

City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA



Special Meeting Agenda

Friday, July 13, 2018

11:00 AM

**Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA**

Special City Council

NOTICE IS HEREBY GIVEN, pursuant to Section 54956 of the Government Code of the State of California, the City Council of the City of South San Francisco will hold a Special Meeting on Friday, July 13, 2018, at 11:00 a.m., in the City Council Chambers, Municipal Services Building, 33 Arroyo Drive, South San Francisco, California.

Purpose of the meeting:

Call to Order.

Roll Call.

Agenda Review.

Public Comments - comments are limited to items on the Special Meeting Agenda.

ITEMS FOR CONSIDERATION

1. [Study Session regarding staff recommended Community Civic Campus Master Plan. \(Marian Lee, Assistant City Manager and Smith Group JJR, Master Architect\)](#)

Adjournment.



Legislation Text

File #: 18-555

Version: 1

Agenda Date: 7/13/2018

Item #: 1.

Study Session regarding staff recommended Community Civic Campus Master Plan. (*Marian Lee, Assistant City Manager and Smith Group JJR, Master Architect*)

RECOMMENDATION

Staff requests City Council receive a presentation from the project team regarding the recommended Community Civic Campus Master Plan and have discussions regarding the recommendation. Based on the Study Session, this item will be presented at the July 25, 2018 City Council meeting requesting direction to develop schematic design on the recommended Master Plan.

BACKGROUND/DISCUSSION

The Community Civic Campus project proposes to build new Police, Fire and Library and Parks & Recreation facilities. The project will be built at the northeast corner of El Camino Real and Chestnut Avenue and southeast corner of Arroyo Drive and Camaritas Avenue. Our current facilities are seismically unsafe and/or undersized/underequipped to meet the growing needs of our community and new facilities are needed.

We are now at a critical juncture in the project where we need to finalize the project master plan and proceed with schematic design.

Since the selection of the Master Architect in early 2018, the project team has been working with the public to validate the project program, evaluate a range of master plan options and develop the multi-modal access plan. At the April 2018 City Council Study Session, the project team provided a project update. At the June 2018 City Council special meeting, the project team made a Master Plan recommendation and requested City Council direction to advance the project to schematic design. Due to unprecedented construction cost escalation over the last few years, the recommended master plan reflected design compromises to contain project cost (e.g. surface parking, limited open space, higher building density). The recommendation was not well received by the majority of the City Council members. City Council shared concerns related to the Master Plan needing to preserve the architectural vision presented by the Smith Group JJR, when selected as the project Master Architect. This vision provides a local and regional presence in our community and has the capacity and longevity for supporting the needs of our growing and changing population.

Since the last meeting, the project team has revised the recommended Master Plan to address City Council concerns. The presentation is attached. The recommended plan includes Library, Parks and Recreation, Police and Fire facilities on an open campus with universal access, structured and surface parking, multi-modal transportation facilities that encourages alternative modes of transportation and welcoming open space that will be programmed for passive and active uses. The design is proposed to be packaged so that Library, Parks and Recreation and Police buildings and campus plan will be included in the BASE construction package and Fire, as an OPTION construction package to be built in a future phase.

Community Civic Campus Program

The main community center will include a welcoming lobby and atrium area for multiple users, a large multi-purpose room which will support public meetings as well as theatre performances, a new Library Hub, a new

Parks and Recreation Hub, and outdoor space for passive and active recreation. Shared spaces between the Library and Parks and Recreation will allow both departments to maximize their programs for the community.

The new Library Hub will provide larger, quieter spaces that more fully support reading, studying and the use of technology. Teens will have their own 1,140 sq. ft. “hang out” spot. Four adjacent study rooms of various sizes will help students complete their homework. The Children’s Library will increase in size. In the expanded space, families will enjoy story times among the books in an area comfortably furnished. Early literacy stations will be added to the expanded picture book room for preschoolers. Set apart from the children’s area, the Adult Library will become a quiet reading sanctuary, with views, natural light, and comfortable seating. Finally, state-of-the-art, technology-based learning experiences will be offered in the Discovery Center. The new library and discovery center will feature programs covering a wide range of interests, from basic literacy and computer operation to writing code and building robots.

The new Parks and Recreation Hub will provide flexible, adaptable classrooms and meeting rooms, in addition to specialized activity spaces to allow customized programs. The largest activity space will be larger than the current Social Hall. The new Social Hall will have storage for tables and chairs, and dividers so that smaller activities can also be offered while maximizing space utilization. The dance studios will be larger with appropriate sprung flooring and adjacent dressing rooms. Classrooms will be designed for young children with adjacent restrooms to expand programming, and provide safety and operational control for staff supervising the children. A teaching kitchen will allow for cooking classes that can accommodate more students. Classrooms equipped with sinks, floor drains, and durable furnishings and finishes will allow for “messy” art and other creative activities. The combination of adjacent classrooms and meeting rooms will accommodate small conferences and meetings that require a lecture area and break-out rooms. There will be several small music rooms for piano, guitar, voice, or other types of music instruction.

The new Police and Fire stations will be designed to the current Essential Services Code Requirement. It will be functional with efficient spaces to meet the operational needs of the public safety departments. The Police facility will include a 911 Emergency Center, support patrol and spaces for administrative records, communications, investigations, property and evidence, classrooms, physical training, and a firing range. Eighty secured surface parking spaces will be provided. Design strategies for weather protection will be explored. The parking spaces will allow for fleet parking and police employee parking. At times, when shift transitions are heavy, police employees will need to utilize parking in nearby areas. The Fire facility will include three apparatus bays, storage, living and dining areas, separate sleeping quarters for males and females, apparatus bays, storage, living and dining areas, separate sleeping quarters for males and females, administration and 14 parking spaces. These functional areas will provide the best environment for our fire employees and apparatus to efficiently and safely serve our community.

Cost Options

Project cost will vary depending upon the design chosen by City Council. The following details the cost of various Master Plan options (Options included in presentation attached to this report):

Core Elements (Included in \$190M Master Plan Option)

- Pre-construction (design and program management) \$ 34M
- Police Facility (with secured surface parking) \$ 54M
- Library and Parks & Recreation Facility (3-story facility including White Box Theatre / Council Chamber) \$ 78M
- Site preparation / limited open space / pavers & landscaping \$ 18M

• Surface parking (220)		<u>\$ 6M</u>
	TOTAL	\$ 190M

Alternative Elements (Included in \$210 Master Plan Option)

• Replace 3-story w/ 2-story facility and separate White Box Theatre/Council Chamber		\$ 8M <i>more</i>
• Replace 100 surface with under building parking		\$ 8M <i>more</i>
• Additional open space / pavers / landscaping		<u>\$ 4M <i>more</i></u>
	TOTAL	\$ 20M

Additive Elements TBD

• Police Parking Canopy		\$ 2M <i>more</i>
• Additional 5,000 square feet Library space		<u>\$ 5M <i>more</i></u>
	TOTAL	\$ 7M

The cost estimates include a 10% contingency, and annual construction cost escalation of six percent over the next two and one-half years, as a hedge against rising construction costs. Escalating construction costs continue to be the highest risk to the project. As a further hedge against higher than expected construction costs, the project will have discrete design packages to allow for further construction phasing, if needed.

FISCAL IMPACT

This is a study session for discussion purposes only. There is no fiscal impact.

CONCLUSION

This item will be presented at the July 25, 2018 City Council meeting to request City Council direction to advance the project to the next phase, which is to develop schematic design on the recommended Master Plan.

Attachment: Master Plan Recommendation Presentation July 2018