



**City Council Agenda Item
Staff Report**

CITY OF SAN BRUNO

DATE: June 26, 2018
TO: Honorable Mayor and Members of the City Council
FROM: Connie Jackson, City Manager
SUBJECT: Receive Report and Adopt Resolution Approving the New Recreation and Aquatics Center Conceptual Design

BACKGROUND:

City staff prepared and issued a Request for Qualifications/Proposals (RFQ/P) in October 2017 to solicit planning and design services for conceptual design alternatives and specific cost estimates for the new Recreation and Aquatics Center project. The new Recreation and Aquatics Center project is planned as a single project to be located in San Bruno City Park, 251 City Park Way, in the same general area as the existing Veterans Memorial Recreation Center. On December 12, 2017, the City Council approved a contract with Group 4 Architecture Research and Planning, Inc. (Group 4) for planning and design services.

This project was identified following the San Bruno Community Foundation (SBCF) 2015 broad-based Community Listening Campaign to identify the community's priorities for use of the restitution funds received following the 2010 Pacific, Gas & Electric Company (PG&E) gas pipeline explosion in San Bruno's Crestmoor neighborhood. To narrow the results of the Listening Campaign, the City conducted a subsequent facilitated community discussion in 2016, to establish community facility prioritization, which identified replacement of the Recreation and Aquatics Center as the community's highest priority.

The City plans to complete the overall project design in three separate phases. The first phase of work includes the conceptual design for the new Recreation and Aquatics Center, as presented in this staff report. The next step is to proceed with the development of schematic design plans and construction drawings, and the third step is the project construction.

DISCUSSION:

Group 4 facilitated a community engagement process to obtain feedback and participation in program design and features of the new Recreation and Aquatics Center. Group 4 conducted the following outreach events:

- Open house and Community Meeting on March 22, 2018
- Pop-up event at the annual Easter Egg Hunt on March 24, 2018
- Presentation to leadership students at Capuchino High School on March 30, 2018
- Open House and Community Meeting on May 17, 2018
- Pop-up event at the annual Community Day in the Park on June 3, 2018
- Two online surveys

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The first round of outreach resulted in over 1,100 participants and the second round, over 600 participants, for a total of 1,700 as of June 18. The information collected was used to develop the program enhancements, design values and strategies, site options and exterior materiality. Information from each public presentation can be found on the City's webpage, dedicated to the project: www.sanbruno.ca.gov/RecreationandAquaticsCenter. Group 4 also made presentations to the Planning Commission and the Parks and Recreation Commission, and incorporated Commission comments to the proposed design.

As part of the development, review, and engagement process, a Recreation and Aquatics Center Advisory Committee (RAC Committee) was developed to serve as a working committee. The RAC Committee is comprised of two Councilmembers, two members of the San Bruno Community Foundation Board, two members of the San Bruno Park and Recreation Commission, and several City staff members.

The first phase of this project, the development of the conceptual design, was broken down to several components: program alternatives; site analysis and alternatives; building alternatives; project budget and operating strategies; analysis and evaluation of identified alternatives; recommended alternative; conceptual design package and budget; and, public engagement. Each identified component was methodically prepared, reviewed and presented by Group 4.

At the June 26, 2018 regular City Council meeting Group 4 will present the final proposed conceptual design and will provide project cost estimates for City Council consideration. The proposed design includes a new facility at the existing site of the Veterans Memorial Recreation Center, to include indoor and outdoor aquatics, a divisible gym, a fitness studio, varied activity spaces, administrative offices and storage spaces, in addition to a community hall, an area that can be used for large events.

As part of the conceptual design recommendations, Group 4 has developed sectional components to the project to allow for the City to continue with design and construction drawings with an option to adjust the final construction of the project as the budget allows. For example, the proposed conceptual design includes two swimming pools, one indoor pool and one outdoor pool. The developed design includes the option to show the outdoor pool as a project alternative that could be eliminated at the time of construction contract award as needed if project construction costs exceed the City's available funding

As the project moves forward through schematic design and development of construction drawings, all project components, including both the indoor and outdoor pool will be fully designed. Following completion of the construction drawings, the project will be bid for construction. At that time, the City will have the ability to structure the bid documents in a manner that allows flexibility in the award of the construction contract by bidding certain features, such as the outdoor pool, as a "project alternate". In the event that construction costs through the public bid process exceed reasonable estimates and available project funding, the outdoor pool and/or other "alternate" features of the project could be eliminated or deferred for construction at a later time.

Once the City Council approves the proposed conceptual design, the next step in the development of this project is to begin schematic design and construction drawings. Upon City

Council approval, staff plans to bring this item back for City Council consideration of an agreement to initiate this next phase of the project.

FISCAL IMPACT:

The San Bruno Community Foundation (SBCF) set aside \$50 million of the City negotiated restitution settlement funds with PG&E to be dedicated to the City of San Bruno for design and construction of this project. SBCF authorized funding for the contract with Group 4 for architectural design services in an amount not to exceed \$450,000. City staff worked with Group 4 to complete the design phase on time and within the approved budget.

RECOMMENDATION:

Receive report and adopt resolution approving the new Recreation and Aquatics Center conceptual design.

ALTERNATIVES:

1. Do not approve the conceptual design of the new Recreation and Aquatics Center project, as presented.
2. Direct staff to work with Group 4 to amend the proposed conceptual design of the new Recreation and Aquatics Center project.

ATTACHMENTS:

1. Resolution
2. Phase 1 Conceptual Design Timeline
3. Base Program and Emerging Program Recommendations

DISTRIBUTION:

None.

RESOLUTION NO. 2018- ____

**RESOLUTION APPROVING THE NEW RECREATION AND AQUATICS CENTER
CONCEPTUAL DESIGN**

WHEREAS, on December 12, 2017, the City Council approved a contract with Group 4 Architecture Research and Planning, Inc. (Group 4) for planning and design services for the new Recreation and Aquatics Center; and

WHEREAS, the project was identified following the San Bruno Community Foundation (SBCF) 2015 broad-based Community Listening Campaign to identify the community's priorities for use of the restitution funds received following the 2010 Pacific, Gas & Electric Company (PG&E) gas pipeline explosion in San Bruno's Crestmoor neighborhood; and

WHEREAS, the City conducted a subsequent facilitated community discussion in 2016, to establish community facility prioritization, which identified replacement of the Recreation and Aquatics Center as the community's highest priority; and

WHEREAS, Group 4 facilitated a community engagement process to obtain feedback and participation in program design and features of the new Recreation and Aquatics Center which resulted in over 1,700 participants from the community; and

WHEREAS, the first phase of this project, the development of the conceptual design, was broken down to several components: program alternatives; site analysis and alternatives; building alternatives; project budget and operating strategies; analysis and evaluation of identified alternatives; recommended alternative; conceptual design package and budget; and, public engagement; and

WHEREAS, following completion of this work program, including the extensive public engagement, Group 4 has prepared a comprehensive conceptual design for the project including an indoor and an outdoor swimming pool, a divisible gymnasium, a fitness studio, various activity spaces, administrative offices, storage and a community that that can be used for larger public and private events and activities; and

WHEREAS, as part of the conceptual design development process, Group 4 has carefully considered the project budget and has identified strategies to assure that the project is prepared for construction bidding with alternatives to eliminate proposed project components as needed to assure that the final project cost does not exceed available funding.

NOW, THEREFORE, BE IT RESOLVED that the San Bruno City Council hereby approves the new Recreation and Aquatics Center conceptual design.

Dated: June 26, 2018

ATTEST:

Melissa Thurman, City Clerk

I, Melissa Thurman, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 26th day of June 2018 by the following vote:

AYES: COUNCILMEMBERS: _____
NOES: COUNCILMEMBERS: _____
ABSENT: COUNCILMEMBERS: _____

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 (OUTDOOR)
- LEISURE POOL COMPONENT (INDOOR)
- 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

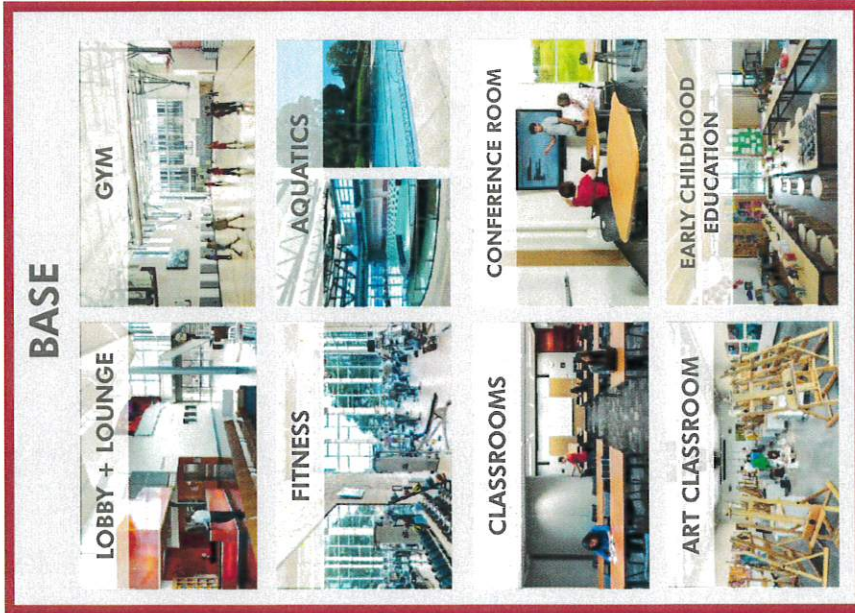


EARLY CHILDHOOD EDUCATION

- 30-34 PEOPLE
- CAMP PROGRAMMING
- EXPANDED YOUTH ACTIVITIES

EMERGING PROGRAM RECOMMENDATION

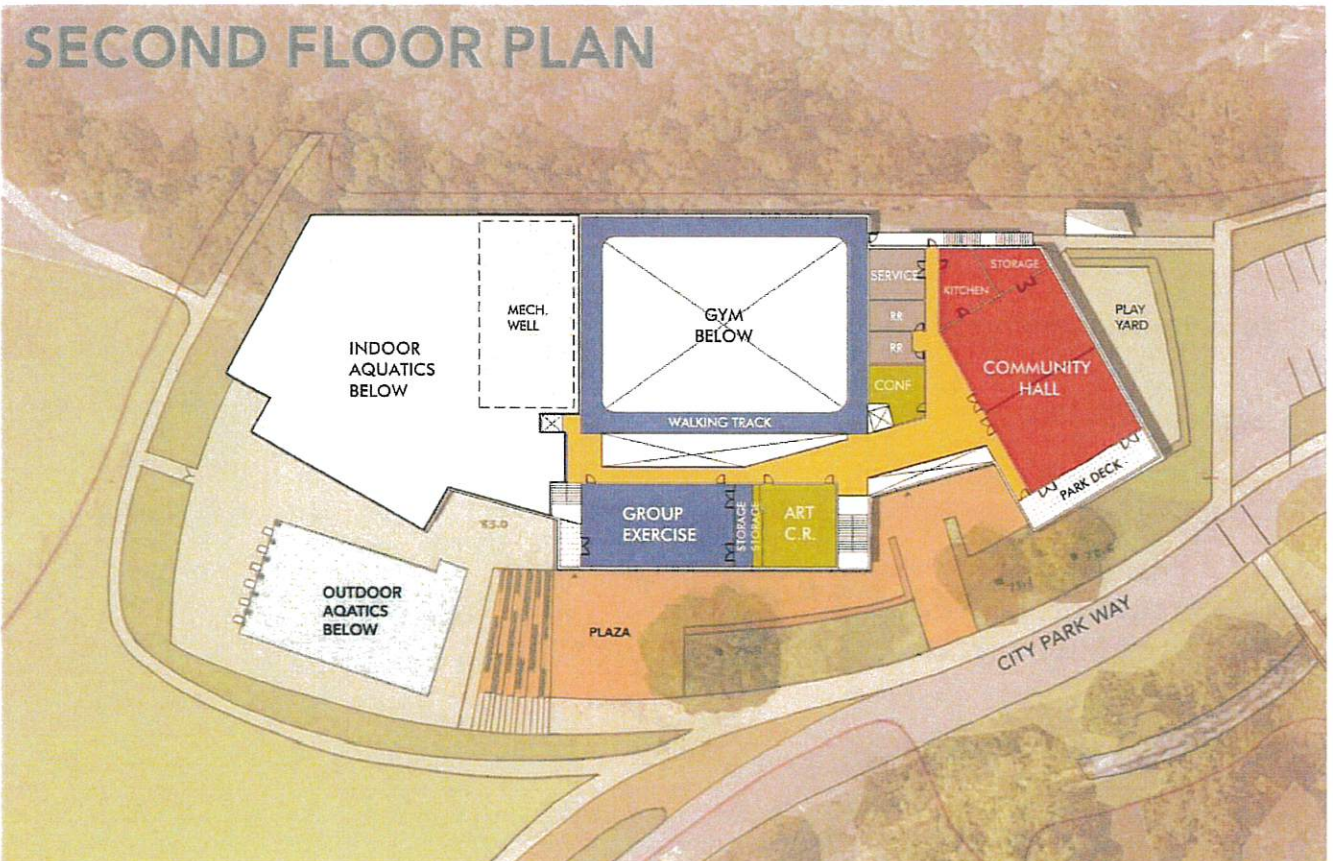
Balanced Services & Revenue



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN



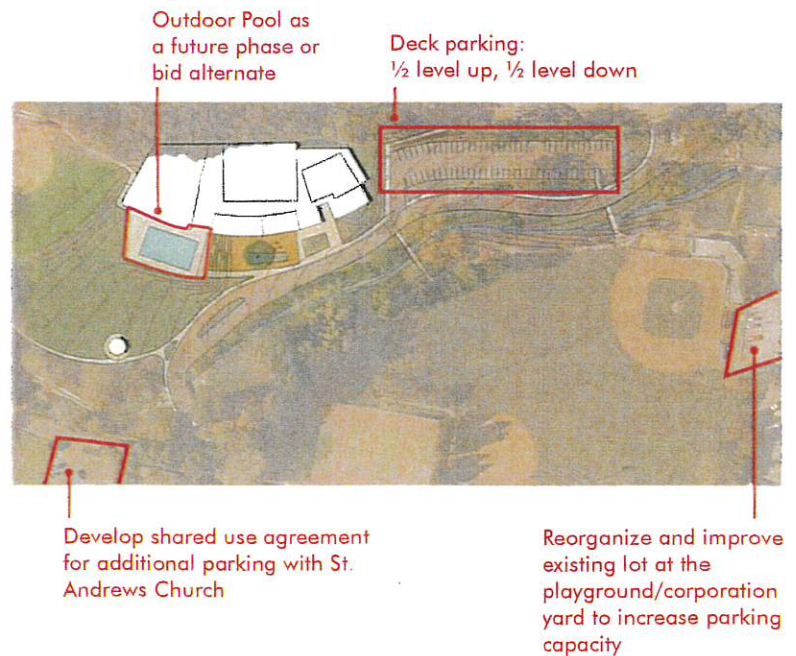
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SAN BRUNO RECREATION & AQUATICS CENTER
CONCEPTUAL DESIGN

OPERATIONAL AND CAPITAL COSTS STRATEGIES

Plan for Flexibility

- Design to accommodate phased implementation, with options including pools and parking
 - Include the outdoor pool as a future phase or a bid alternate
 - Consider both short-term and long-term parking strategies – phased implementation
- Budget needs to include appropriate contingencies and escalation



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SAN BRUNO RECREATION & AQUATICS CENTER
CONCEPTUAL DESIGN