



SAN BRUNO RECREATION & AQUATICS CENTER CONCEPTUAL DESIGN

Parks & Recreation Commission Presentation 01

February 21, 2018



GROUP 4





AGENDA

1. Introductions
2. Work Plan, Schedule, and Participation Overview
3. Project Parameters and Program
4. Site Analysis + Opportunities
5. Next Steps

TEAM

GROUP 4 ARCHITECTURE

Dawn Merkes
David Schnee

BSW ARCHITECTS

Stephen Springs

COUNSILMAN-HUNSAKER

George Deines

SWA

Marco Esposito



BKF Engineers

MACK 5 Cost Estimators



GROUP 4



BSW



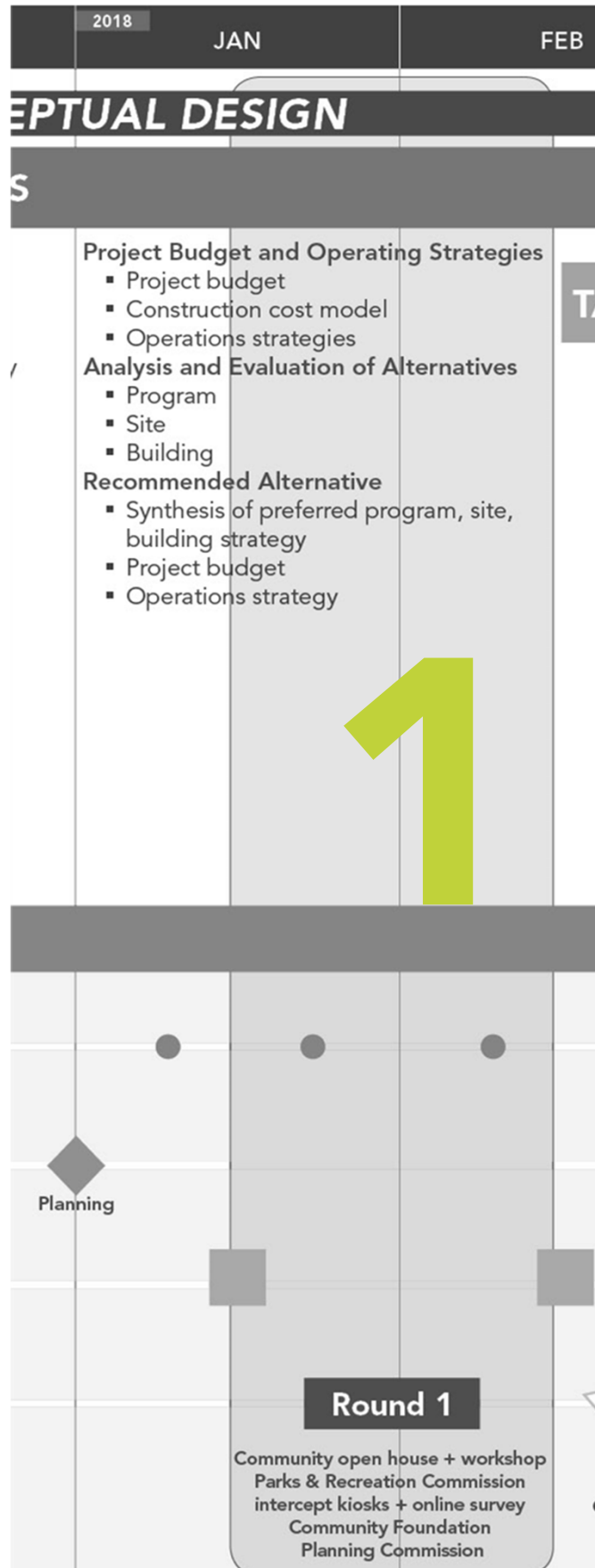
CH AQUATICS





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5. Next Steps



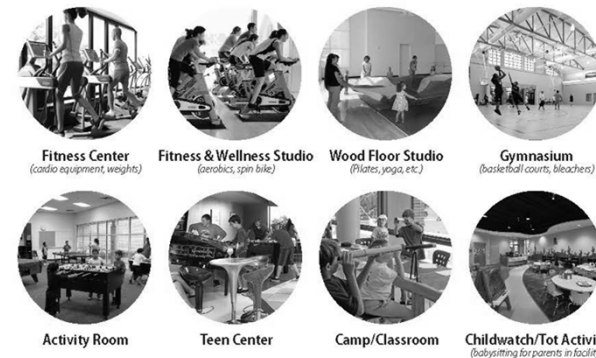
LEVERAGE PAST WORK

Recreation Center

(Could be combined with Community Center or Swimming Pool)

EXISTING FACILITY	27,000 SF Building Area	45,000 SF Building Area	1.99 ACRES Site Area	\$45.7M Project Costs (in 2016 dollars, includes site work)	\$0.2M-\$0.4M Yearly Operational Costs
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Key Features



Swimming Pool

(Could be combined with Recreation Center)

EXISTING FACILITY	14,000 SF Area	21,000 SF (6-LANE) 30,000 SF (MULTI-PURPOSE) Building Area	1.13 ACRES (6-LANE) 1.40 ACRES (MULTI-PURPOSE) Site Area	\$11.1M (6-LANE) \$16.2M (MULTI-PURPOSE) Project Costs (in 2016 dollars, includes site work)	\$0.02M (6-LANE) \$0.03M (MULTI-PURPOSE) Yearly Operational Costs
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Key Features



City of San Bruno
Community Facilities Prioritization

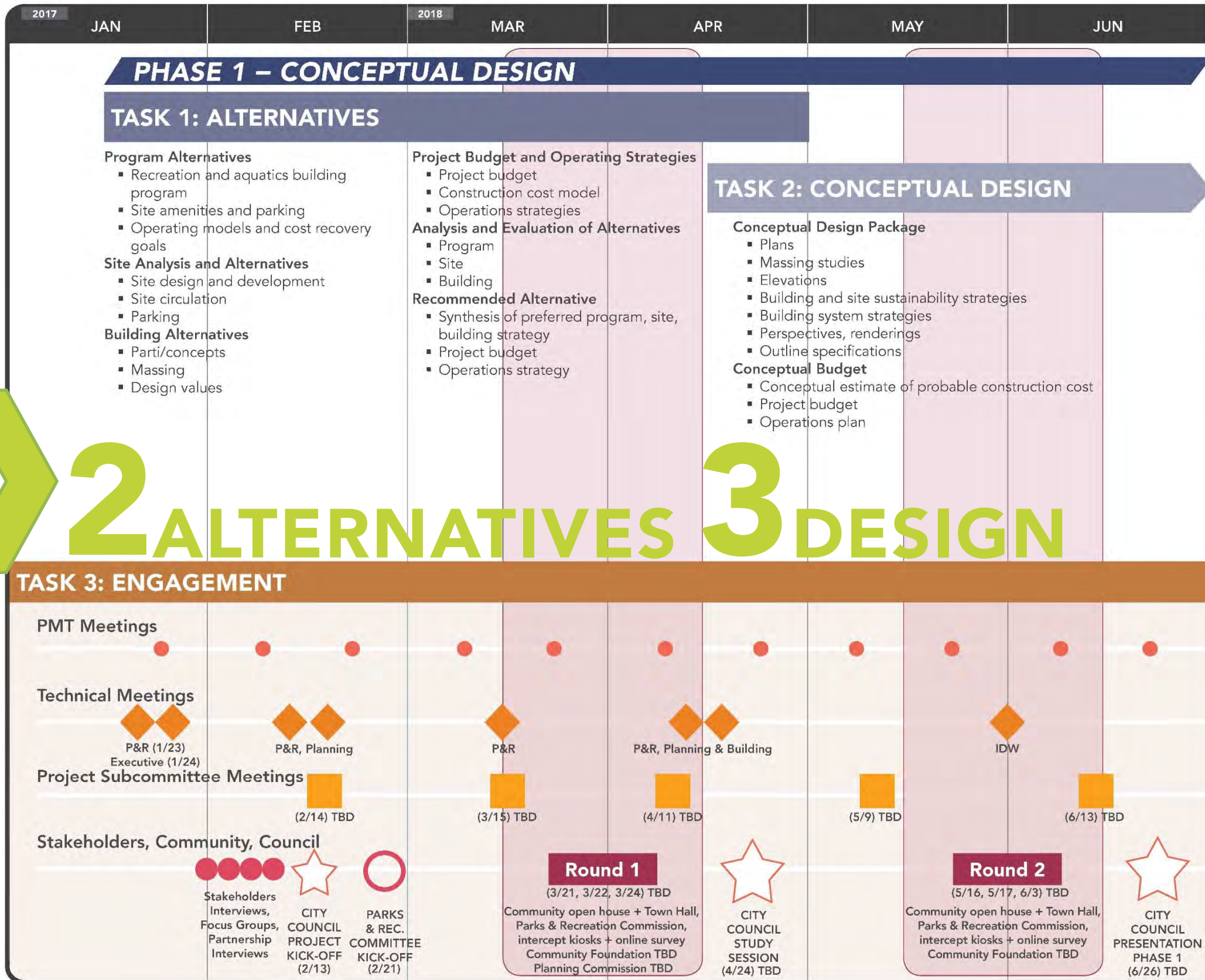
Community Forum #2

November 30, 2016



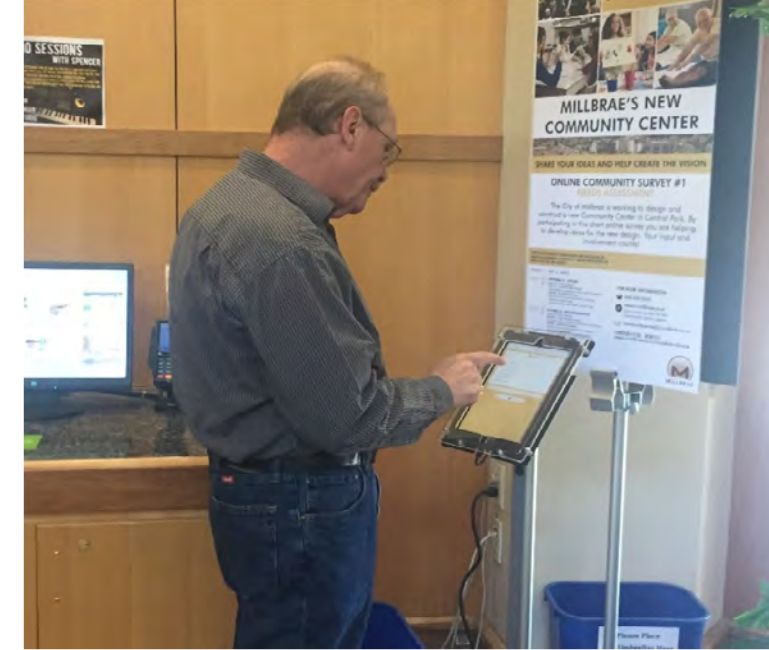
SAN BRUNO RECREATION CENTER AND AQUATICS CENTER

PHASE 1 – CONCEPTUAL DESIGN



2 ALTERNATIVES 3 DESIGN





COMMUNITY ENGAGEMENT – 1000 + PARTICIPANTS

COMMUNITY ENGAGEMENT – 2 Rounds

- **Round 1: March**
 - Program options
 - Site and building diagram options
 - Design values prioritization
- **Round 2: May/June**
 - Conceptual design options
 - Floor plan
 - Massing
 - Materiality
 - Sustainability

COMMUNITY ENGAGEMENT – 3 *Formats*

1) Open House and Structured “Town Hall” community meeting at Veterans Memorial Recreation Center



COMMUNITY ENGAGEMENT – 3 *Formats*

2) Community intercept kiosk – popular community location or community event

- March 24th: Easter Egg Hunt at City Park
- June 3rd: San Bruno Community Day

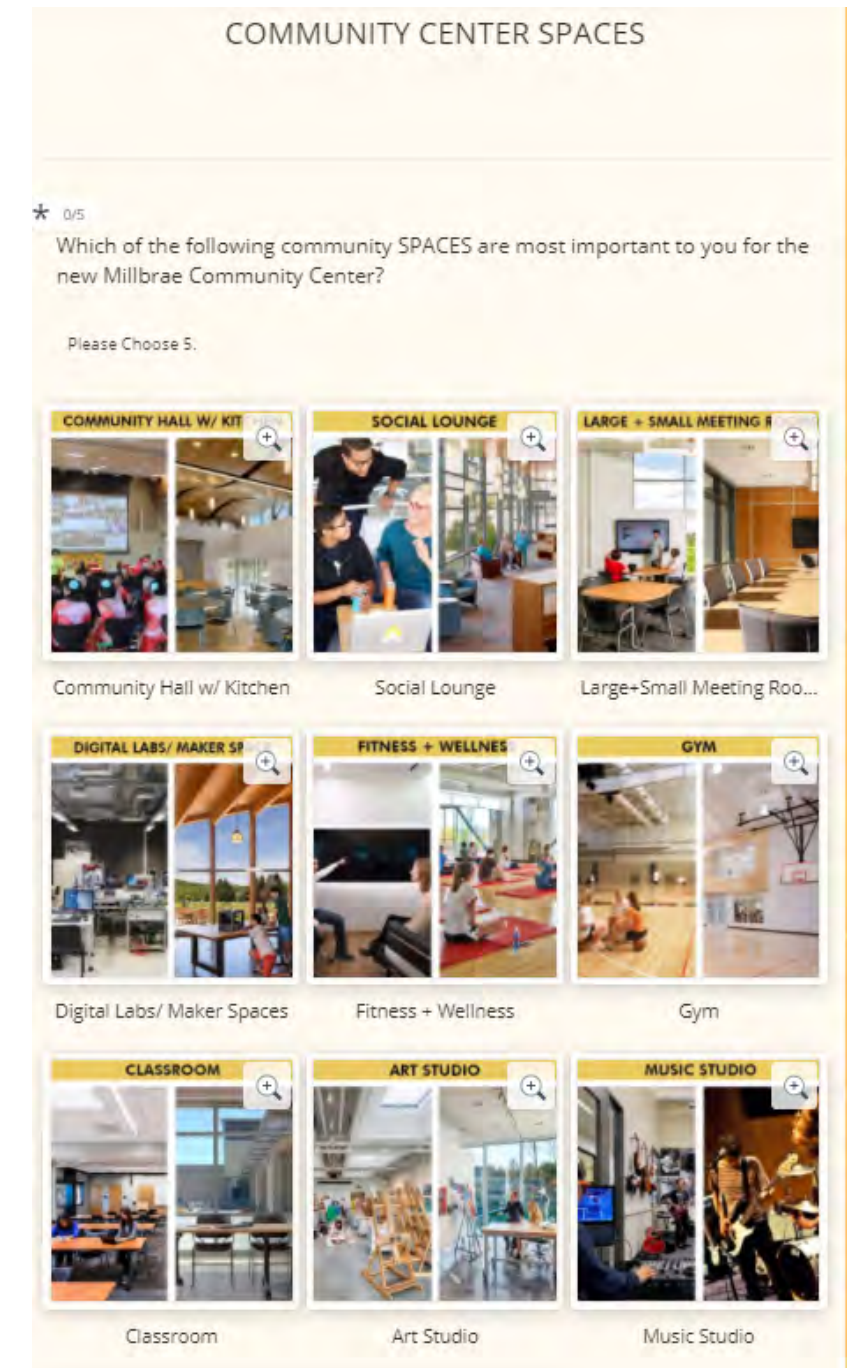
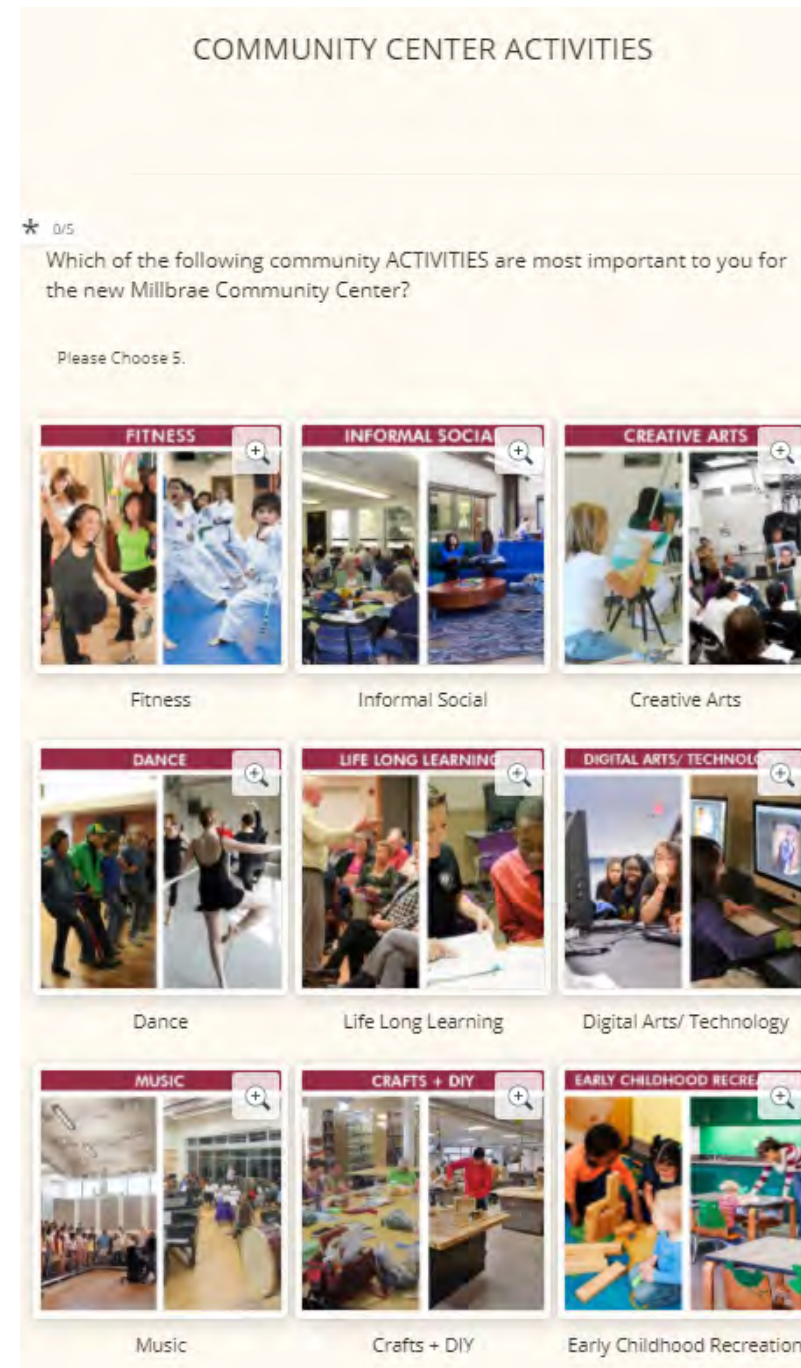


COMMUNITY ENGAGEMENT – 3 Formats

3) Online Survey and iPad kiosks at the library and the Veterans Memorial Recreation Center (launching mid-March)



iPad Kiosk



PUBLIC HEARINGS *(to be confirmed)*

– City Council

- February 13th – schedule, work plan, project overview
- April 24th – preferred site and building alternative
- June 26th – conceptual design presentation

– Parks & Recreation Commission

- February 21st – site analysis and building program options
- March 21st – site and building alternatives
- May 16th – conceptual design options

– Planning Commission

- April 17th

– Other?



STAKEHOLDER + FOCUS GROUP MEETINGS

- Gym users
- Recreation and service providers
- Teens
- San Bruno Area Schools
- Community organizations (Rotary Club, Lions Club, etc.)





ADVISORY COMMITTEE: WEAVING A COMMON DIRECTION



TECHNICAL MEETINGS: ENSURING PROJECT SUCCESS

TECHNICAL MEETINGS

- Parks & Recreation Staff
- Executive Staff Team
- Planning Department
- Building Department
- Fire & Police Departments

WHAT ARE WE KNOWN FOR? > CORE STRUCTURE

- SUMMER PE April 4-5,
- LEARN TO BEGINNER W.
- CURRENTLY AT @ SCHOOL SITE
- SUMMER W WATER COURSE
- SUMMER CA
- GYM - THE (SCHIZO CLUB VOLLE @ MA OUTCRY FOR
- COMMUNITY DAYCAMP RITZ OR 200+ KIDS
- FLAG FOOTBALL
- BB HERE

OPPORTUNITIES?

- YEAR-ROUND CLUB - SWIM WATER
- COMMUNITIE
- BALANCE REC-COMP-1
- WARMER SWIMMING COVER DEEPER AFTER SCHOOL -
- WATER FITNESS
- SPECIAL EVENTS
- SPLASH PAD
- STORAGE, STORAGE +,
- LARGE MULTI-U SPACE - PARTI
- COMPARABLE
- STILLMAN C
- RESTROOMS/SHOW + FAMILY ROOM
- EQUAL MENS + W
- OFFICE SPACE
- STAFF LOCKER
- BREAK AREA
- EXERCISE ROOM
- MOVIE SCREEN

OPPORTUNITIES

- BASICS - 1 - SLANE X 25 YRD INDOOR POOL
- 1 - 50% LANE X 25 YARD OUTDOOR
- DRY SIDE -
- NICE ENOUGH FOR WEDDINGS
- FUNCTIONAL FOR SUMMER CAMPS
- SIZED FOR - COMMUNITY NEEDS +
- PROGRAMMING NEEDS
- BALANCED - APPROACH
- NEED FOR BB COURTS
- POSSIBLE COMM. DUTY
- CHILD CARE SPACES / ECR'S
- FITNESS - WEIGHT ROOM (LES)
- CARDIO
- LARGER MACHINES
- STUDIO - DANCE, YOGA, PILATES, GROUP-X



AGENDA

1. Introductions
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5. Next Steps

REC

AQUA

PARK

TECH

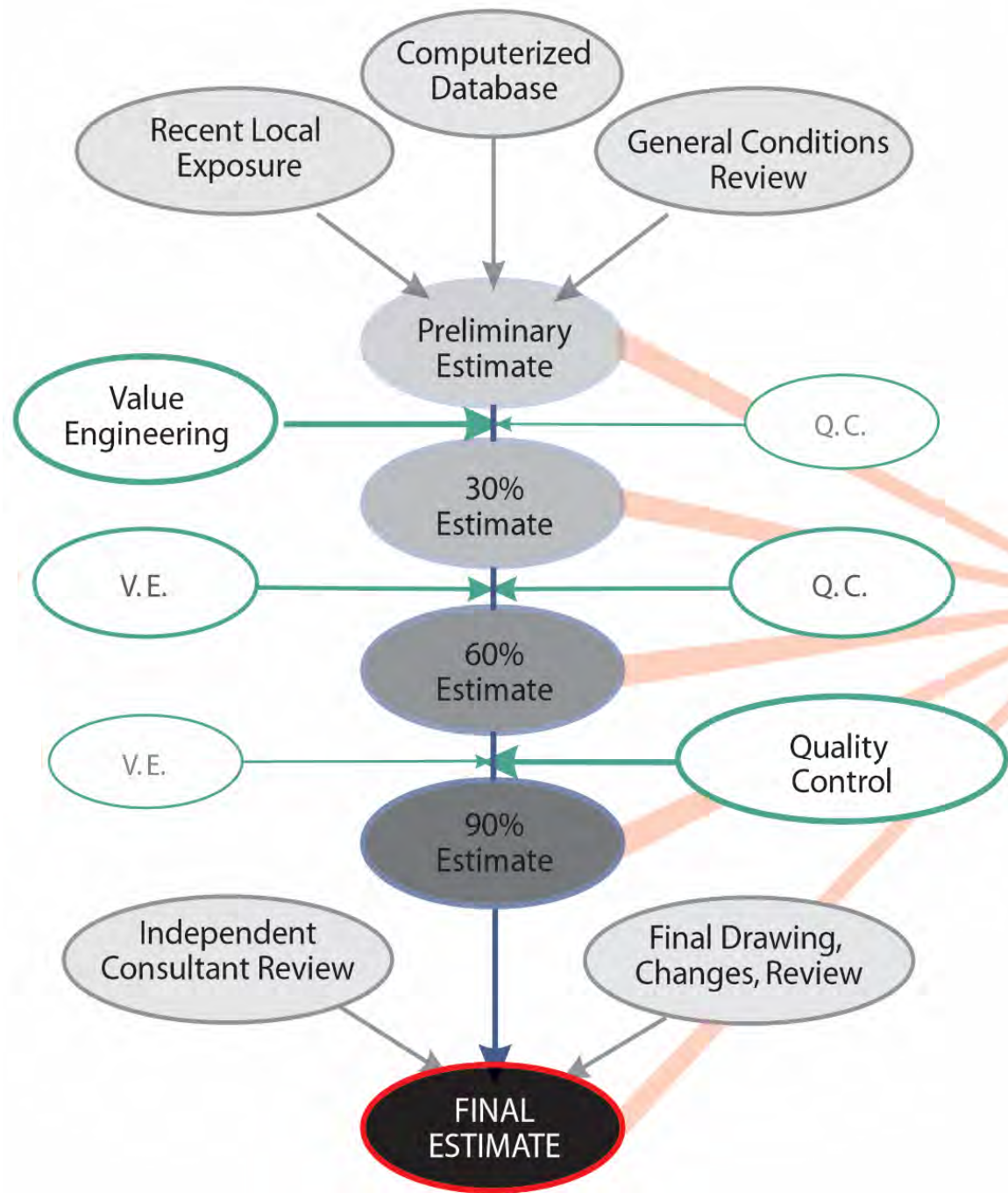
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PROJECT PARAMETERS

PROJECT COSTS

COST PLANNING



PROJECT BUDGET

DESIGN & BIDDING:
 Architectural Fees
 Site Survey
 Geotechnical Report
 Hazardous Materials
 Advertising & Printing
 Permits & Fees
 Staff Administration

TEMPORARY FACILITIES & MOVING:
 Temporary Facility Planning
 Trailer Rental
 Moving
 Decommissioning

CONSTRUCTION:
Contract for Construction
 Construction Contingency
 Architectural Fees
 Construction Management
 Special Testing Services
 Geotechnical Services
 Staff Administration

FURNITURE, EQUIPMENT & SYSTEMS:
 Movable Furniture
 Shelving Systems
 Computer Hardware & Network
 Telephone & Audio Visual

TOTAL PROJECT COST

Phase 1

- Parking (1/2 level below tennis courts) \$3,990,000
- Contingencies: \$598,500
- Soft Costs: \$1,349,019

TOTAL PHASE 1: \$5,937,519

Phase 2

- Washington Park Site Development: \$2,622,000
- Contingencies: \$393,300
- Soft Costs: \$886,498

TOTAL PHASE 2: \$3,901,798

Phase 3

- Community Center Building: \$15,960,000
- Community Center Site Work: \$575,700
- Surface Parking: \$466,000
- Contingencies: \$2,550,255
- FF&E (furniture equipment, technology): \$1,012,000
- Soft Costs: \$6,948,803

TOTAL PHASE 3: \$27,512,758

Optional

- Parking (underground): \$6,384,000
- Contingencies: \$957,600
- Soft Costs: \$2,158,430

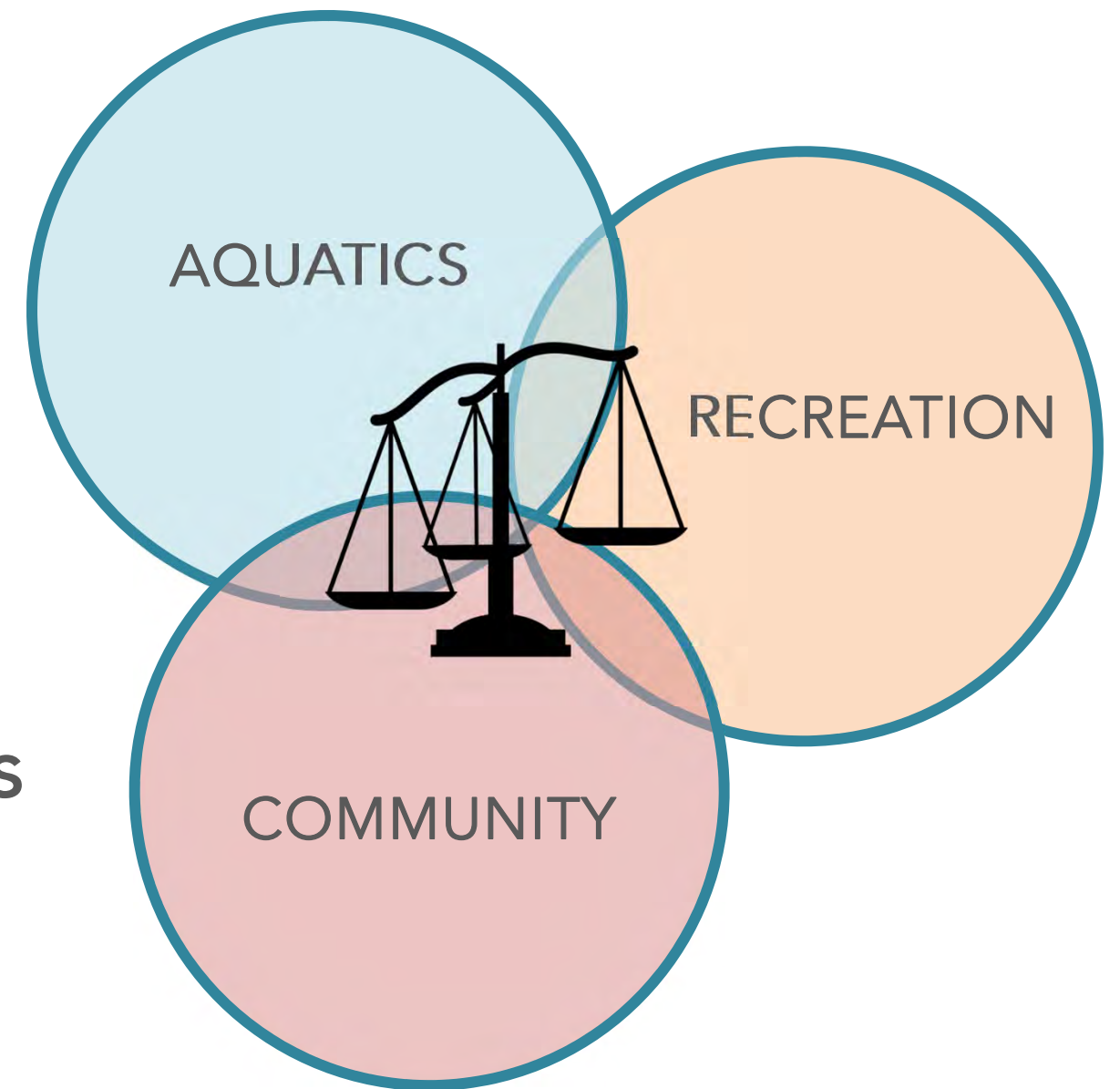
TOTAL OPTIONAL: \$9,500,030

SAMPLE

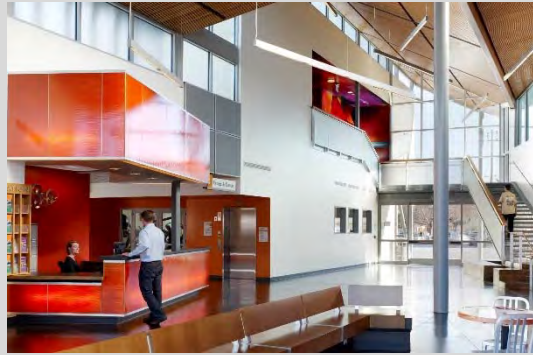


PROJECT PARAMETERS

- \$50 million overall project budget
 - Construction hard costs
 - FF&E
 - Soft costs
- San Bruno's new recreation and aquatics facility: ~45,000 – 50,000 SF
 - Recreation: gym, fitness spaces
 - Aquatics: recreation pools, party rooms
 - Community: community hall, classrooms
- Developing the program will determine the right balance of spaces for the new center



BASE PROGRAM COMPONENTS



LOBBY/LOUNGE

- RECEPTION
- INFORMAL SOCIAL



GYMNASIUM

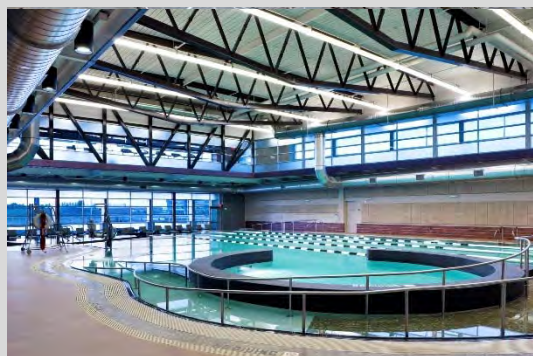
HIGH SCHOOL REGULATION COURT W/ 2 MINOR COURTS

- ACTIVE RECREATION
- FITNESS
- INFORMAL PLAY



FITNESS + WELLNESS

- DEDICATED SPACE FOR EQUIPMENT
- STUDIO FOR DANCE & GROUP EXERCISE CLASSES



AQUATICS

- 25-YARD RECREATION POOL
- LEISURE POOL COMPONENT
- PARTY ROOMS (2 MEDIUM SIZED)



CLASSROOMS

30-36 PEOPLE

- LIFELONG LEARNING
- FORMAL EVENTS
- ENRICHMENT



CONFERENCE ROOM

16-20 PEOPLE

- SMALL GROUP MEETINGS



ART CLASSROOM

25-30 PEOPLE

- CREATIVE ARTS
- CRAFTS
- MAKER SPACE



EARLY CHILDHOOD EDUCATION

30-34 PEOPLE

- CAMP PROGRAMMING
- EXPANDED YOUTH ACTIVITIES

LOBBY + LOUNGE

Reception & informal gathering
BASE PROGRAM COMPONENTS



GYMNASIUM

High school regulation and minor play courts; divisible
BASE PROGRAM COMPONENTS



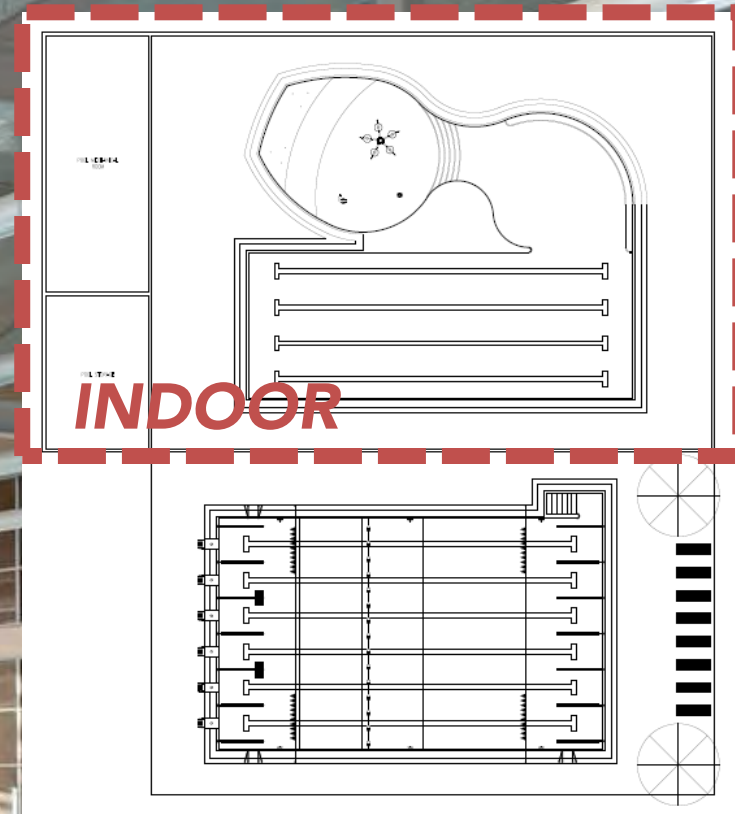
FITNESS + WELLNESS

Fitness equipment and dance/group exercise space
BASE PROGRAM COMPONENTS



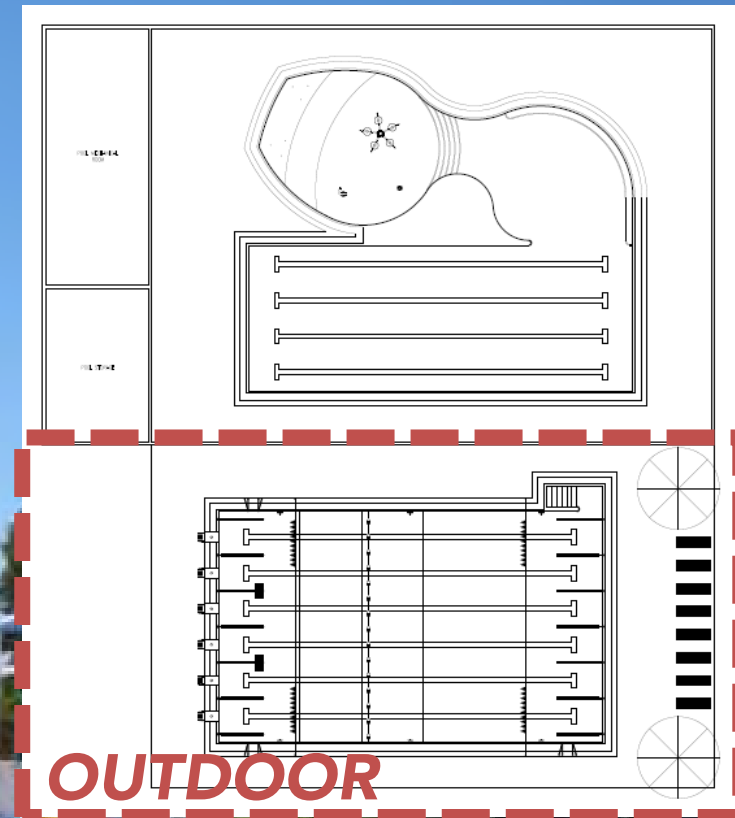
INDOOR POOL

leisure pool component; party rooms
BASE PROGRAM COMPONENTS



OUTDOOR POOL

25-yard recreation pool
BASE PROGRAM COMPONENTS



CLASSROOMS

Divisible space for lifelong learning, meetings, and enrichment
BASE PROGRAM COMPONENTS



CONFERENCE ROOM



Small group meetings and classes BASE PROGRAM COMPONENTS



ART CLASSROOM

Creative arts and crafts; maker activities
BASE PROGRAM COMPONENTS



EARLY CHILDHOOD EDUCATION

Summer camps and youth programming
BASE PROGRAM COMPONENTS



PROGRAM ENHANCEMENTS

BASE



ENHANCEMENTS

	RECREATION ADD-ON	COMMUNITY ADD-ON	AQUATICS ADD-ON
LARGE SPACES			
MEDIUM SPACES			
SMALL SPACES			



PROGRAM ENHANCEMENTS

BASE



RECREATION ADD-ON



COMMUNITY ADD-ON



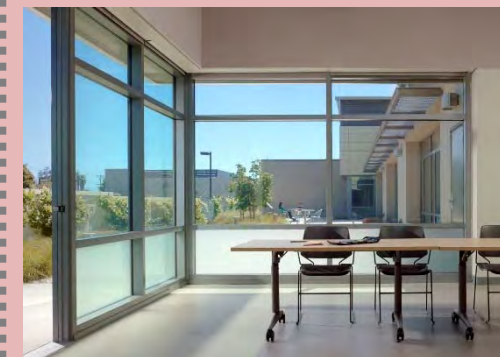
AQUATICS ADD-ON



LARGE
SPACES

MEDIUM
SPACES

SMALL
SPACES



RECREATION ADD-ON

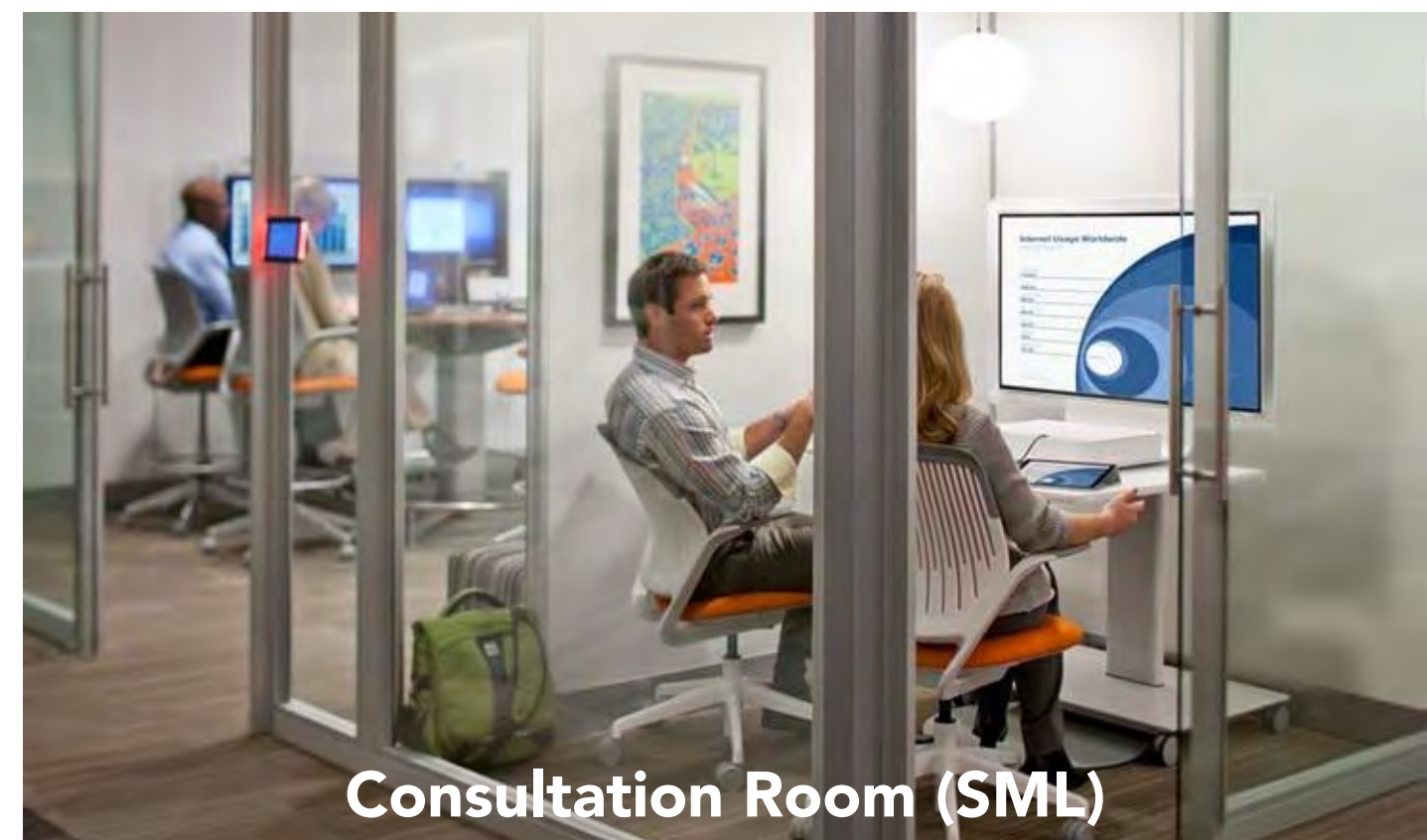


Small Gym (LRG)

PROGRAM ENHANCEMENT



Game Room (MED)



Consultation Room (SML)

COMMUNITY CENTER ADD-ON

PROGRAM ENHANCEMENT



Community Hall (LRG)



Additional Classrooms (MED)



Music Room (SML)

AQUATICS ADD-ON



Additional Leisure Pool (LRG)

PROGRAM ENHANCEMENT



Outdoor Water Play (MED)



Spectator Area (SML)



AGENDA

1. Introductions
2. Work Plan, Schedule, and Participation Overview
3. Recreation & Community Center Best Practices
4. Project Parameters and Program
5. Site Analysis + Opportunities
6. Next Steps

SITE CONTEXT

ZONING



SITE CONTEXT

ACCESS



SITE CONTEXT

CITY PARK



PROJECT SITE



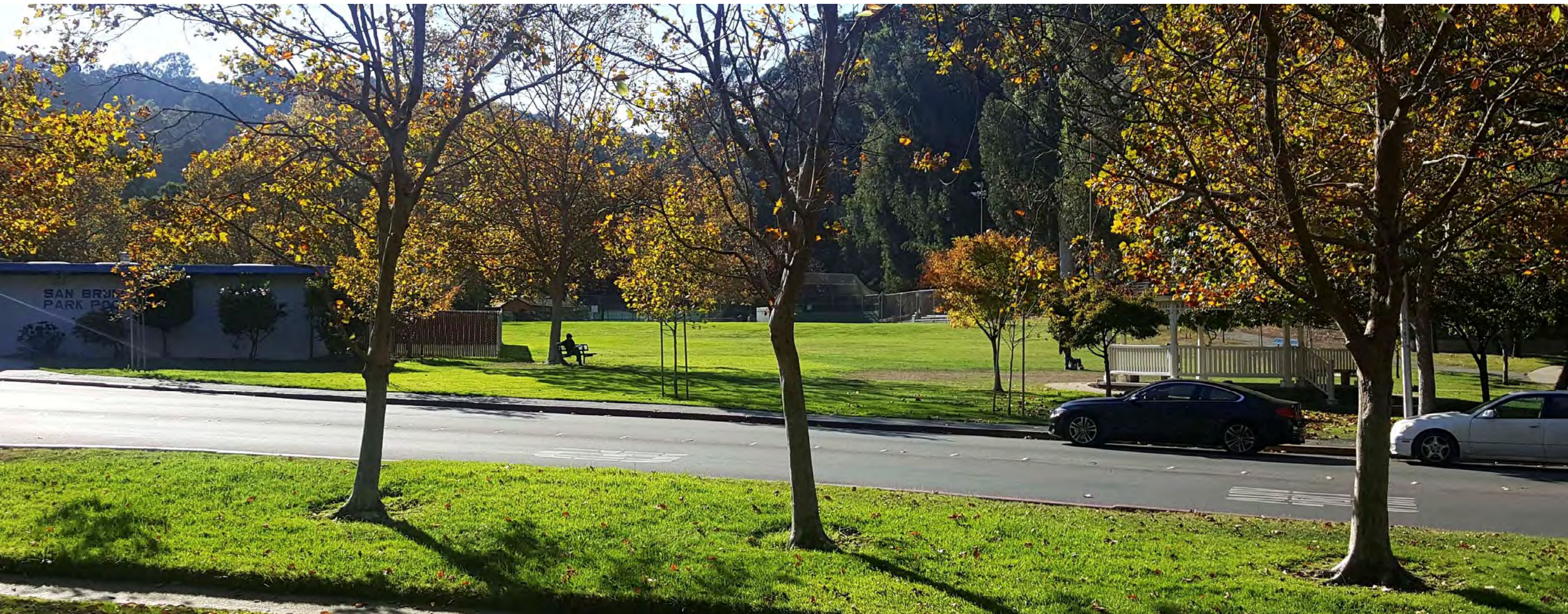


SITE OPPORTUNITIES: NECKLACE OF PLACES





EXPAND REC & AQUATICS *and* ENHANCE PARK



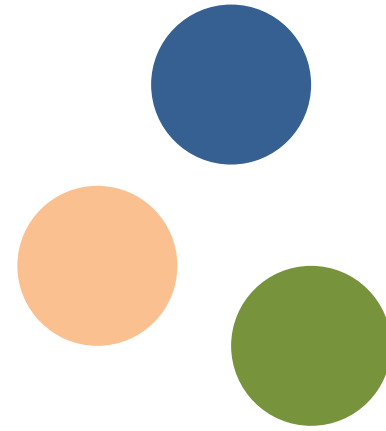


HILL ALTERNATIVE



VALLEY ALTERNATIVE

DOT EXERCISE



SAN BRUNO RECREATION & AQUATICS CENTER



	A	B	C
	RECREATION ADD-ON OPERATIONS REVENUE POTENTIAL \$\$ - \$\$\$	COMMUNITY ADD-ON OPERATIONS REVENUE POTENTIAL \$ - \$\$\$	AQUATICS ADD-ON OPERATIONS REVENUE POTENTIAL \$\$ - \$\$
	BASE +	BASE +	BASE +
LARGE SPACES	 \$\$\$+	 \$\$\$+	 \$\$+
	SMALL GYMNASIUM 	COMMUNITY HALL 	LEISURE AQUATICS
MEDIUM SPACES	 \$\$-	 \$\$\$+	 \$\$\$+
	GAME ROOM 	ADDED CLASSROOMS 	OUTDOOR WATER PLAY/SPLASH PAD
SMALL SPACES	 \$\$-	 \$\$-	 \$\$-
	CONSULTATION ROOM 	MUSIC / REHEARSAL ROOM 	SPECTATOR AREA



QUESTIONS? COMMENTS?

NEXT STEPS

- **February 21:** Parks & Recreation Commission Meeting 01
- **March 15:** Advisory Committee 02 (TBC)
- **March 21:** Parks & Recreation Commission Meeting 02
- **March 22:**
 - Community Open House, 3-5PM @ Veterans Recreation Center
 - Community Meeting, 7-9PM @ Veterans Recreation Center
- **April 18:** Planning Commission Meeting (TBC)
- **April 24:** City Council Presentation

THANK YOU