Augmented Budget**
  - Building Permit Review Fees
  - Compliance Monitoring During Construction
  - Oak & Crystal Springs Crossing Review
- **Compliance – NEPA/CEQA**
  - Project Management
  - Traffic Engineering
  - Permit Filing
- **Administrative**
  - Business Plan
  - Time Lapse Camera
  - Advertising Fees
  - Legal Fees

# Project Management

Planning

Design





Construction

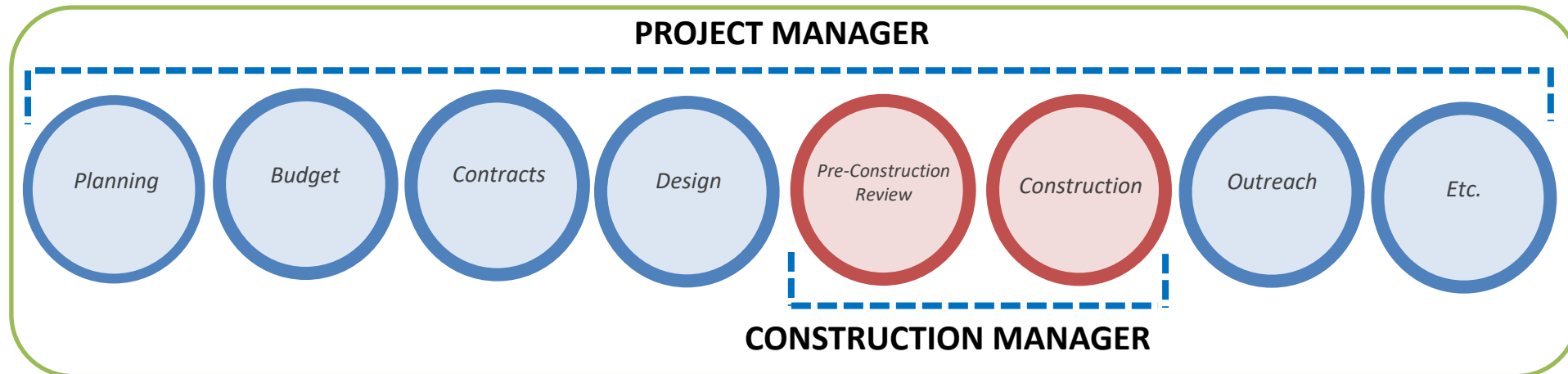
2017 2018 2019 2020 2021 2022 2023

PROJECT INITIATION	PHASE I: CONCEPTUAL DESIGN	PHASE II: SCHEMATIC DESIGN AND CONSTRUCTION DRAWINGS, BIDDING	PHASE III: CONSTRUCTION
<p><b>Community Services</b></p>	<p><b>City Manager's Office</b></p>	<p><b>Community Services / Public Works</b></p>	<p><b>Public Works</b></p>
<p><b>Project Manager:</b></p> <ul style="list-style-type: none"> <li>Kerry Burns (2017)</li> </ul> <p><b>Task:</b></p> <ul style="list-style-type: none"> <li>RFQ/RFP Release</li> </ul>	<p><b>Project Manager:</b></p> <ul style="list-style-type: none"> <li>Connie Jackson (2017-18)</li> <li>Jovan Grogan (2018-19)</li> <li>Joanne Magrini (2019-20)</li> </ul> <p><b>Consultants:</b></p> <ul style="list-style-type: none"> <li>Group 4 - Architects</li> <li>Audree V. Jones-Taylor (Business Plan)</li> </ul>	<p><b>Project Manager:</b></p> <ul style="list-style-type: none"> <li>Joanne Magrini (2020)</li> <li>Audrey-Jones-Taylor (2020)</li> <li>Ann Mottola (2020-21)</li> <li>Jimmy Tan/Hae Won Ritchie (2021)</li> </ul> <p><b>Consultants:</b></p> <ul style="list-style-type: none"> <li>Group 4 – Architects</li> <li>Griffin – Construction Manager</li> <li>Good City – Planning, Environmental</li> </ul> <p><b>Public Works:</b></p> <ul style="list-style-type: none"> <li>Jimmy Tan - Bidding</li> <li>Hae Won Ritchie – Award</li> </ul>	<p><b>Project Manager:</b></p> <ul style="list-style-type: none"> <li>CPM Associates – Rod Macaraeg (2021 – Present)</li> </ul> <p><b>Consultants:</b></p> <ul style="list-style-type: none"> <li>Group 4 – Design Construction Support</li> <li>Griffin – Construction Manager</li> <li>Good City – Permit Coordinator</li> <li>CPM Associates, Inc. – City Project Manager</li> </ul>

NEPA / CEQA

# Project Manager vs. Construction Manager

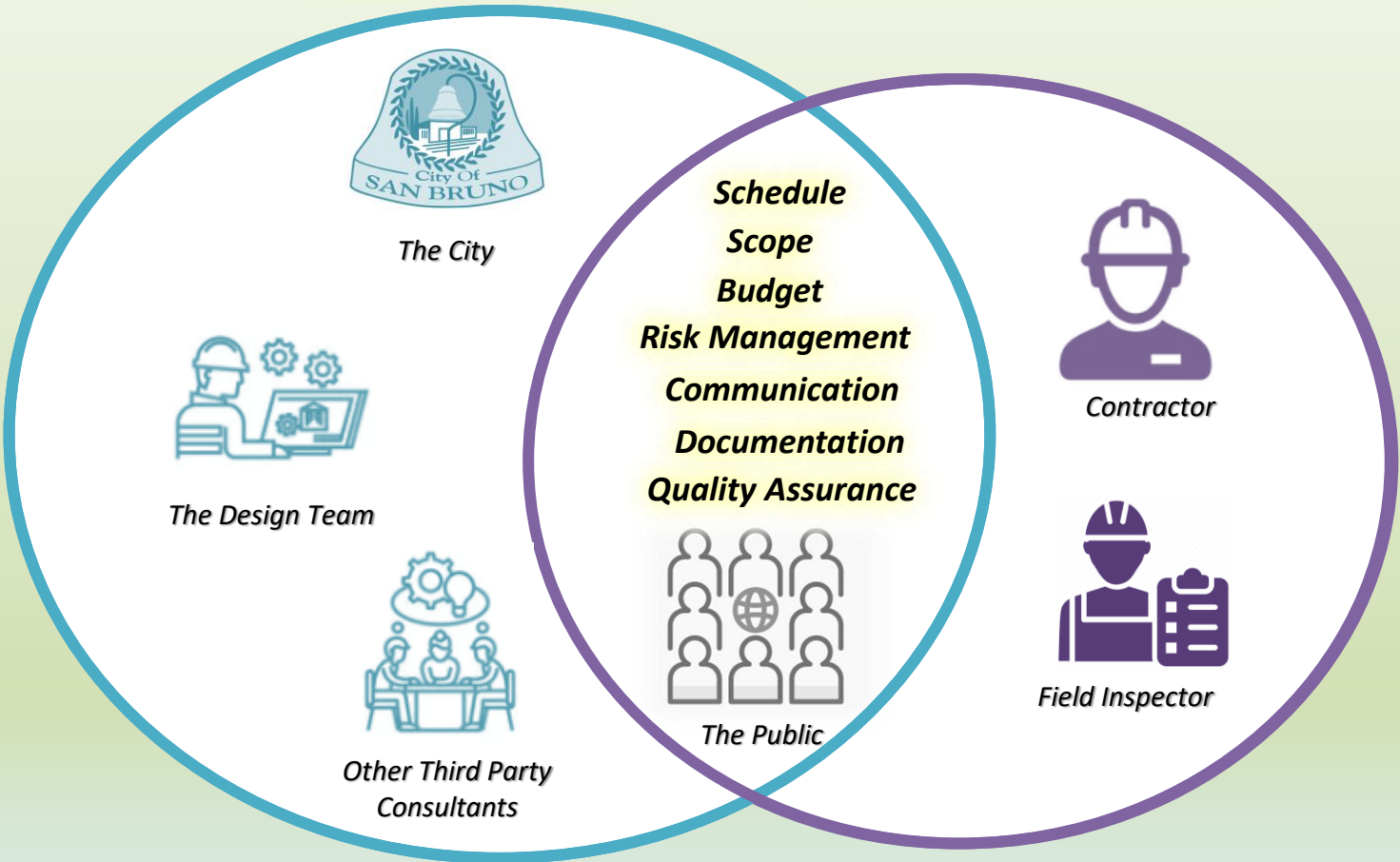
 <p><b>PROJECT MANAGER</b></p>	<p>Cradle to grave: Design Process Bid/Award Construction Close-out</p>	 <p>Advocate for the Owner</p>
 <p><b>CONSTRUCTION MANAGER</b></p>	<p>Leaders on Construction aspect of Project: Central Point of Communication, Overseeing Quality, Cost and Schedule</p>	 <p>Advocate for the Owner</p>



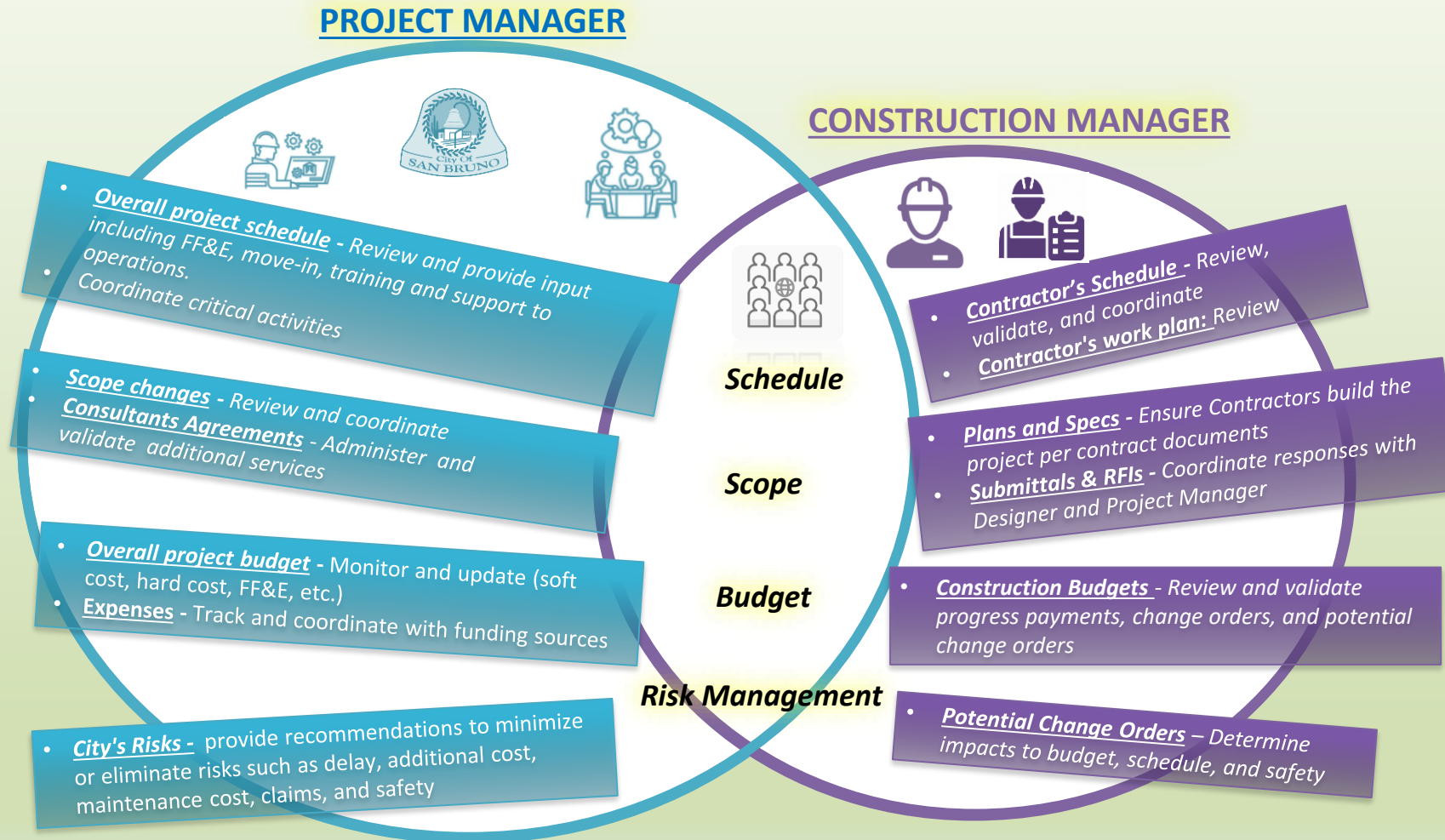
# Project Manager and Construction Manager Roles

## PROJECT MANAGER

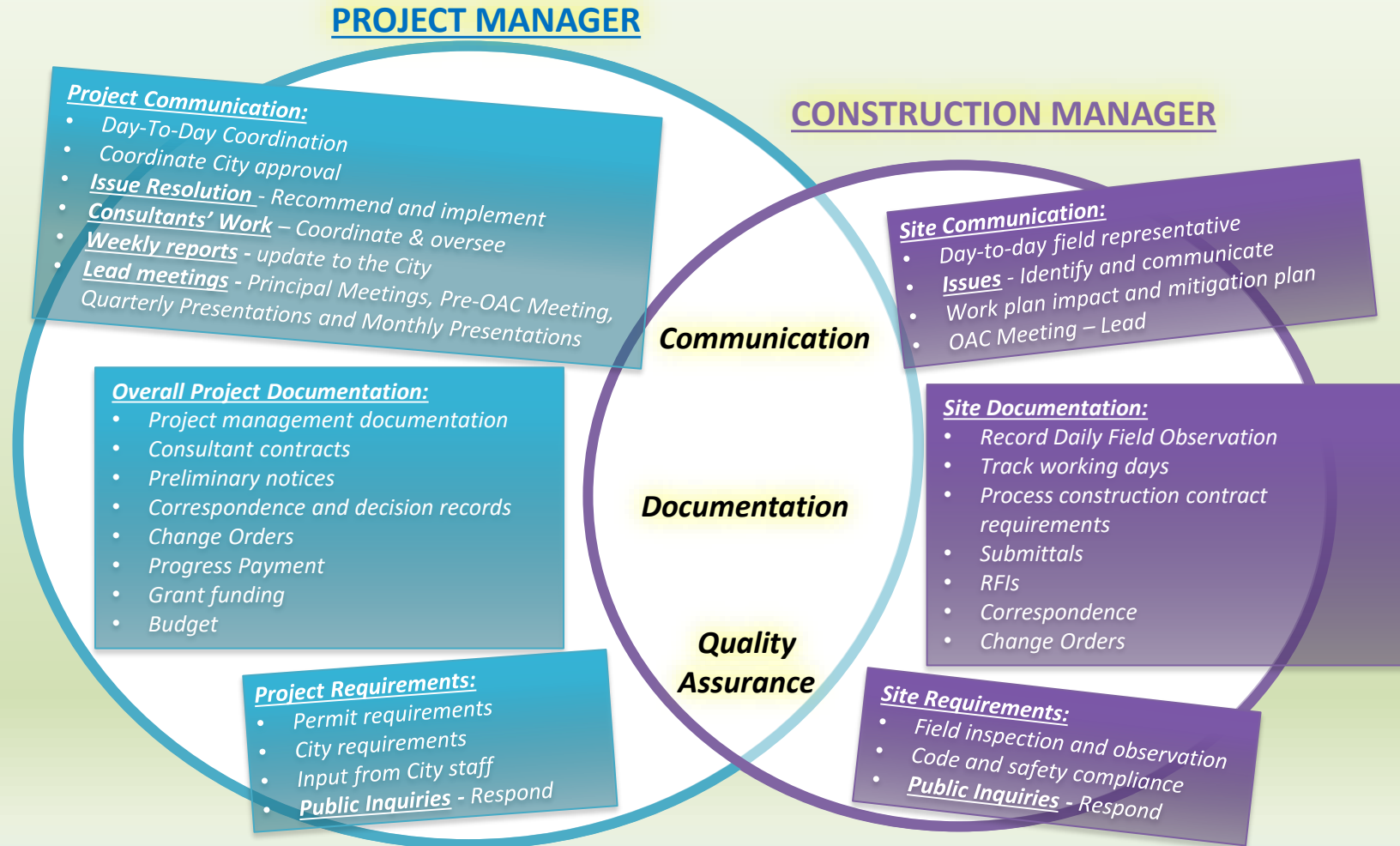
## CONSTRUCTION MANAGER



# Project Manager and Construction Manager Roles



# Project Manager and Construction Manager Roles



# Project Funding



RAC PROJECT COSTS AND FUNDING SOURCES	Amount
<b>Total Project Funds</b>	<b>\$ 60,540,228</b>
Approved Funding Amounts and Sources (June 8, 2021)	
San Bruno Community Foundation Grant	\$ 50,000,000
<b>Park-In-Lieu Fund</b>	<b>\$ 1,720,000</b>
111 SAN BRUNO AVE SAN BRUNO, CA	50 Bayhill)
	\$ 4,500,000
	\$ 1,000,000
Rebuild Project	\$ 900,000
	\$ 594,000
	\$ 476,000
	\$ 750,000
	\$ 50,000
January 8, 2021)	
Construction costs and	\$ 346,000
(contingency)	\$ 104,000
(movements)	\$ 110,000



VIEW FROM HUNTINGTON AVE



## Next Steps

### IDENTIFY FUNDING SOURCES

- Council Direction
  - Reach out to the San Bruno Community Foundation
  - Request Allocation of Additional Funding
  - Initial Discussions Well Received
  - Continue Conversation as the Project Progresses
- Explore other Funding Opportunities



**SAN BRUNO**  
Community Foundation



# Thank You!

[sanbruno.ca.gov/RecCenterBuild](https://sanbruno.ca.gov/RecCenterBuild)



# SAN BRUNO RECREATION & AQUATIC CENTER

Advisory Committee Update

March 21, 2022



# AGENDA

## 1. Construction Update and Look Ahead Schedule

- a) Project Information Update
- b) Completed To Date
- c) Schedule Update
- d) Change Orders Report
- e) What's Happening Next 30 Days
- f) Solar PV Update

## 2. Questions

# Construction Update and Look Ahead Schedule



## PROJECT INFORMATION



**Start Date:** September 2021



**Project Completion:** Fall 2023



**Estimated Cost Completed To Date:** 8.5% (February 2022)



**EarthCam Link:** [https://share.earthcam.net/RecCenterBuild/rec\\_center\\_build/camera/view\\_1](https://share.earthcam.net/RecCenterBuild/rec_center_build/camera/view_1)





# Construction Update and Look Ahead Schedule

**COMPLETED TO DATE (Through 02/28/22)**



**CUT SLOPE, MARKED FOR SOIL NAIL DRILLING & SETTING**



**SHOTCRETE OPERATION**



**DRILLING & SETTING NAILS**



**GROUT, TESTING AND SHOTCRETE PREP**



**GRADING FOR NEXT LAYER**

# Construction Update and Look Ahead Schedule



***COMPLETED TO DATE (Through 02/28/22)***



**BEFORE POOL BACKFILL**



**AFTER POOL BACKFILL**

# Construction Update and Look Ahead Schedule



***COMPLETED TO DATE (Through 02/28/22)***

**February 1,  
2022**



**February 28,  
2022**



# Construction Update and Look Ahead Schedule



SCHEDULE UPDATE		2021			2022				2023			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Activity No.</b>	<b>Work Description</b>											
1A	Demo, Shoring, Grading, and Site											
1B	Pools											
1C	Building											
2A	City Park Way											
2B	City Park Way											
2C	City Park Way											
3	Crystal Springs Road											
4	Parking Lot											

Grading

Soil Nail Wall

Site

Pools

Building

Creek

Street Alignment

Utility

Utility

Parking Lot

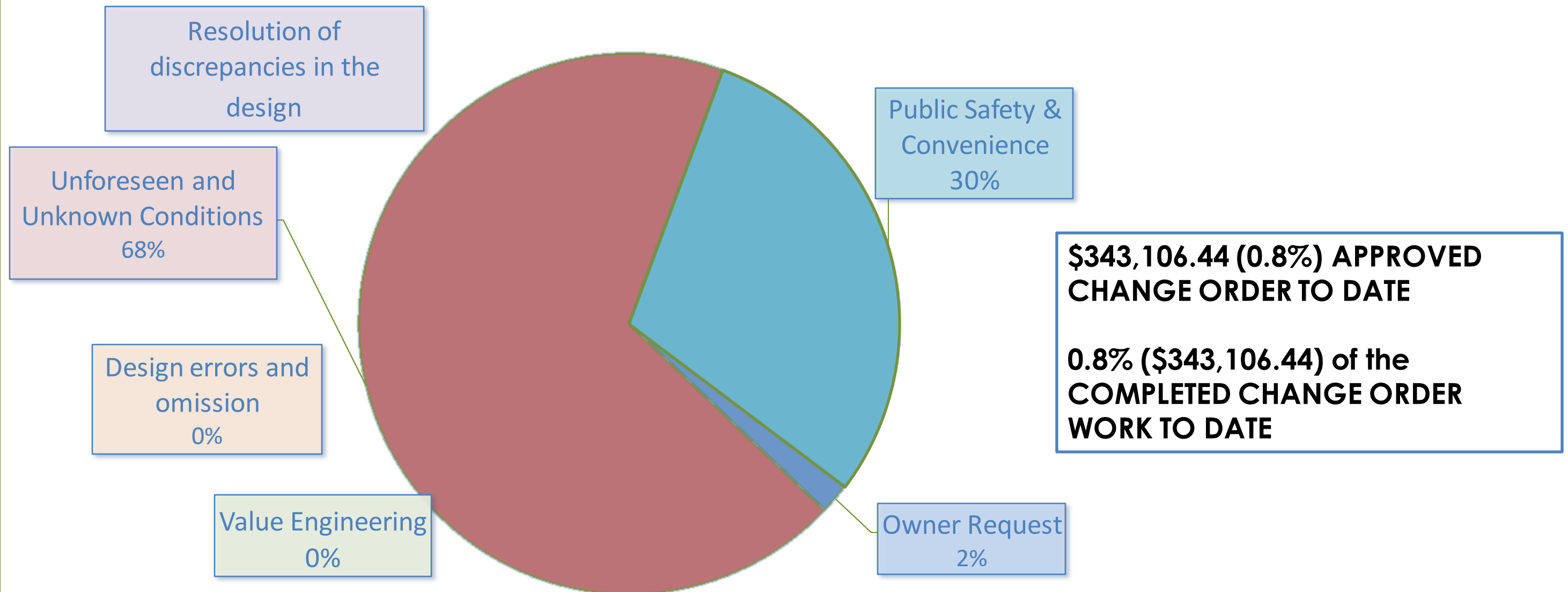
Public Outreach

Typical Construction Progress

# Construction Update and Look Ahead Schedule



## Change Order Report – No Change



# Construction Update and Look Ahead Schedule



## *WHAT'S HAPPENING NEXT 30 DAYS?*



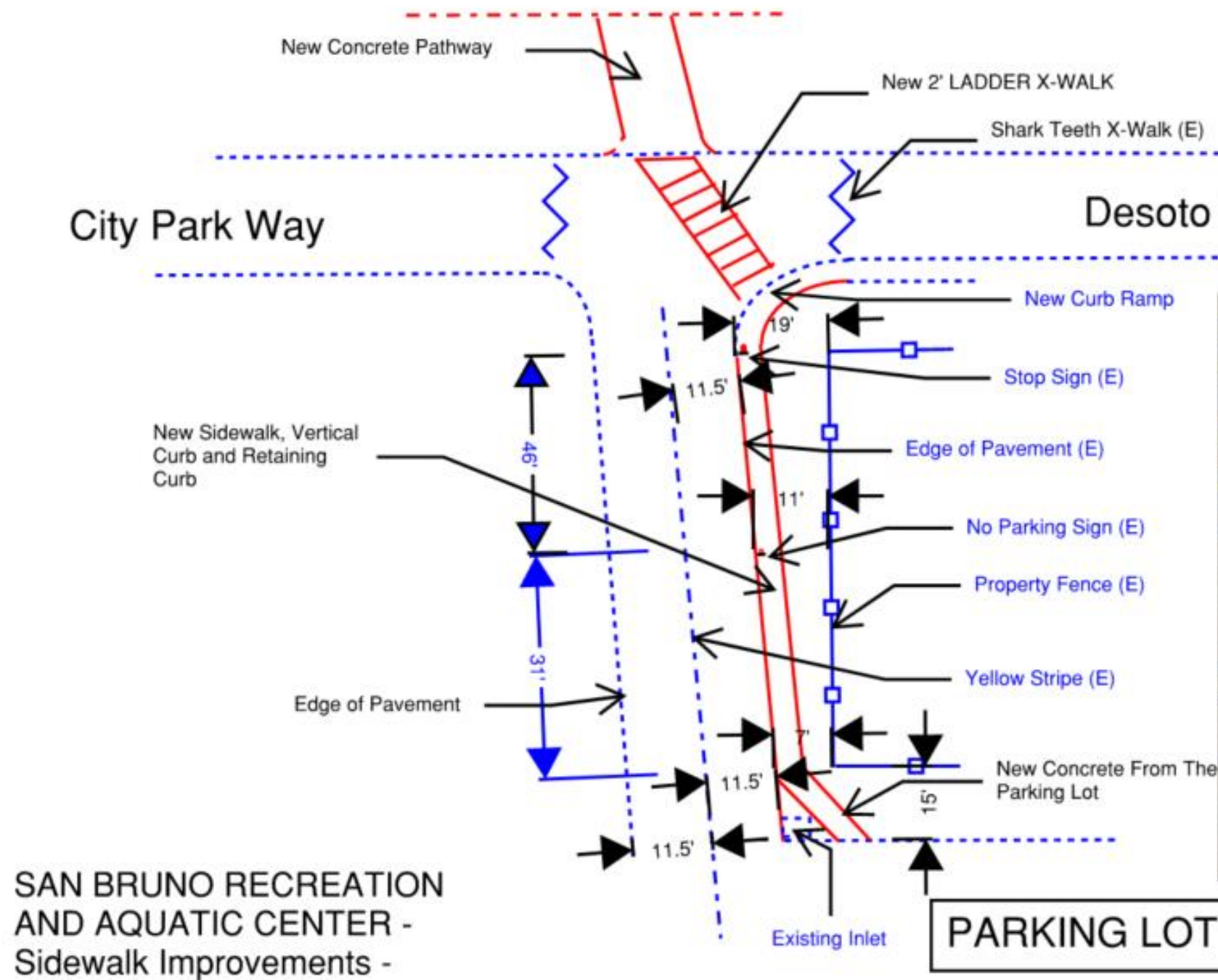
- Continue Soil Nail Shoring wall (Drilling and Shotcrete)
- Building Site Grading / Start Geopier Installation

# Construction Update and Look Ahead Schedule



## WHAT'S HAPPENING NEXT 30 DAYS?

### Pedestrian Accessibility and Safety Improvements

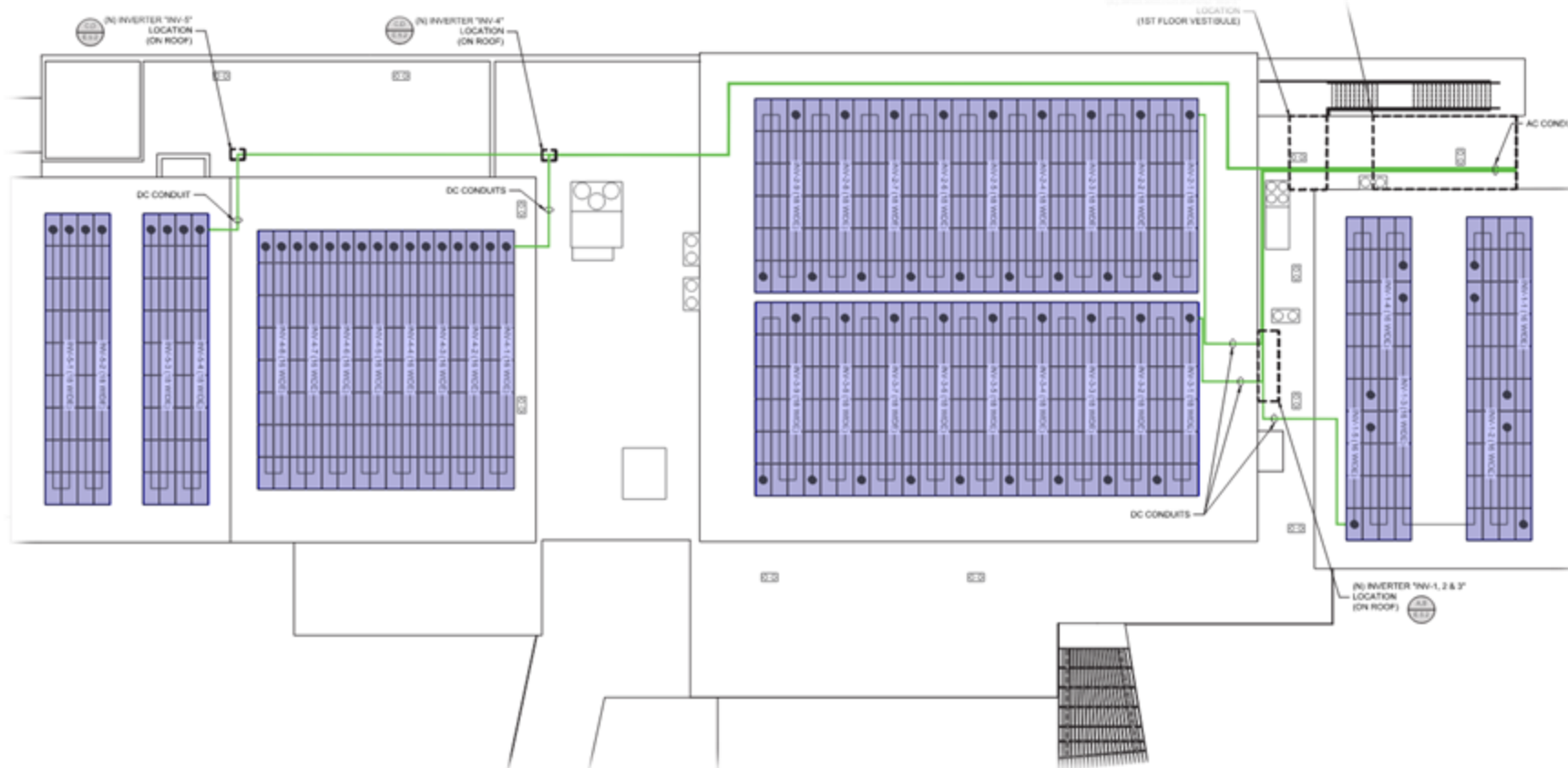


SAN BRUNO RECREATION AND AQUATIC CENTER - Sidewalk Improvements -



# SOLAR PV Update

## San Bruno Recreation and Aquatics Center Photovoltaic System Design



**272 kW Solar (Rooftop)**  
**+/- 419MWh/yr. Generation**  
**+/- 1,259 MWh/Yr. Load**  
**+/- Load Offset: +/- 32%**

**Solar PV Estimated Cost \$1,378,000**  
(June 8, 2021 – Staff Report)

### Options To Consider:

#### **1. Fully Purchase PV System**

- Upfront Cost
- City to Prepare Plans/Specs
- City to Solicit Low Bid
- City to Install, operate, maintain, and monitor
- Less Monthly Cost

#### **2. Power Purchase Agreement**

- No Upfront Cost
- Partner to prepare - Plans/Specs
- Partner to Solicit Competitive Price (Equipment)
- Partner to Install, operate, maintain, and monitor
- Fixed Monthly Rate per kWh (min Escalation) less than PG&E rate

# SOLAR PV Update



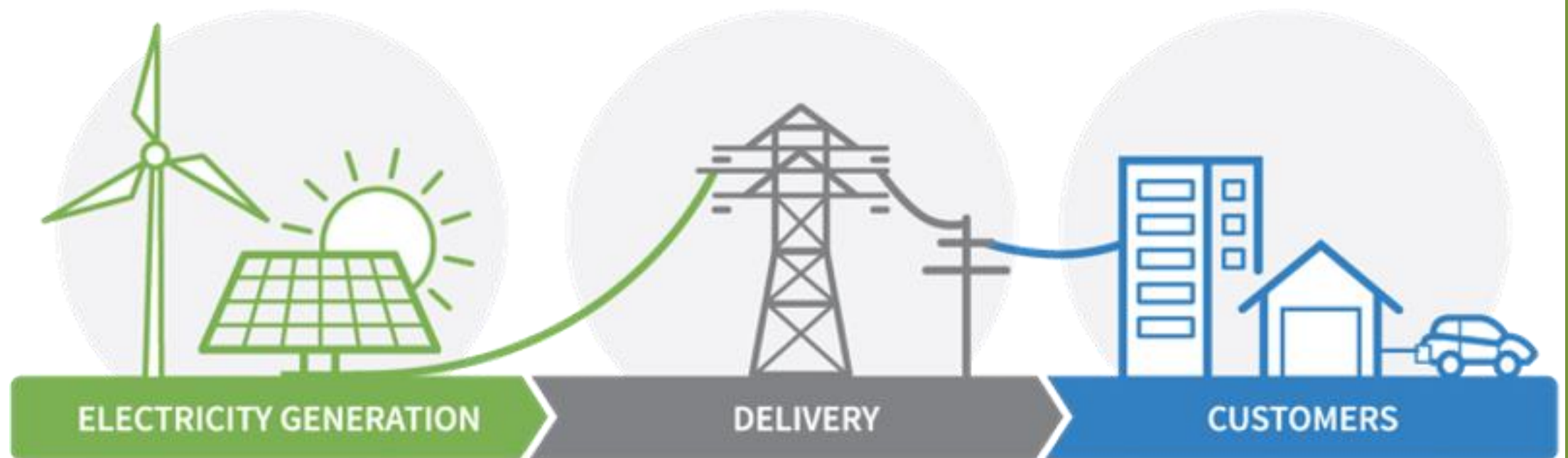
## Potential Partner



Peninsula Clean Energy is San Mateo County's not for profit locally-led electricity provider

**Mission:** To reduce greenhouse gas emissions by expanding access to sustainable and affordable energy solutions

### How it works



Peninsula Clean Energy provides electricity from clean energy sources at lower rates than PG&E.

PG&E owns the power lines and delivers the power we generate. They send a consolidated bill.

As a **customer** of Peninsula Clean Energy, you are helping the environment and saving money.

# SOLAR PV Update



## Potential Partner



## Projects Current Portfolio

### Current Projects' Schedule:

**This Year – RFP**

**Next Year - Installation**

AGENCIES	TYPE OF FACILITIES	STATUS
Atherton	Town Hall Complex	Approved
Belmont	City Hall	Approved
Brisbane	Mission Blue Center	Approved
Colma	Community Center	Approved
Hillsborough	Public Works Yard	Approved
Los Banos	Community Center Wastewater Treatment Plant	In process
Millbrae	Town Hall Complex Recreation Center	Approved
Pacifica	Community Center	Approved
Redwood City	Fair Oaks Community Center	Approved
San Carlos	Youth Center	Approved
San Mateo	Police Building	Approved
SM County	Health Services Administration	Approved

# SOLAR PV Update

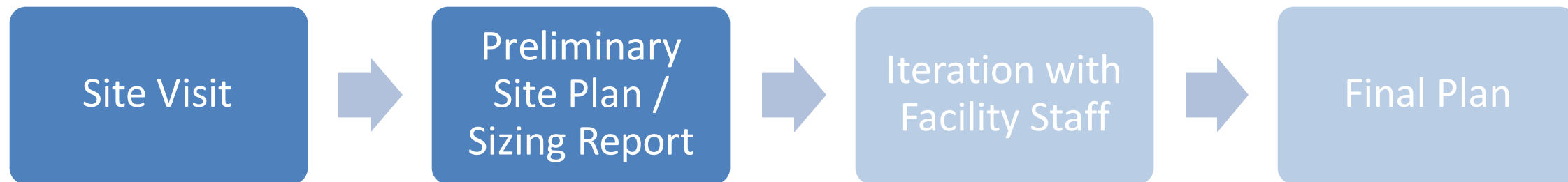


## Potential Partner



# Overall Process

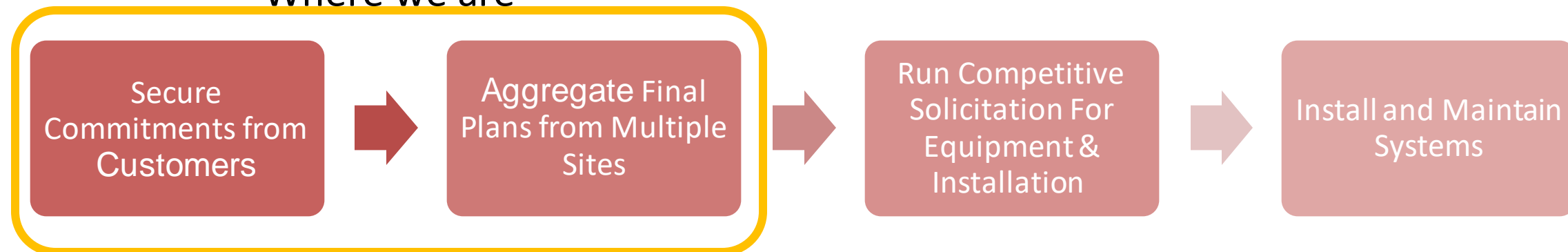
### Site Level



- Includes
- DER sizing
  - Estimated generation + bill savings
  - Single line diagram
  - Site visit photos and notes

### Programmatic Level

Where we are



## **Next Step:**

- Request City Council Approval for the City of San Bruno to Partner with Peninsula Clean Energy (PCE) through Power Purchase Agreement (PPA)

# THANK YOU

[sanbruno.ca.gov/RecCenterBuild](https://sanbruno.ca.gov/RecCenterBuild)