

# FOSTER CITY COMMUNITY RECREATION CENTER FEASIBILITY STUDY



**ARQUITECTONICA**

# FOSTER CITY COMMUNITY RECREATION CENTER FEASIBILITY STUDY

JULY 1993

## CLIENT

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The City Council and Parks & Recreation Committee have previously determined that the Community Recreation Center requires improvements to maintain its continued use and future availability for the community for years to come. Built in 1973, this popular facility is beginning to show extensive signs of wear and tear from its heavy public use and deterioration from exposure to the weather. Extensive repairs to the failing exterior materials, refurbishment of interior finishes and consideration of expansion of Recreation programs and facilities to better serve the public are areas of need at the Recreation Center that City Staff have identified in previous reports prepared for the City Council and Park & Recreation Committee.

In fiscal year 1990-91, the City Council set aside \$200,000 to address these issues at the Recreation Center. Shortly thereafter it became apparent that the amount of funds set aside would be insufficient even for maintenance needs which alone far exceeded the allocated funds. With the knowledge that additional work was required, the City prepared a detailed public facilities analysis, inventorying existing programs and facilities and identifying potential program additions and spatial requirements. It is apparent from the analysis that a lack of certain facilities within Foster City has inhibited the ability of the Parks & Recreation Department to expand recreation programming to accommodate potential activities such as those cited in the detailed analysis: "Public Facilities Analysis" June 3, 1992."

Compounding the lack of existing facilities is the impending loss of the Polynesia Site which currently accommodates approximately 5,000 S.F. of general instructional classrooms utilized by the Parks & Recreation Department for various programs, including: music classes and English as a Second Language (ESL). With the loss of the Polynesia Site in 1993, identification of replacement facilities should be a high priority to safeguard the continuance of these programs. At this time, it is uncertain whether the Recreation Center can absorb all of the programs located at the Polynesia Site, due more to the lack of appropriate sized meeting rooms than scheduling.

The uncertainty of whether any of the other public facilities (e.g. Library/Community Center, Civic Center) being planned or vacated might provide space that could be made available for Parks & Recreation use has held up the status of the Recreation Center. Now a clearer picture is unfolding with the Library/Community Center progressing, allowing for an action plan to be developed by the City Council & Parks & Recreation Committee that addresses the specific needs of the Recreation Center and its programs.

In May of 1992, a staff report entitled, "Recreation Center Improvement Project: Analysis & Action Plan" was prepared and presented to the City Council & Parks & Recreation Committee. The report highlighted the needs for expansion and modification of the existing facility as well as addressing

maintenance concerns required for the facility to continue meeting current demands. An estimate included in conjunction with the report placed costs for cosmetic upgrading of the Recreation Center in the \$500,000 range. The improvement's estimate concentrated on interior refurbishment and exterior repairs but did not account for upgrading the deteriorating exterior building components such as the roof and the roof drainage system or include any expansion.

Additionally, the Americans with Disabilities Act of 1990 (ADA) which prohibits public entities from denying qualified individuals with disabilities participation or benefits of programs or activities due to a facility's inaccessibility requires changes of the Recreation Center to comply with its intent. A report with respect to ADA (1990) compliance was prepared in March 1993 and outlined areas of concern within the Recreation Center and estimated costs to achieve compliance. It should be noted: each public entity is required to assess its programs and facilities with respect to ADA 1990 and carry out structural changes by January 25, 1995.

Therefore with the scope of the Recreation Center work increasing, the City Council approved the preparation of the "Recreation Center Feasibility Study" to comprehensively provide:

1. Development of an assessment and analysis of the facilities at the Foster City Recreation Center, accounting for the previously prepared staff studies such as: Analysis & Action Plan, May 1992 and Public Facilities Analysis, June 1992.
2. Assessment of programmatic aspects of the services provided to the community at large and their architectural/spatial requirements.
3. Identify and recommend areas of improvement to the Recreation Center and its operations, account for ADA 1990 compliance, maintenance requirements, and upgrading of facilities that have become antiquated.
4. Prioritize areas of improvement in relation to current needs, compliance with regulations and development of future facilities to accommodate expansion of Recreation programming.
5. Designate expansion areas where construction of additional building can occur within the existing Recreation Center.
6. Development of three (3) strategies for improving the Recreation Center ranging from: refurbishing, renovating and upgrading the existing building to expanding the building footprint by 8,750 S.F.
7. Provide cost estimates for each of the three schemes.





The Recreation Center's prominent lagoon setting and mature landscaping have created an identifiable image that most community users have come to recognize and appreciate. Over the last 20 years, however, the Recreation Center complex has begun to show signs of aging. Many exterior building components require replacement and much of the interior finishes need refurbishment and updating. Maintenance has increased suggesting replacement of materials to reduce associated costs. Besides the ramifications of the physical condition of the building, the popularity of recreation programming has grown increasing demand for program space and public meeting rooms.

Thus the Foster City Recreation Center Feasibility Study assesses the current condition of the Recreation Center and provides the basis for evaluating potential options for maintenance, building improvements and expansion. The City Council has previously acknowledged that a major maintenance program is required to upgrade and renovate the facility by allocating funds in fiscal year 1990-91. This feasibility study indicates the portions of the building requiring attention and states possible recommendations to alleviate or correct these problem areas. Areas of concern remain the building exterior condition, updating the interiors, improving maintenance and Americans with Disabilities Act 1990 (ADA) compliance.

As a means to evaluate each area of the Recreation Center, a zone diagram system has been developed giving an overview of the types of use, attributes and deficiencies, and recommendation of general improvements required at the facility for the particular room or area of the Recreation Center.

A list of goals and objectives has been generated after assessing the existing facilities, prioritizing criteria for determining the Recreation Center improvements. The highest priority is granted to the maintenance of existing Recreation Center which is in need of repair and renovation to allow for continued utilization of Parks and Recreation programming minimally at current levels of operation.

Three (3) schemes are presented displaying options that realistically explore the possible scenarios for the Recreation Center. To varying degrees, each scheme attempts to incorporate the goals and objectives while improving service for community users.

Scheme A represents the status quo, providing the minimum amount of revisions to the existing facilities which are renovated and refurbished without significant modifications to the building. Improving interior finish materials, providing ADA compliance and replacement of exterior materials insuring the building remains operational is the main emphasis of Scheme A.

Scheme B acknowledges the change in arrival to the Recreation Center facility since the construction of the Central Parking lot in 1989. Reorienting the building entry to accommodate this change involves the relocation of the Administrative offices closer to the parking lot and provision for a new entrance lobby drop-off area, are the major features of Scheme B. New construction is minimal, with replacement of the Dance Studio/Teen Center multi-purpose room which is converted to administration offices being the only programmatical change. All repairs and refurbishments outlined in Scheme A are incorporated in this scheme as well.

Scheme C not only provides safekeeping of the existing Recreation Center but allows for expansion of current facilities to provide additional recreation programming. By integrating the existing clustered buildings into a single structure, improved security is achieved. While Scheme C adds approximately 8724 S.F. of new construction, along with infilling the central courtyard and reconfiguring the Arts and Crafts wing of the complex, it is envisioned that a sensitive design, which accommodates the existing architectural context, is best suited to the Recreation Center complex and its picturesque lagoon setting.

The probable construction costs have been estimated for Schemes A, B, and C that provide a means to determine the cost benefit of each scheme in relation to the community's needs. In each case, total costs have been broken down into subtotals expressing costs for: exterior repairs, interior refurbishment and ADA compliance to allow for better identification of major cost items within each scheme. A cost has also been provided for the phasing of construction work that allows for partial occupancy of the building. These figures do not account for costs related to relocation to alternative facilities or costs associated with loss of recreation programs during construction.

In all three schemes construction will minimally impact the Recreation Center for six (6) months to complete the work outlined. Major decisions must be made with respect to scheduling and disturbance factors that effect operations at the Recreation Center. The minimal six months required for construction assumes that the building is delivered to the contractor for their possession during the construction process. The closure of the Recreation Center for six months to ten months (longest estimated construction time) would create a great hardship for the City. Therefore decisions must be made that examine a phased construction program accounting for partial occupancy of the Recreation Center during construction. Parks and Recreation Dept. staff must identify relocation plans for programs, activities and essential services. Besides closure of parts of the building, staged construction will create disturbance factors such as noise, dust and temporary closures that might dramatically effect programs and services at the Recreation Center.

Lastly, the Americans with Disabilities Act 1990 (ADA) lays out specific guidelines pertaining to complying with accessibility standards for the disabled that must addressed at the Recreation Center. A report entitled "ADA Summary Report, Assessment and Survey" has been prepared by another consultant identifying specific non-compliant features and the preliminary means to bring each program, service or activity into compliance. While all work to bring the building into compliance must be completed by January 26, 1995, this work must be considered concurrently with any improvements to the Recreation Center to assure coordination. It should be noted that though given priority ratings, the ADA is a civil rights law, not an objective building code and therefore the intent is on making programs not buildings accessible. Thus, the City of Foster City must determine whether or not each activity, service, or program should be modified or relocated, and/or which physical changes suggested in the consultant report; "ADA Summary Report, Assessment and Survey" must be made in order to make each accessible. Within the Foster City Recreation Center Feasibility Study all recommendations of the ADA consultant have been considered and incorporated within the three schemes.



The first part of the paper discusses the importance of the research and the objectives of the study. It also mentions the methodology used and the data sources. The second part of the paper discusses the results of the study and the conclusions drawn from the data. The third part of the paper discusses the implications of the study and the future research directions.

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## GOALS & OBJECTIVES

Analysis and evaluation of the existing Recreation Center facilities and its programs has led to the following goals and objectives, listed by suggested priorities.

1. Maintain existing Recreation Center for continued use. Safeguarding the building's availability to the community is the highest priority item. After 20 years, many building components have deteriorated, outliving their life expectancy. Replacement of these components and refurbishment of the complex will ensure maintenance of existing Recreation programming.
2. Expansion of the current Recreation Center facilities. Lack of proper facilities inhibits the City's ability to expand recreation programming. to meet the demands of the community. Additionally, the loss of the Polynesia site facilities will increase the pressure to supply appropriate instructional, activity, and general meeting rooms.
3. Compliance with the Americans with Disabilities Act of 1990. A specific action plan prioritizing City's intent at compliance with accessibility standards requires implementation by 1995. Current information exists on suggested course of action but should be integrated with any work performed on the Recreation Center.
4. Improve Security at the Recreation Center. Means of providing controlled access to the building should be encouraged. Potential problem areas such as deep vestibules should be redesigned. Proper night lighting will enhance the building's aesthetic presence and improve security.
5. Reorientation of building entrance to greet users arriving via the parking lot. The 1989 widening of Shell Blvd. combined with the construction of the central parking lot has allowed a new main entry to evolve requiring the building complex to adapt to this new orientation.
6. Create a new front desk and administration staff area to better serve the public. Administrative staff currently reside in cramped offices, buried deep within the complex, which no longer function according to the operational needs of the Parks and Recreation Department. Due to the lack of space Recreation Coordinators are located in the storage area of the Ceramics Studio, reducing the Ceramic Studio's programs' space allocation. The Art Gallery is supervised by the staff and thus must remain in close proximity to the front desk to afford constant monitoring.
7. Provide additional storage areas for program/activity support resources. A shortage of storage areas exists at the Recreation Center, especially for chairs, tables, and supplies required for individual programs such as the Preschool Day Care classes.
8. The Main Hall should receive a facelift and improved acoustical treatment. As the most desirable and utilized space within the complex, a concerted effort should be placed on enhancing its flexibility and general overall appearance. New sliding acoustic partitions should be installed and replacement of the interior finishes such as the wood parquet flooring and redwood siding considered to update the Main Hall. Additionally, the vestibules at the four corners of the main hall should be redesigned to better utilize the room corners.
9. Creation of Additional General Purpose Meeting rooms for small to medium sized groups and activities. There is an insufficient mix of room types within the Recreation Center. Rooms such as Room 102 and 104 are too small for many activities and therefore are under-utilized. New meeting rooms of 600-1000 sq. ft. should be considered as part of the expansion to offset the current short supply.
10. The Ceramics Studio could be expanded. The popularity of the ceramic sculpture programs has demonstrated that the current facilities could be enlarged to meet the demand.
11. A new, separate Dance Studio should be investigated. With the possibility of Room 105 being renovated to house the Administrative staff offices and Art Gallery, another location within the Recreation Center is required if the popular Dance Programs are to continue. Currently Room 105 is shared with other activity groups and only works marginally as a Dance Studio. The Dance Studio should be equipped with an appropriate, cushioned floor surface and dance-related equipment.
12. Upgrading and improving the quality of interior finish materials. Providing an attractive identity is important to the continued perception of the Recreation Center as a practical and modern facility that serves the entire community's needs. Some rooms at the Recreation Center such as the Conference Room have a dated, worn look. Other rooms, such as the Main Hall and current Foyer/Lobby area, would benefit from upgrading.
13. The Waterfront Promenade along the Central Lagoon from the Boat Launch to the Recreation Center should be improved. Its current condition is not in keeping with the rest of Ryan Park's landscaping materials along the Central Lagoon.
14. Revise and reduce any programming conflicts to assure compatibility of activities within the Recreation Center complex. Parks and Recreation Department staff must continue to monitor the facility to ensure that a conducive environment exists for the benefit of all users. For instance, Jazzercise and aerobic classes held within the Main Hall should be scheduled to minimize conflict with adjoining spaces or be relocated to either another city facility, i.e., a school LGI room, or an offsite private commercial establishment.



The first part of the report discusses the current state of the world economy and the challenges it faces. It highlights the impact of globalization and the need for international cooperation to address global issues such as climate change and poverty.

The second part of the report focuses on the role of the United Nations in promoting peace and security. It examines the effectiveness of the Security Council and the need for reform to better address the challenges of the 21st century.

The third part of the report discusses the importance of sustainable development and the role of the United Nations in promoting it. It highlights the need for a balanced approach to economic growth, social development, and environmental protection.

The fourth part of the report discusses the role of the United Nations in promoting human rights. It examines the challenges of implementing the Universal Declaration of Human Rights and the need for a more effective system of human rights protection.

The fifth part of the report discusses the role of the United Nations in promoting gender equality. It highlights the need for a more inclusive approach to development that takes into account the needs and interests of women and girls.

The sixth part of the report discusses the role of the United Nations in promoting youth development. It highlights the need for a more inclusive approach to development that takes into account the needs and interests of young people.

The seventh part of the report discusses the role of the United Nations in promoting disaster preparedness and response. It highlights the need for a more coordinated approach to disaster management and the role of the United Nations in providing assistance and support.

The eighth part of the report discusses the role of the United Nations in promoting the rule of law. It highlights the need for a more effective system of international law and the role of the United Nations in promoting the rule of law.

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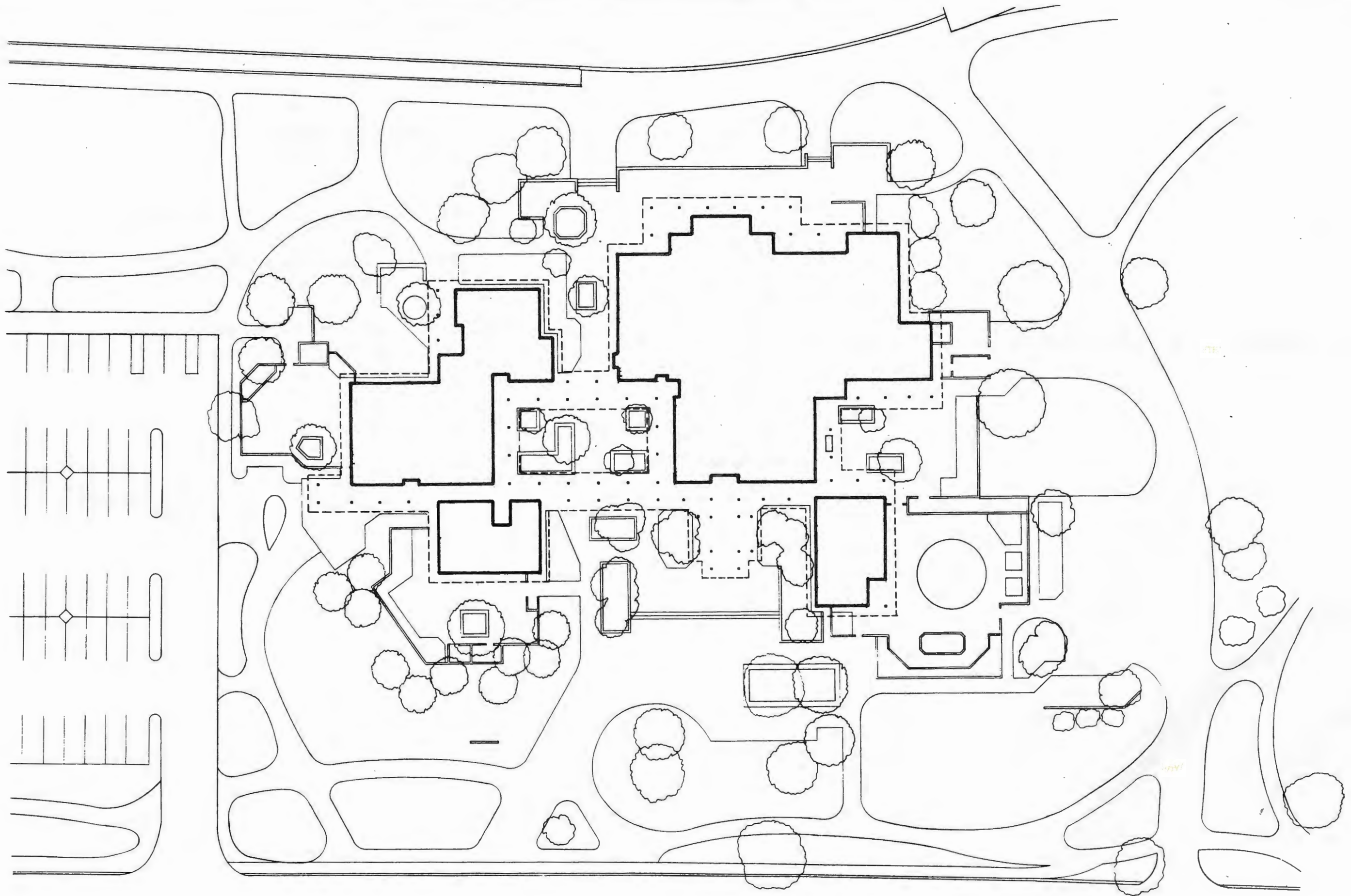


## SCHEMES

SCHEME A - MAINTAIN EXISTING FACILITIES

SCHEME B - REORIENT MAIN ENTRY W/  
MINOR NEW CONSTRUCTION

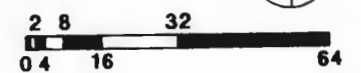
SCHEME C - COMBINING EXISTING CLUSTER OF  
BUILDINGS INTO ONE UNIFIED  
STRUCTURE



## SCHEME A

FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY

SHELL BOULEVARD





SCHEME A

TOTAL AREA: 17,746 S.F.  
EXISTING AREA: 17,746 S.F.  
NEW CONSTRUCTION: NONE

The intent of Scheme A is to maintain current facilities while upgrading the overall appearance of the building. This option includes refurbishing most activity space interior finishes and restoring the exterior building envelope materials desperately in need of progressive maintenance and/or replacement. No new space is allocated for Recreation Department programs, therefore assuming existing programs can continue to serve the public at current operational levels.

Duration of construction is expected to impact the Recreation Center for 6-10 months dependent on levels of operations maintained at the Recreation Center during the work.

Specific Alterations included in the scope of Scheme A are as follows:

EXTERIOR:

Exterior building envelope alterations in Scheme A include the following:

Replacing the existing roof with a code conforming 1/4" per ft. sloped roof substrate and 4 ply built-up roof membrane with traffic topping surface. New drains with 2" overflows are recommended with reinstallation of galvanized metal flashings at roof edges. Additional ceiling insulation should also be added in conjunction with the replacement of the roof.

Replace warped fascia boards with new 2 x 12 kerfed boards at all roof eaves. Constant exposure to sunlight and moisture has proved menacing.

Replacement of existing exterior 1 x 6 redwood siding with an exterior cement plaster finish incorporating an integral color system and vandal-proof sealers.

Paint all wood trim, including covered walkway structures.

Add exterior lighting to provide both security and aesthetic enhancement to the Recreation Center.

Development of a new Directory Signage system complying with the regulations of the Americans with Disabilities Act (ADA 1990).

Repair mechanically operated louvers at skylights above Main Hall to allow for control of daylighting within the room.

Revise entry vestibule to Rm. 101- Ceramics Studio which currently poses a serious security problem.

INTERIOR:

Interior finish improvements consist of upgrades and modifications to the following:

FLOORING:

Replacement of flooring and base materials throughout the existing Recreation complex except the kitchen and storage areas. Changes include:

Main Hall- removal of parquet wood tiles and replacement with either an urethaned wood or synthetic composite cushioned gym type flooring material.

Conference Room- replacement of carpet and pad.

Main Lobby- replacement of worn carpeting with a more durable finish such as: tile, terrazo or stone.

Room 105- Dance Studio/Teen Center- replacement of vinyl flooring tiles with a cushioned resilient flooring material.

Replacement of worn carpeting and vinyl composition tile flooring material throughout the Recreation Center.

WALL SURFACES:

Removal of interior wood siding and wainscots with a commercial grade wallcovering within the Main Hall, Conference Room, and Main Hall entry lobby areas.

Provide a plaster skim coat at the gypsum wallboard locations adjacent the Main Hall Lobby to even out the wall surface for the application of a commercial grade wallcovering.

Provide a fresh coat of paint throughout the facility.

CEILINGS:

Refurbishment of acoustical ceiling tiles by either painting or replacing selectively damaged, discolored and stained tiles.

Replacement of existing fluorescent light fixtures within areas where existing lighting conditions are inadequate. For instance, the Main Hall lighting configuration doesn't allow for the proper diffusion of light due to the ceiling height.

ACOUSTICAL TREATMENT:

Improve acoustical conditions at the Main Hall by removing existing sliding partitions and replacing them with a more effective commercial type system that has a minimum STC rating of 50.

Other acoustical treatment mitigating measures are adding sound insulation material at the room perimeter, ceiling space and around mechanical ducts and sealing of wall crevices, and floor ceiling transitions with an acoustical sealant, reducing the leakage of high frequency airborne soundwaves.

MISC.:

Redesign and construction of a new administrative area front desk allowing for the occupant to perform clerical as well as receptionist duties.

ADA 1990 COMPLIANCE ISSUES:

ADA compliance issues must be identified and implemented by January 26, 1995. Though interrelated with other aspects of the feasibility study this section of work should be embarked upon as soon as a scope of work is approved for the Recreation Center. Foster City must determine the priority status of each item included in the ADA consultant report and whether alternative means exist to make programs accessible.

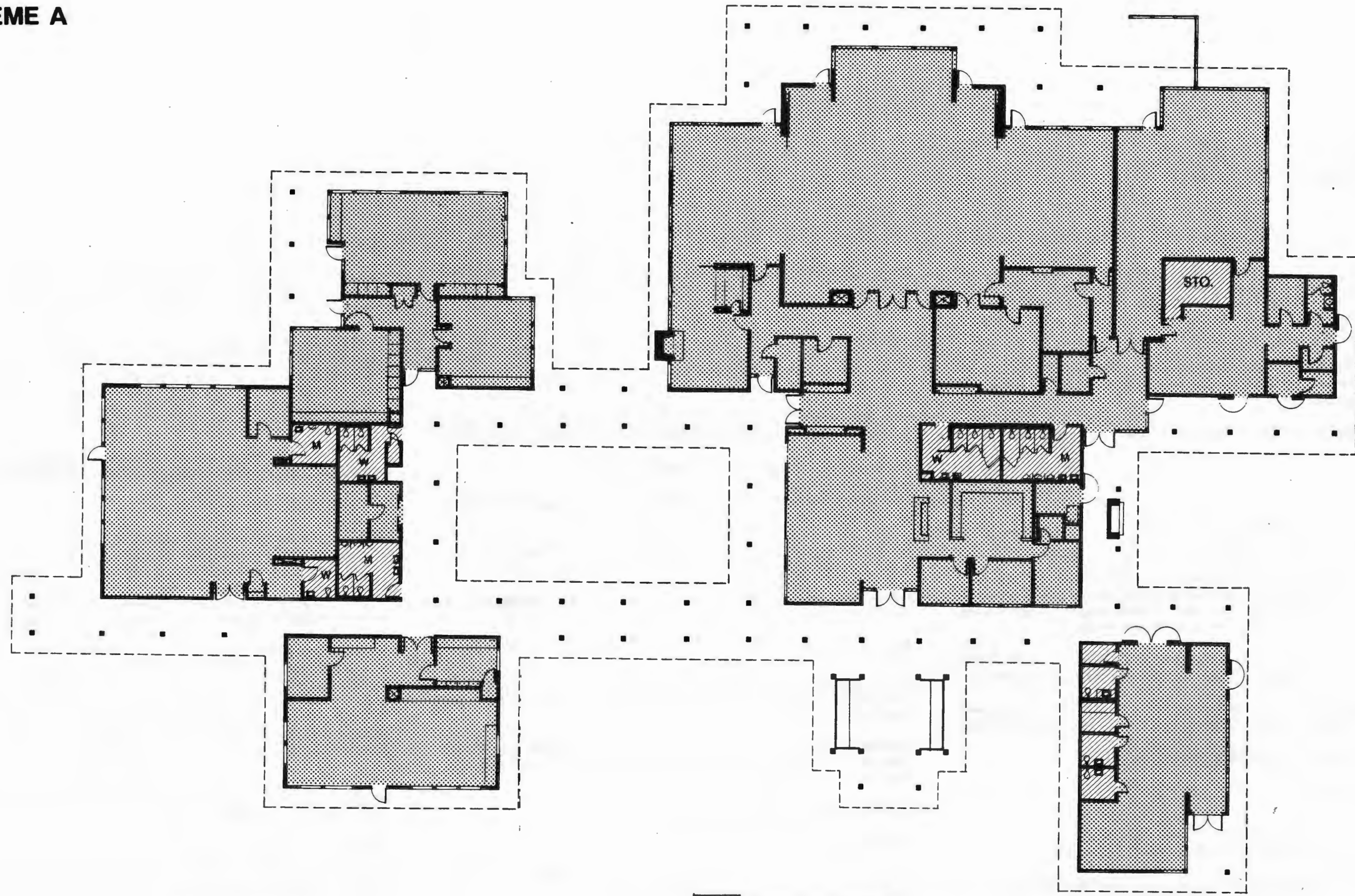
Replacement of door hardware throughout the Recreation Center per the recommendations of the ADA consultant report. Included in the list of hardware required are: replacement of door knobs and handles with lever type grasping hardware, new replacement thresholds with maximum 1/2" change in height, kickplates at door bottoms and at exterior door locations; the replacement of oversized panel door floor closers to achieve a 32" clear width as specified in the ADA 1990 accessibility standards.

The two larger sets of toilet rooms in the Recreation Center should be modified or reconstructed to the specifications indicated in ADA. Discretionary modification of other ancillary toilet facilities must be determined by the City.

Replacement and/or remounting of existing accessories such as telephones, directory signs, water fountains, light control switches, and counter height modifications to meet the accessibility requirements. All these items have received a priority rating which becomes the basis by which the City determines the scope of ADA work to be performed at the Recreation Center.





SCHEME A



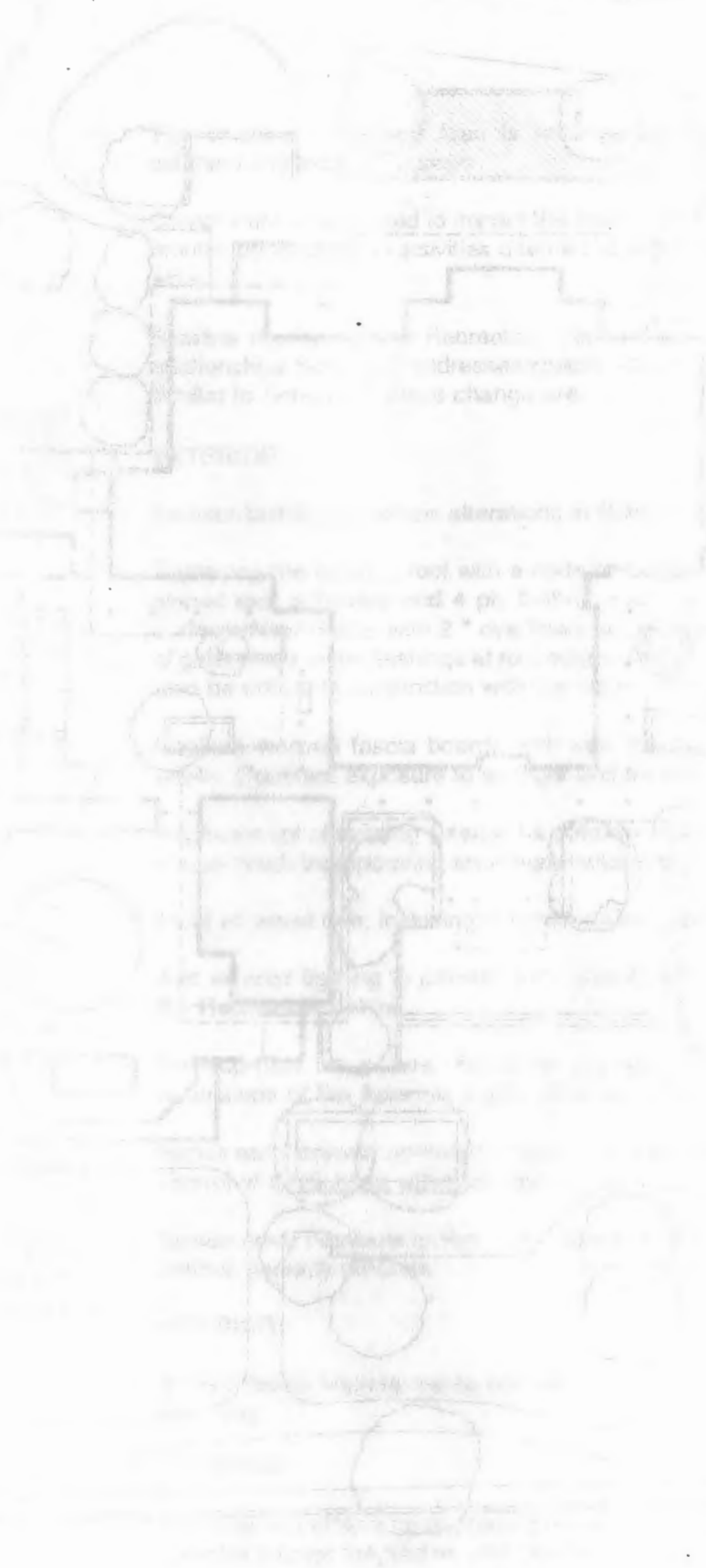
SCHEME A

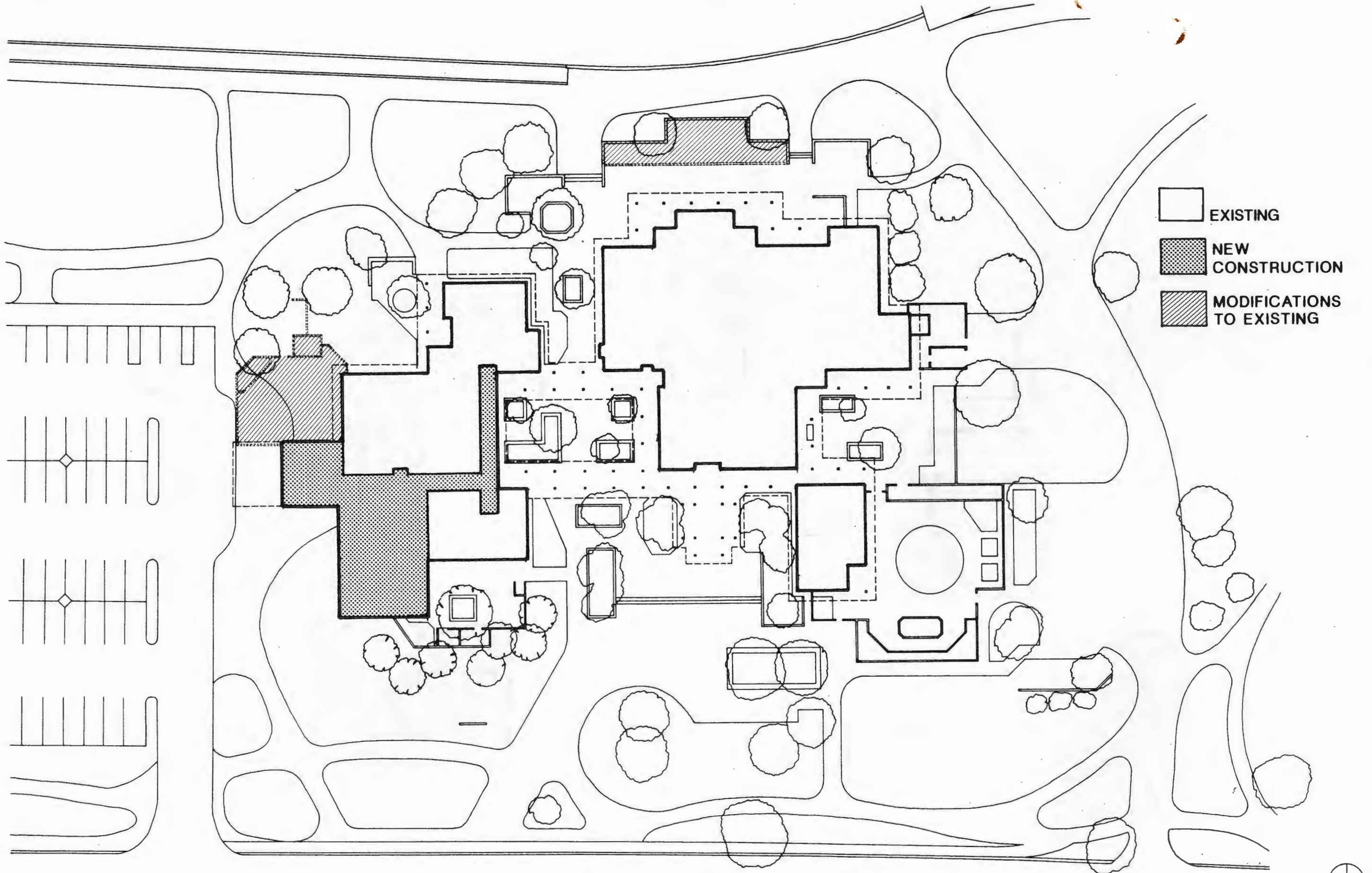
FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY

-  MODIFICATIONS TO EXISTING
-  EXISTING









**SCHEME B**

FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY

SHELL BOULEVARD



**SCHEME B**

<b>TOTAL AREA:</b>	<b>21,650 S.F.</b>
<b>EXISTING AREA:</b>	<b>17,456 S.F.</b>
<b>NEW CONSTRUCTION:</b>	<b>3,904 S.F.</b>
<b>RENOVATION OF EXISTING AREAS:</b>	<b>2,971 S.F.</b>

The intent of Scheme B is to reorient the Recreation Center's main entry to the parking lot side of the building complex where the majority of users arrive. The Administrative Offices and Art Gallery relocate to the area currently designated Room 105. The Recreation Center complex's new entry provides a drop-off area, a covered canopy extending from the parking lot edge to an entry lobby monitored by the new Front Desk at the Administration area.

Replacement of the Dance Studio/Teen Center is achieved by constructing a new 2,000 S.F. multi-purpose room in the vicinity of the south side of the Ceramics Studio.

The covered walkway corridors at the Ceramic Studio and Arts & Crafts Wing are enclosed forming a single, contained building with controlled access. This arrangement improves security by creating two enclosed, monitored buildings-- Main Hall and the new Arts & Crafts building as well as reorienting the Recreation Center entry.

As infill within the existing Recreation Center the new construction is integrated with the existing building, developing a sympathetic approach to the existing architectural context.

A new Building Attendant's station is located at the Main Hall entry to allow for after-business hours monitoring and assistance of Main Hall and Conference Room users.

Duration of construction is expected to impact the Recreation Center for 7 - 11 months dependent on levels of operations maintained at the Recreation Center during the work.

Scheme B does not provide any new assignable space for Recreation Department expansion. Only the renovated Administrative office offers the opportunity to provide additional activity areas--a 600 S.F. meeting room and 200 S.F. storage area.

**New Construction:**

Multipurpose Room:	2,040 S.F.
Entry Lobby:	729 S.F.
Corridor Enclosure*	1,135 S.F.
Total New Construction	3,904 S.F.

\* Enclosure of existing corridor circulation area at the covered walkways at the Ceramics and Arts & Crafts Wing.

The Conference/Kitchen Area is reconfigured to capture the steam tray cafeteria line area for storage.

Construction is expected to impact the Recreation Center operations for 8-12 months dependent on activities deemed essential and maintained during the work.

Besides reorienting the Recreation Center Entry and improving functional relationships Scheme B addresses specific alteration and maintenance issues. Similar to Scheme A these change are:

**EXTERIOR:**

Exterior building envelope alterations in Scheme B include the following:

Replacing the existing roof with a code conforming 1/4" per ft. sloped roof substrate and 4 ply built-up roof membrane with traffic topping surface. New drains with 2 " overflows are recommended with reinstallation of galvanized metal flashings at roof edges. Additional ceiling insulation should also be added in conjunction with the replacement of the roof.

Replace warped fascia boards with new 2 x 12 kerfed boards at all roof eaves. Constant exposure to sunlight and moisture has proved menacing.

Replacement of existing exterior 1 x 6 redwood siding with an exterior cement plaster finish incorporating an integral color system and vandal-proof sealers.

Paint all wood trim, including covered walkway structures.

Add exterior lighting to provide both security and aesthetic enhancement to the Recreation Center.

Development of a new Directory Signage system complying with the regulations of the Americans with Disabilities Act (ADA 1990).

Repair mechanically operated louvers at skylights above Main Hall to allow for control of daylighting within the room.

Revise entry vestibule to Rm. 101- Ceramics Studio which currently poses a serious security problem.

**INTERIOR:**

Interior finish improvements consist of upgrades and modifications to the following:

**FLOORING:**

Replacement of flooring and base materials throughout the existing Recreation complex except the kitchen and storage areas. Changes include:

Main Hall- removal of parquet wood tiles and replacement with either an

urethaned wood or synthetic composite cushioned gym type flooring material.

Conference Room- replacement of carpet and pad.

Main Lobby- replacement of worn carpeting with a more durable finish such as: tile, terrazo or stone.

Room 105- Dance Studio/Teen Center- replacement of vinyl flooring tiles with a cushioned resilient flooring material.

Replacement of worn carpeting and vinyl composition tile flooring material throughout the Recreation Center.

**WALL SURFACES:**

Removal of interior wood siding and wainscots with a commercial grade wallcovering within the Main Hall, Conference Room, and Main Hall entry lobby areas.

Provide a plaster skim coat at the gypsum wallboard locations adjacent the Main Hall Lobby to even out the wall surface for the application of a commercial grade wallcovering.

Provide a fresh coat of paint throughout the facility.

**CEILINGS:**

Refurbishment of acoustical ceiling tiles by either painting or replacing selectively damaged, discolored and stained tiles.

Replacement of existing fluorescent light fixtures within areas where existing lighting conditions are inadequate. For instance, the Main Hall lighting configuration doesn't allow for the proper diffusion of light due to the ceiling height.

**ACOUSTICAL TREATMENT:**

Improve acoustical conditions at the Main Hall by removing existing sliding partitions and replacing them with a more effective commercial type system that has a minimum STC rating of 50.

Other acoustical treatment mitigating measures are adding sound insulation material at the room perimeter, ceiling space and around mechanical ducts and sealing of wall crevices, and floor ceiling transitions with an acoustical sealant, reducing the leakage of high frequency airborne soundwaves.

**MISC.:**

Redesign and construction of a new administrative area front desk allowing for the occupant to perform clerical as well as receptionist duties.



## SCHEME B

### ADA 1990 COMPLIANCE ISSUES:

ADA compliance issues must be identified and implemented by January 26, 1995. Though interrelated with other aspects of the feasibility study this section of work should be embarked upon as soon as a scope of work is approved for the Recreation Center. Foster City must determine the priority status of each item included in the ADA consultant report and whether alternative means exist to make programs accessible.

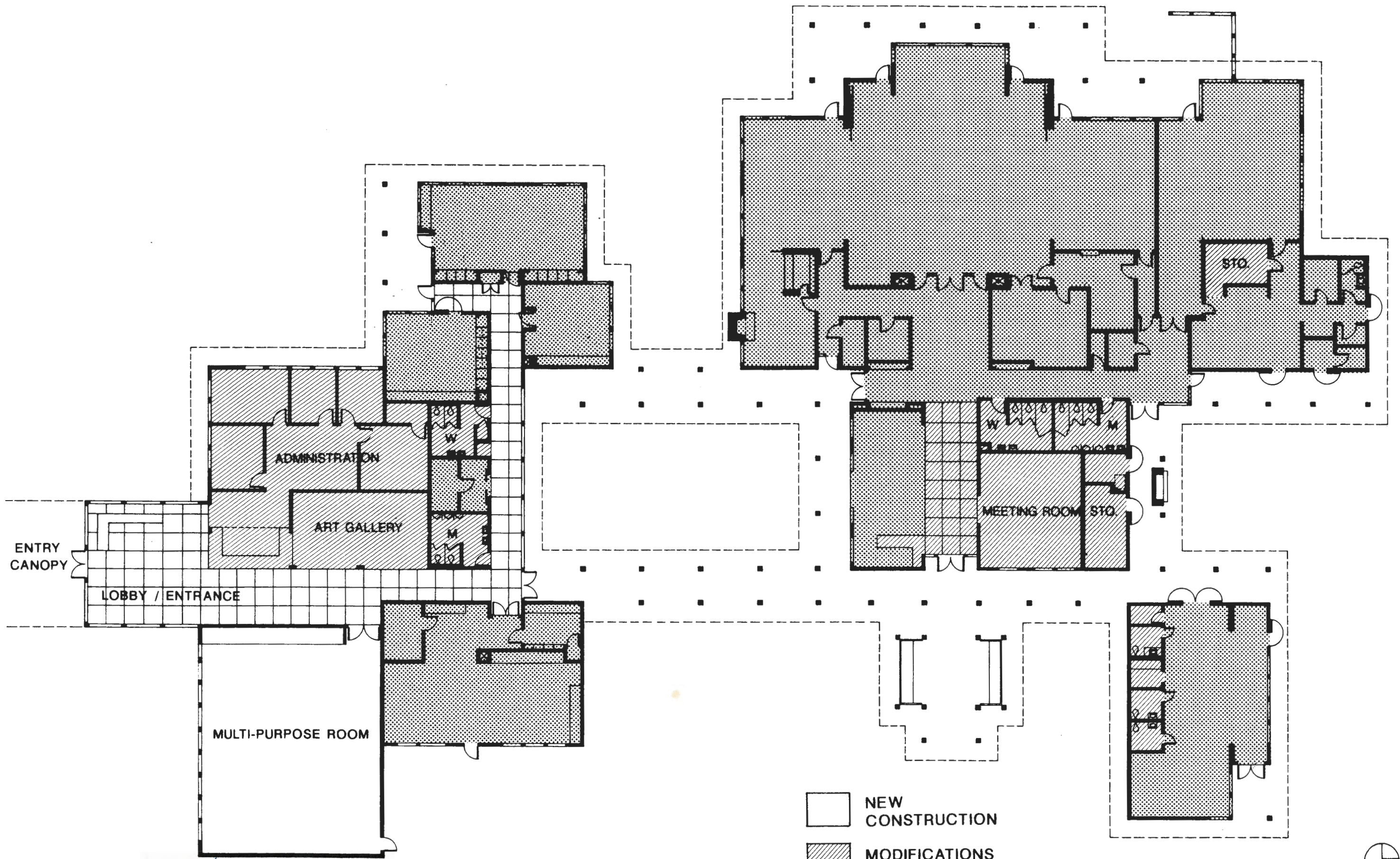
Replacement of door hardware throughout the Recreation Center per the recommendations of the ADA consultant report. Included in the list of hardware required are: replacement of door knobs and handles with lever type grasping hardware, new replacement thresholds with maximum 1/2" change in height, kickplates at door bottoms and at exterior door locations; the replacement of oversized panel door floor closers to achieve a 32" clear width as specified in the ADA 1990 accessibility standards.

The two larger sets of toilet rooms in the Recreation Center should be modified or reconstructed to the specifications indicated in ADA. Discretionary modification of other ancillary toilet facilities must be determined by the City.

Replacement and/or remounting of existing accessories such as telephones, directory signs, water fountains, light control switches, and counter height modifications to meet the accessibility requirements. All these items have received a priority rating which becomes the basis by which the City determines the scope of ADA work to be performed at the Recreation Center.




*Program*  
*by*

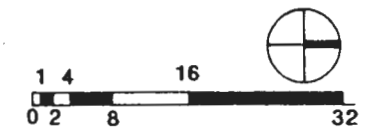




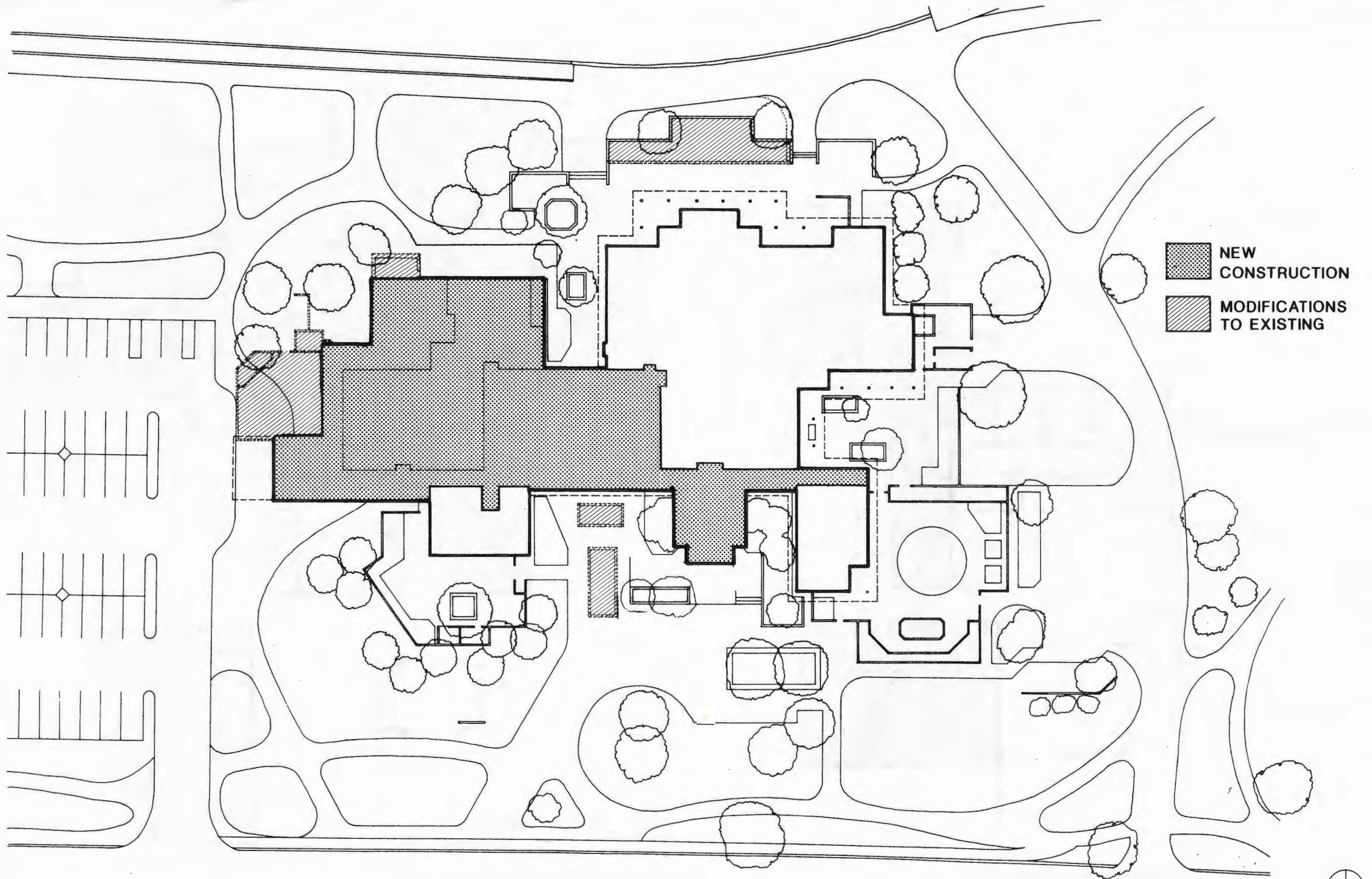
*capable of dance programs*

**SCHEME B**  
 FOSTER CITY RECREATION CENTER  
 PHASE 1 - FEASIBILITY STUDY

-  NEW CONSTRUCTION
-  MODIFICATIONS TO EXISTING
-  EXISTING







## SCHEME C

FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY



IMPACT PRE School  
IMPACT Main Hall  
ART Gallery Security  
BETTER USE CONF ROOM Requirements -

# SCHEME C

SCHEME C

TOTAL AREA:	26,500 S.F.
EXISTING AREA:	17,746 S.F.
DEMOLITION OF	
EXIST. FACILITIES:	4,271 S.F.
NEW ADDED FACILITIES:	8,754 S.F.

The intent of Scheme C is to:

Combine existing clustered buildings into one unified structure, allowing for controlled access and improved security at the Recreation Center.

Provide new facilities for Parks and Recreation Department programs. Existing meeting rooms are inadequate and should be augmented or replaced by additional larger meeting/classrooms. Scheme C demolishes the existing Arts & Crafts wing - Rms. 101 - 105, and replaces them with a more efficient layout of meeting rooms of larger size - approx. 900 sq. ft. each, in roughly the same building footprint currently containing these rooms.

Administration Offices and the Art Gallery are moved to a more central location allowing for monitoring and servicing of all Recreation Center areas.

The central courtyard is infilled with the Art Gallery and an atrium space, giving a more usable "open space" protected from the wind, yet providing the same visual link and access to the Lagoon beyond. Daytime visitors can reach the Central Lagoon through the atrium without disturbing Recreation Center activities.

Expansion in Scheme C is accommodated by infilling existing areas within the Recreation Center requiring a sensitive design approach respectful of the existing architectural context. The covered walkway system connecting the various building clusters remains along the Shell Boulevard frontage, but is enclosed with a glass wall, keeping the same visual imagery as currently exists.

Storage facilities are increased at the Recreation Center with new storage rooms added along with each new meeting/classroom having independent storage capabilities.

While the Administrative offices have not moved adjacent the central parking lot, a new entry is developed. Included are: a drop-off zone at the parking lot edge with a covered walkway canopy leading to an entrance lobby/waiting area visible from the front desk. An improved landscaping treatment is envisioned for the new building entry giving it a more prominent focus. This will require the removal of the existing courtyard adjacent to Rm. 105.

The front plaza area directly off Shell Boulevard is redesigned to allow for the change in secondary entry location to the atrium/lobby area. The entry plaza is still capable of accomodating ceremonial events such as the annual lighting of the City Christmas Tree.

Duration of construction is expected to impact the Recreation Center for 8 - 12 months dependent on levels of operations maintained at the Recreation Center during the work.

The Main Entry Loggia is converted to an exhibit room permanently displaying the history of Foster City. Located on axis with the Main Hall this new exhibit area would be part of a pre-function lobby area.

Enlargement of the rear terrace at the Main Hall will create an outdoor extension of this room large enough to serve the social function currently held, taking advantage of the picturesque Lagoon setting.

As in Schemes A & B, improvements to the exterior building envelope are required to safeguard the existing facilities for future use. Modification and restoration items include:

EXTERIOR:

Exterior building envelope alterations in Scheme A include the following:

Replacing the existing roof with a code conforming 1/4" per ft. sloped roof substrate and 4 ply built-up roof membrane with traffic topping surface. New drains with 2 " overflows are recommended with reinstallation of galvanized metal flashings at roof edges. Additional ceiling insulation should also be added in conjunction with the replacement of the roof.

Replace warped fascia boards with new 2 x 12 kerfed boards at all roof eaves. Constant exposure to sunlight and moisture has proved menacing.

Replacement of existing exterior 1 x 6 redwood siding with an exterior cement plaster finish incorporating an integral color system and vandal-proof sealers.

Paint all wood trim, including covered walkway structures.

Add exterior lighting to provide both security and aesthetic enhancement to the Recreation Center.

Development of a new Directory Signage system complying with the regulations of the Americans with Disabilities Act (ADA 1990).

Repair mechanically operated louvers at skylights above Main Hall to allow for control of daylighting within the room.

INTERIOR:

Interior finish improvements consist of upgrades and modifications to the following:

FLOORING:

Replacement of flooring and base materials throughout the existing Recreation complex except the kitchen and storage areas. Changes include:

Main Hall- removal of parquet wood tiles and replacement with either an urethaned wood or synthetic composite cushioned gym type flooring material.

Conference Room- replacement of carpet and pad.

Main Lobby- replacement of worn carpeting with a more durable finish such as: tile, terrazo or stone.

WALL SURFACES:

Removal of interior wood siding and wainscots with a commercial grade wallcovering within the Main Hall, Conference Room, and Main Hall entry lobby areas.

Provide a plaster skim coat at the gypsum wallboard locations adjacent the Main Hall Lobby to even out the wall surface for the application of a commercial grade wallcovering.

Provide a fresh coat of paint throughout the facility.

CEILINGS:

Refurbishment of acoustical ceiling tiles by either painting or replacing selectively damaged, discolored and stained tiles.

Replacement of existing fluorescent light fixtures within areas where existing lighting conditions are inadequate. For instance, the Main Hall lighting configuration doesn't allow for the proper diffusion of light due to the ceiling height.

ACOUSTICAL TREATMENT:

Improve acoustical conditions at the Main Hall by removing existing sliding partitions and replacing them with a more effective commercial type system that has a minimum STC rating of 50.

Other acoustical treatment mitigating measures are adding sound insulation material at the room perimeter, ceiling space and around mechanical ducts and sealing of wall crevices, and floor ceiling transitions with an acoustical sealant, reducing the leakage of high frequency airborne soundwaves.

ADA 1990 COMPLIANCE ISSUES:

ADA compliance issues must be identified and implemented by January 26,1995. Though interrelated with other aspects of the feasibility study this section of work should be embarked upon as soon as a scope of work is approved for the Recreation Center. Foster City must determine the priority status of each item included in the ADA consultant report and whether alternative means exist to make programs accessible.

Replacement of door hardware throughout the Recreation Center per the recommendations of the ADA consultant report. Included in the list of hardware required are: replacement of door knobs and handles with lever type grasping hardware, new replacement thresholds with maximum 1/2" change in height, kickplates at door bottoms and at exterior door locations; the



## SCHEME C

replacement of oversized panel door floor closers to achieve a 32" clear width as specified in the ADA 1990 accessibility standards.

The two larger sets of toilet rooms in the Recreation Center should be modified or reconstructed to the specifications indicated in ADA. Discretionary modification of other ancillary toilet facilities must be determined by the City.

Replacement and/or remounting of existing accessories such as telephones, directory signs, water fountains, light control switches, and counter height modifications to meet the accessibility requirements. All these items have received a priority rating which becomes the basis by which the City determines the scope of ADA work to be performed at the Recreation Center.

CONSTRUCTION  
Physical  
Floor Plan /  
CONCERN  
COMMITTEE  
AT WHOLE  
DOES  
ANALYSIS

Programming  
of  
G

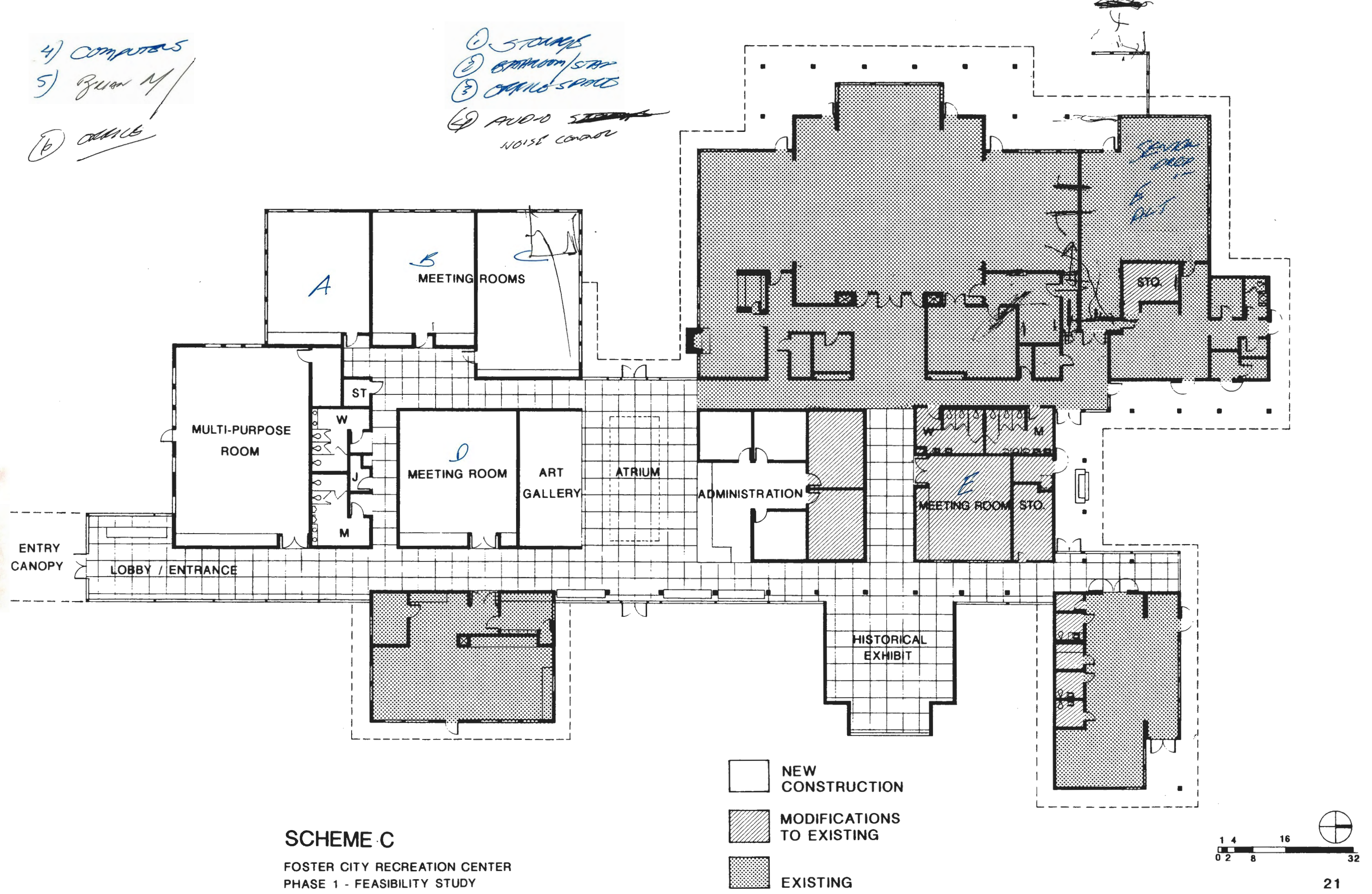
DISCUSSION SHOULD  
INCLUDE:

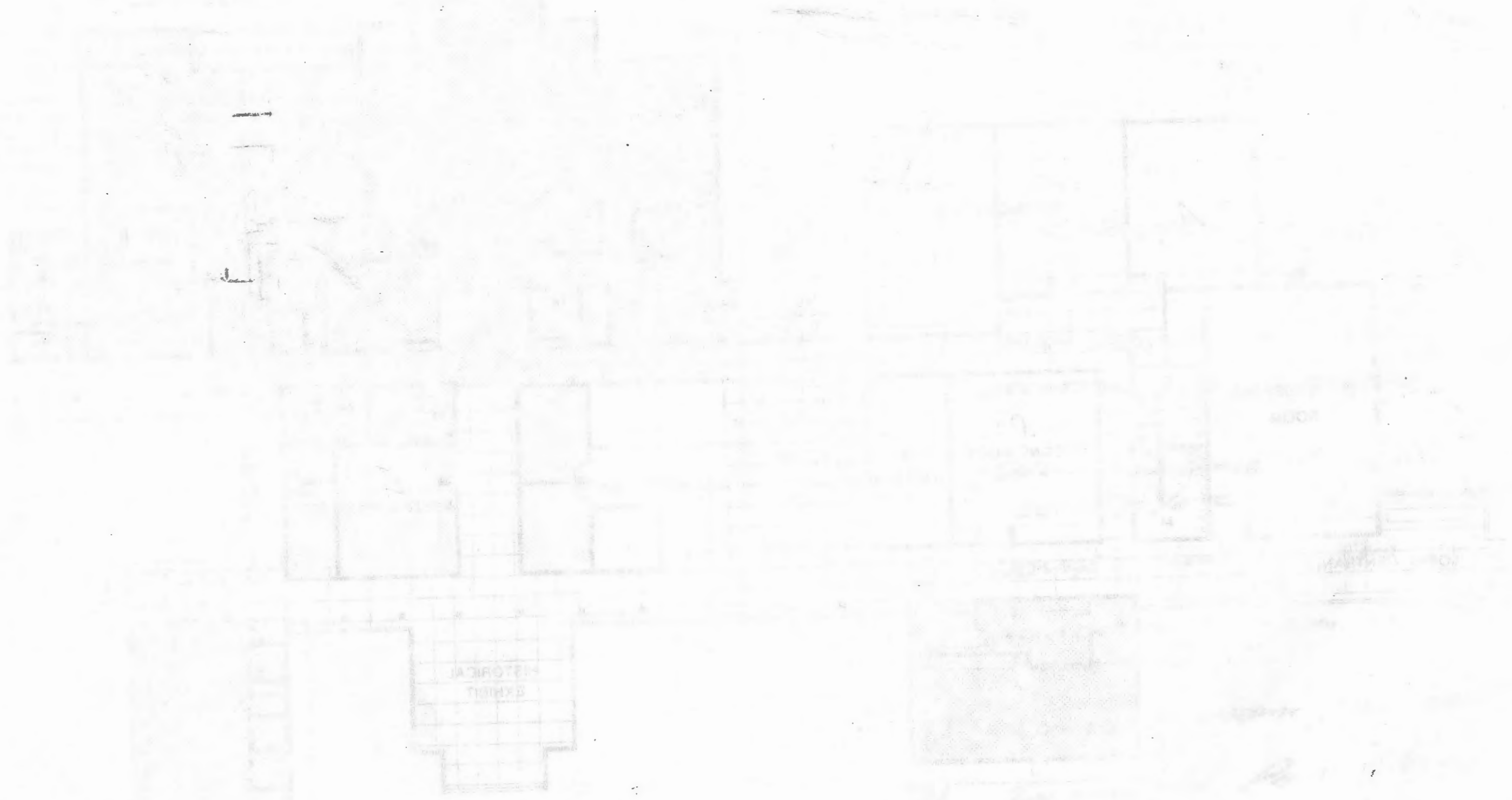
- 1) STAFF INPUT ON ROOM  
LOCATION + ORIENTATION
- 2) Working Space Expenses?  
LEADERS / ETC
- 3) STORAGE ALWAYS ISSUE
- 4) RELOCATION ADMIN OFFICES  
MTG ROOM
- 5) WINDOW ROOM / OFFICES
- 6) IMPACT ON PARK STORAGE
- 7) EDUCATION ROOM FOR TEACHER



4) COMPUTERS  
 5) ZION M/  
 6) CHURCH

① STAIRS  
 ② BATHROOM/STAIR  
 ③ CHURCH SPACE  
 ④ AUDIO ~~STAIRS~~  
 NOISE CONTROL





NOT TO SCALE  
FOR INFORMATION  
TO EXISTING



FOSTER CITY RECREATIONAL CENTER  
FOSTER CITY, CALIFORNIA  
CONCEPTUAL DESIGN

INTRODUCTION  
JUNE 1993

## INTRODUCTION

This opinion of probable cost has been prepared to reflect the anticipated cost of the Foster City Recreational Center at the Conceptual Design Stage.

This document is based on the measurement quantities wherever information is provided and/or reasonable assumptions for items not indicated on the drawings.

### Exclusions:

The following items are excluded:

- Professional fees (architect, engineer)
- Testing and Inspection
- Financing costs ✓
- Removal of any hazardous materials (site and building) ✓
- Construction Contingency
- Equipment and Furniture
- Builders Risk Insurance
- Escalation beyond June 1993

*Handwritten notes:*  
SITE - 50,000  
575 - architect  
SITE - 50,000  
a) 240,000  
b) 1,000,000  
c) 500,000  
d) 1,000,000

# COST ESTIMATES

FOSTER CITY RECREATIONAL CENTER  
FOSTER CITY, CALIFORNIA  
CONCEPTUAL DESIGN

INTRODUCTION  
JUNE 1993

## Cost Studies:

If the project is over budget or should there be a requirement to reduce the project cost, Hanscomb Associates offer the additional service of Value Engineering. This service would involve preparation of cost studies and evaluation of alternates with subsequent recommendations as to the methods of reducing the project budget.

\*\*\*

This opinion has been based on a competitive open bid situation with a recommended 5 - 7 bonafide reputable bids from general contractors and a minimum of 3 bidders for all items of sub-contracted work. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Hanscomb has no control over the cost of labor, materials, or equipment, or over the contractor's method of determining prices, or over competitive bidding or market conditions, the opinion of probable construction cost provided for herein is made on the basis of professional experience and qualifications. The opinion represents Hanscomb's best judgment as a professional construction consultant familiar with the construction industry. However, Hanscomb cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.



FOSTER CITY RECREATIONAL CENTER  
FOSTER CITY, CALIFORNIA  
CONCEPTUAL DESIGN

FINAL SUMMARY  
JUNE 1993

FINAL SUMMARY

Scheme A	\$ 980,000
Scheme B	\$ 1,659,000
Scheme C	\$ 2,362,000

Note: Escalation is excluded: All costs are in July 1993 dollars.



COST ESTIMATES

SUMMARY: SCHEME A

SUMMARY: SCHEME B

SUMMARY: SCHEME C

Exterior Remodeling	\$365,000	Exterior Remodeling	\$373,000	Exterior Remodeling	\$335,000
Interior Remodeling	<u>277,000</u>	Interior Remodeling	<u>714,000</u>	Interior Remodeling	<u>1,326,000</u>
Subtotal	642,000	Subtotal	1,087,000	Subtotal	1,661,000
Design Contingency 15%	<u>128,000</u>	Design Contingency 15%	<u>217,000</u>	Design Contingency 15% ✓	<u>250,000</u>
Subtotal	770,000	Subtotal	1,304,000	Subtotal	1,911,000
Contractors General Conditions Overhead and Profit 20%	<u>154,000</u>	Contractors General Conditions Overhead and Profit 20%	<u>261,000</u>	Contractors General Conditions Overhead and Profit 20%	<u>382,000</u>
Subtotal	924,000	Subtotal	1,565,000	Subtotal	2,293,000
Premium for Phased Construction (6%)	<u>56,000</u>	Premium for Phased Construction (6%)	<u>94,000</u>	Premium for Phased Construction 3%	<u>69,000</u>
TOTAL SCHEME A	\$980,000	TOTAL SCHEME B	\$1,659,000	TOTAL SCHEME C	\$2,362,000



RELOCATION

Displacement of the Polynesia Site facilities currently utilized by the Parks & Recreation Department will reduce the number of classrooms available for scheduling activities. Five classrooms of approximately 4300 total sq. ft. will be lost. An effort to locate new facilities for the activities being displaced should be an objective of the Parks & Recreation Department. Classrooms at the current Recreation Center are not capable of providing for replacement of programs lost at the Polynesia site.

With the design of the Library/Community Center project being undertaken concurrently with the loss of the Polynesia Site & Recreation Center Feasibility Study, the City must inventory and identify spaces available for additional Parks & Recreation Center programs. Spaces to identify include the space to be vacated by the library within the City Hall campus, and the new facilities at the proposed Library/Community Center. Also, a determination needs to be made on whether commercial space can be temporarily used to provide the space required for programs currently at the Polynesia site.

Temporary relocation of the Recreation Center functions must be considered with whichever direction the City takes. Construction work at the Recreation Center will impact operations, forcing either relocation to temporary quarters during the closure or suspension of activities until completion of the Recreation Center work. Options to look at include staging the construction in phases, leasing commercial space, or providing temporary facilities.

Areas designated for storage of furnishings, equipment, and instructional materials are in short supply within the Recreation Center. Several storage areas have been reassigned to specific groups for other purposes than storage. An example: the Ceramic Studio programs require substantial storage space for materials, yet with space at a premium within this area, the assigned storage room has been converted to offices for the Parks & Recreation Department's Recreation Coordinators, reducing the Ceramic Studio program's ability to serve the public.

DISTURBANCE FACTORS

Disturbance of Recreation Center operations will occur during any renovation program specified for the building. Construction work generally progresses fastest if the contractor is given full possession of the complex and can work continually without the complexities of working around users. This is very unlikely in the case of the Recreation Center where an estimate of 6 - 12 months is required for construction alterations. Without identifying alternate facilities off site, it seems advisable to partially occupy the building during construction since the loss of the facility to the community for at least 1/2 year is not practical. This partial occupancy direction creates additional construction staging requirements that will increase both the cost of construction (a premium of as much as 1/3) and completion time.

Disturbance factors are not limited to the availability of rooms for programs; liability related to safety issues, staging of materials, and hours of construction operation will impact both Parks & Recreation services and the contractor, impacting their ability to perform. Noise and dust barriers must be installed to mitigate construction effects, which may seriously compromise programs during this time.

Construction phasing is anticipated to include minimally 3 phases to accomplish all of the refurbishment and renovation work required. Various sections of the building would be temporarily closed off; allowing for the completion of the work and then reopened when finished.

Library Programming

Full Scope and

Capabilities of

Program -

Polynesia - Adult Sports

LC/LGE - RELOCATION OF

Current LGE

Programs - Camp

refurbish

PRESCHOOL ?

105 ?





# ANALYSIS DIAGRAMS

VICINITY PLAN

ENVIRONMENTAL CONSIDERATIONS

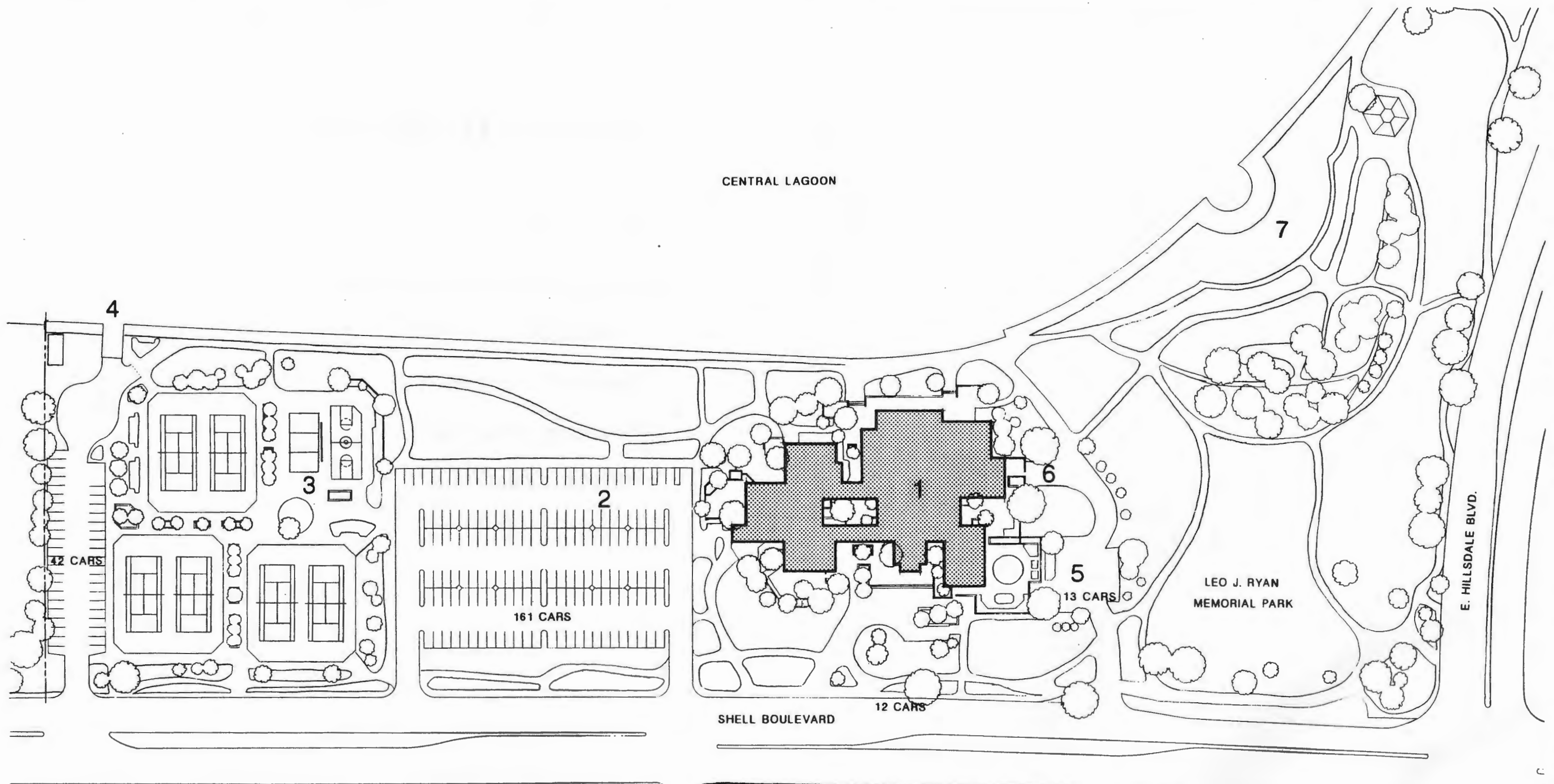
TRAFFIC & SITE CIRCULATION

PEDESTRIAN CIRCULATION

OPEN SPACE UTILIZATION

POTENTIAL EXPANSION AREAS

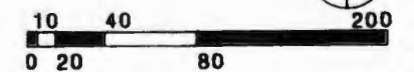


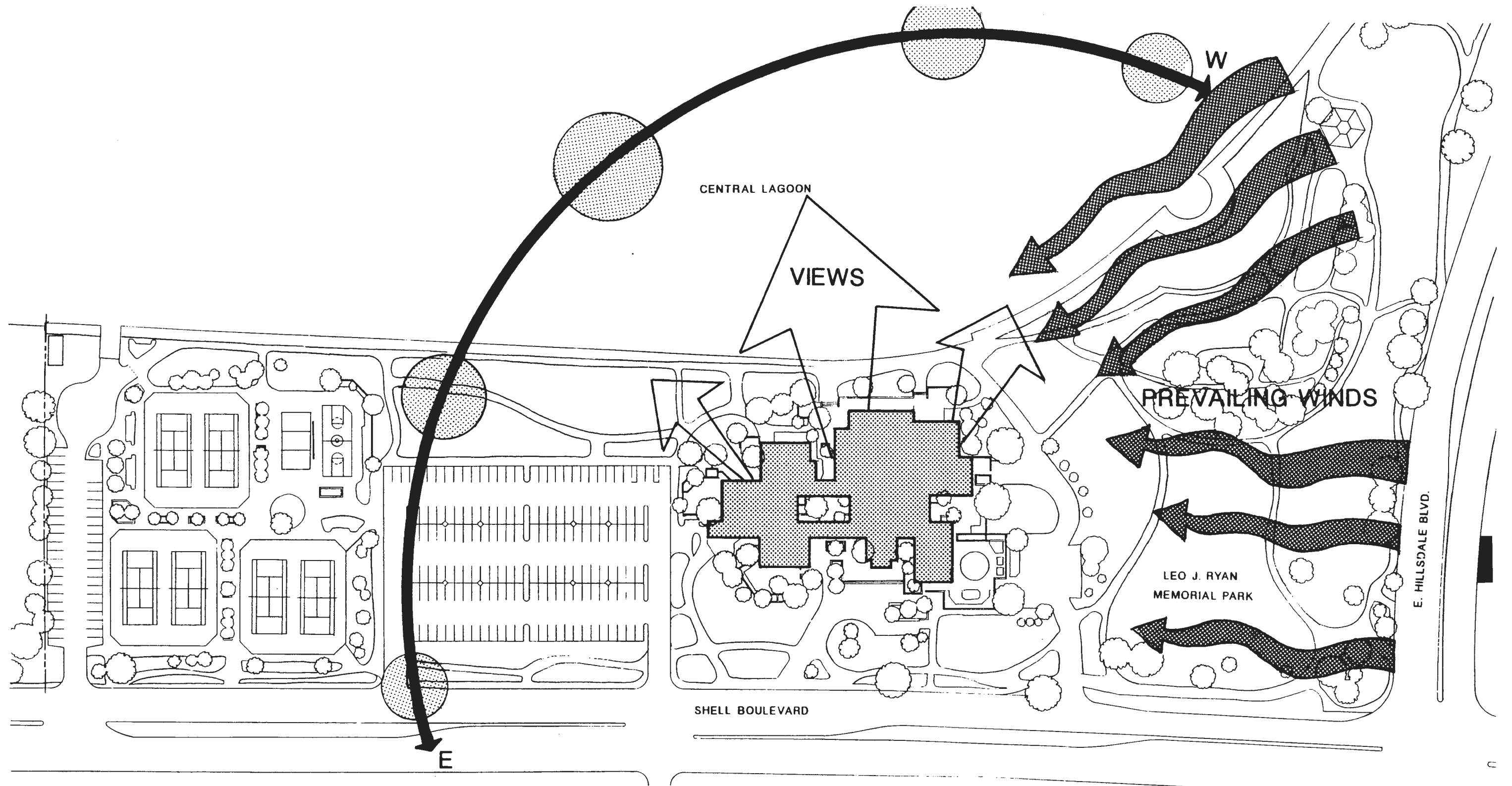


- 1 RECREATION CENTER
- 2 PARKING LOT
- 3 TENNIS/GAME COURTS
- 4 BOAT LAUNCH
- 5 STAFF PARKING
- 6 LOADING AREA
- 7 AMPHITHEATER

# VICINITY PLAN

FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY

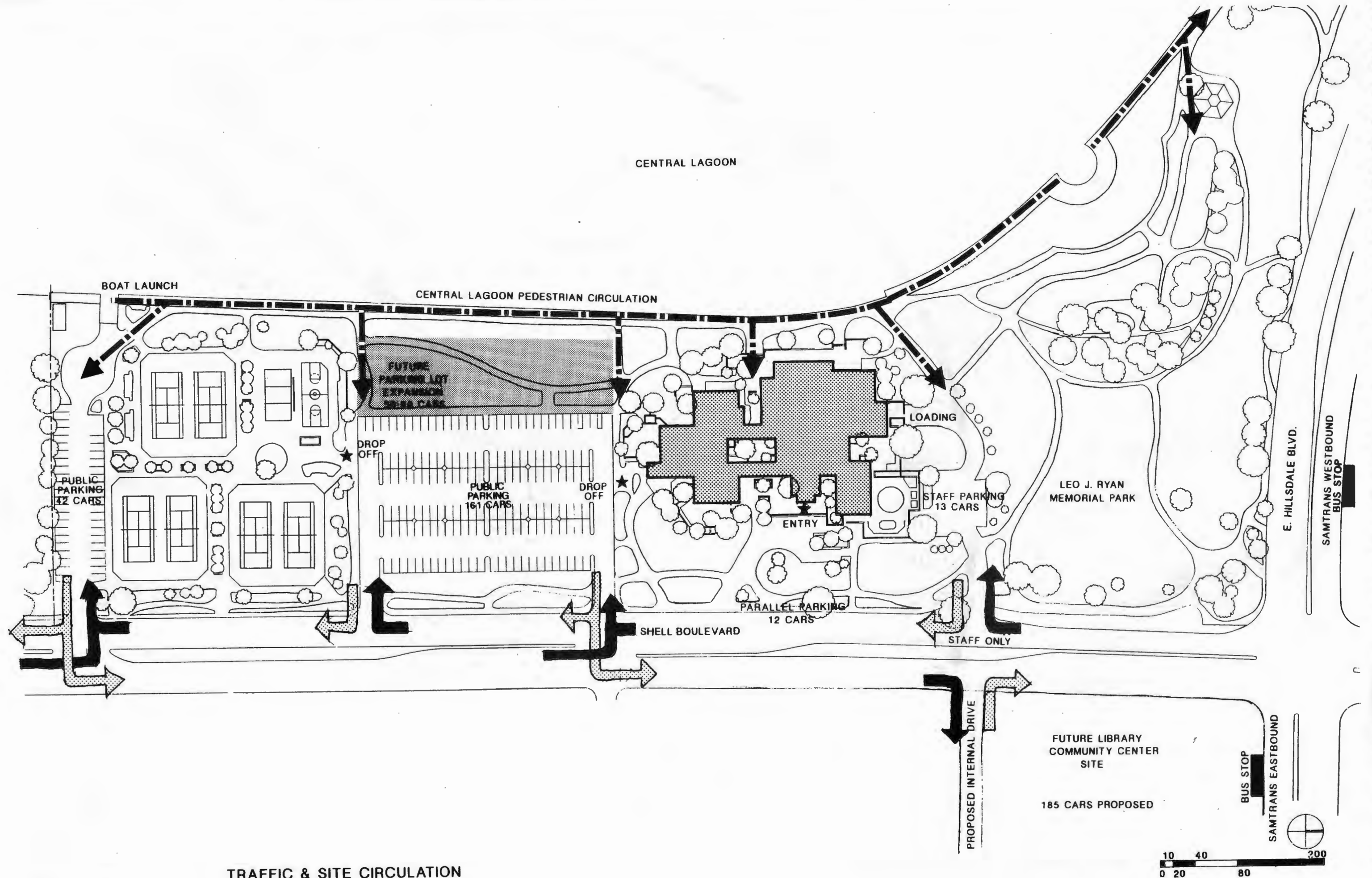




# ENVIRONMENTAL CONSIDERATIONS

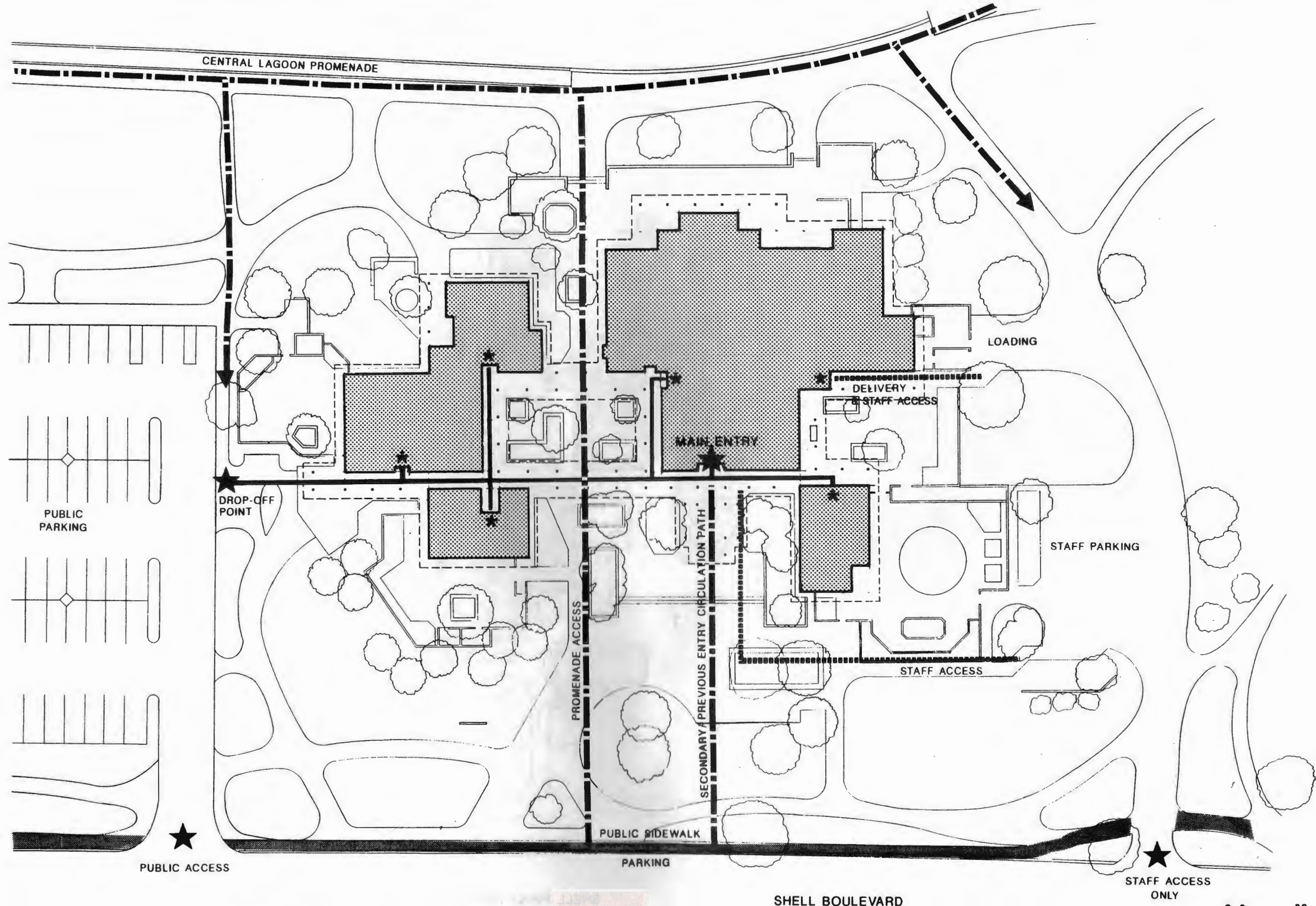
FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY





TRAFFIC & SITE CIRCULATION  
 FOSTER CITY RECREATION CENTER  
 PHASE 1 - FEASIBILITY STUDY



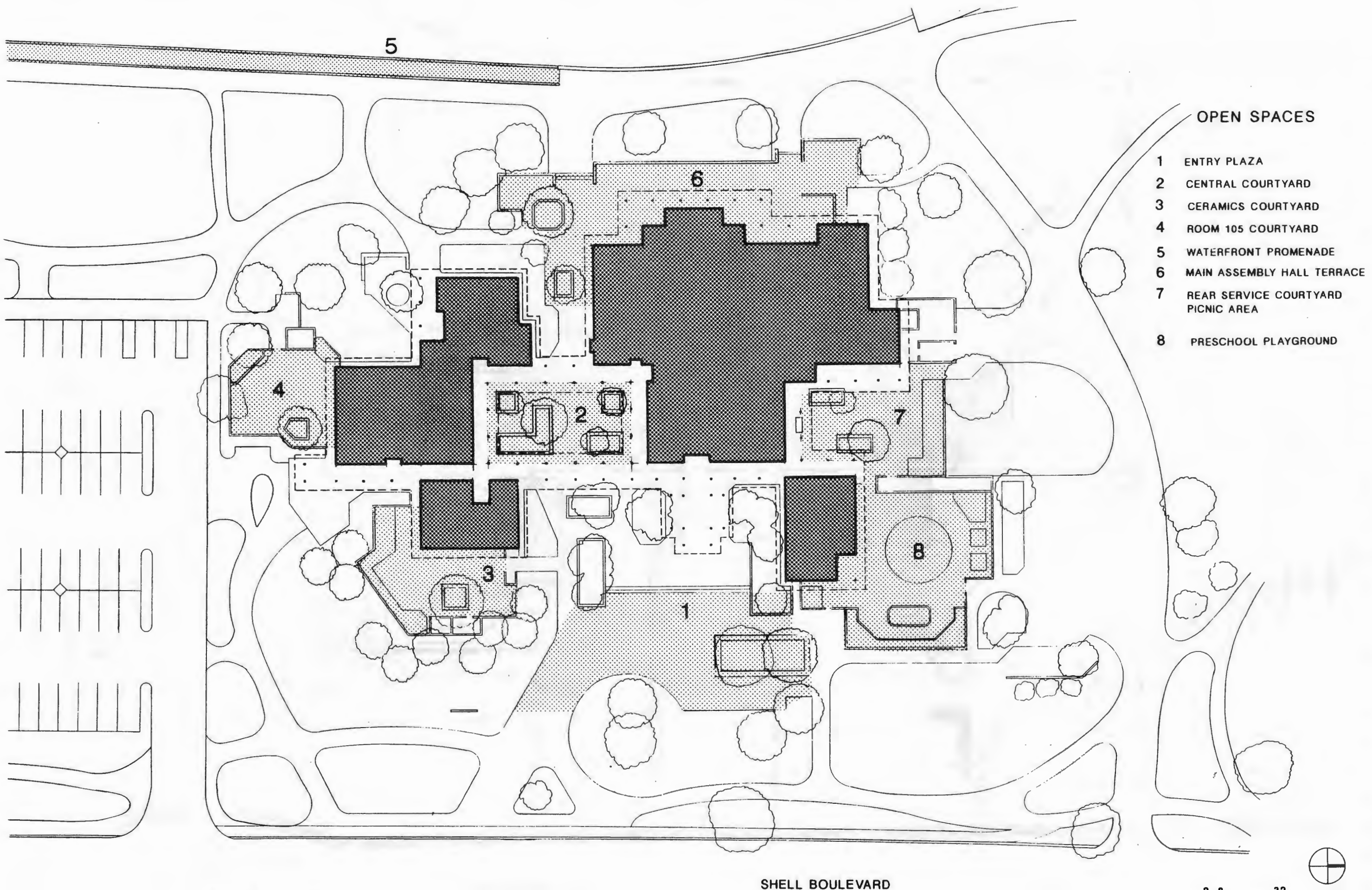


CIRCULATION

FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY





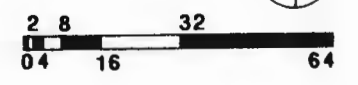


# OPEN SPACES

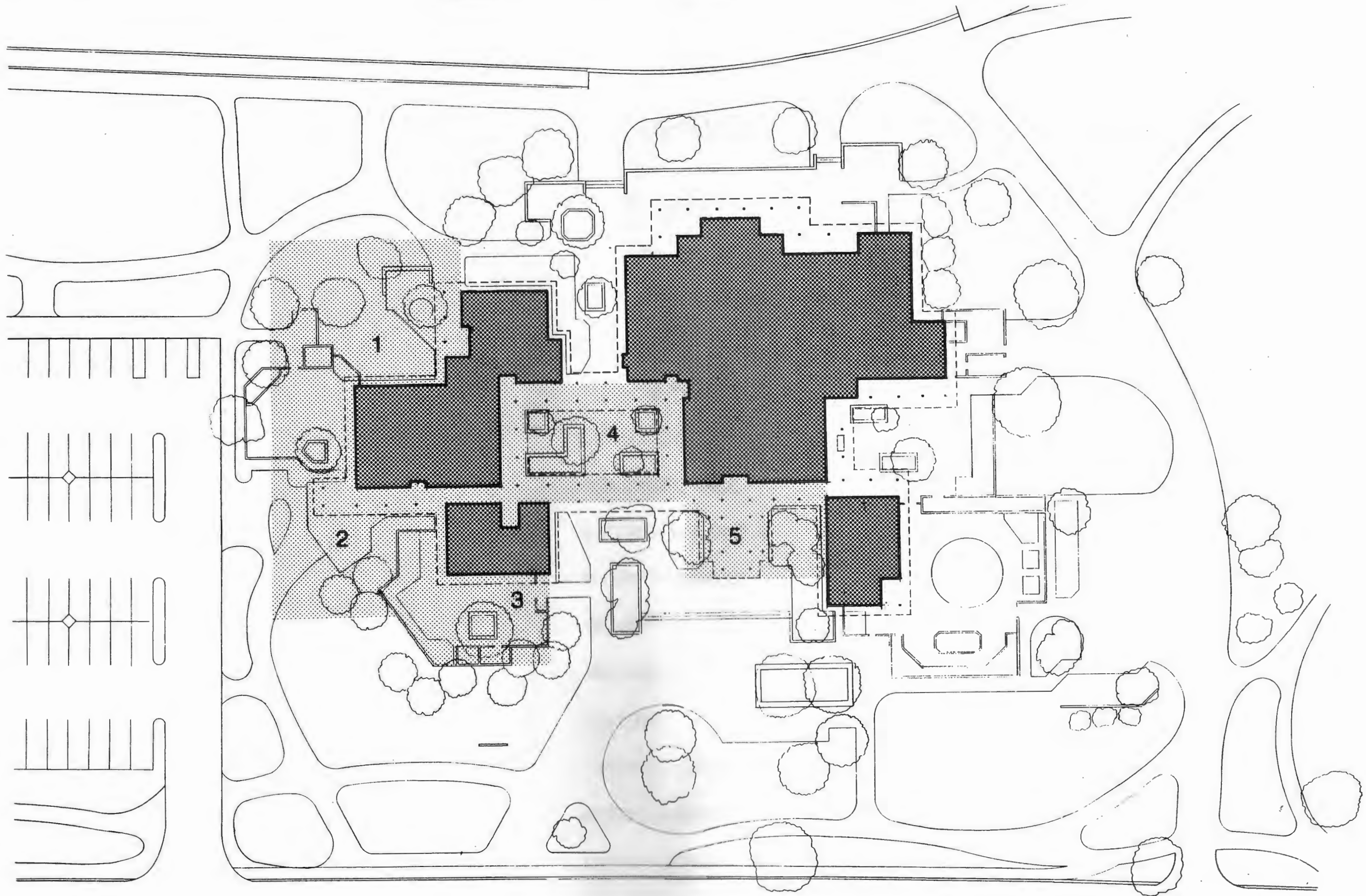
- 1 ENTRY PLAZA
- 2 CENTRAL COURTYARD
- 3 CERAMICS COURTYARD
- 4 ROOM 105 COURTYARD
- 5 WATERFRONT PROMENADE
- 6 MAIN ASSEMBLY HALL TERRACE
- 7 REAR SERVICE COURTYARD PICNIC AREA
- 8 PRESCHOOL PLAYGROUND

OPEN SPACE UTILIZATION  
FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY

SHELL BOULEVARD

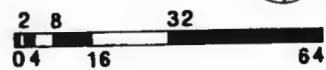






SHELL BOULEVARD

POTENTIAL EXPANSION AREAS  
FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY







# RECREATION CENTER PHYSICAL ASSESSMENT

SITE FEATURES

PARKING

SPATIAL ORGANIZATION

EXPANSION

PUBLIC ENTRANCE

LANDSCAPE

ADA COMPLIANCE

EXTERIOR BUILDING MATERIALS ASSESSMENT

INTERIOR FINISHES

SECURITY

SIGNAGE

LIGHTING

EXTERIOR LIGHTING

INTERIOR LIGHTING

ENERGY CONSERVATION

ACOUSTICS (NOISE ABATEMENT)



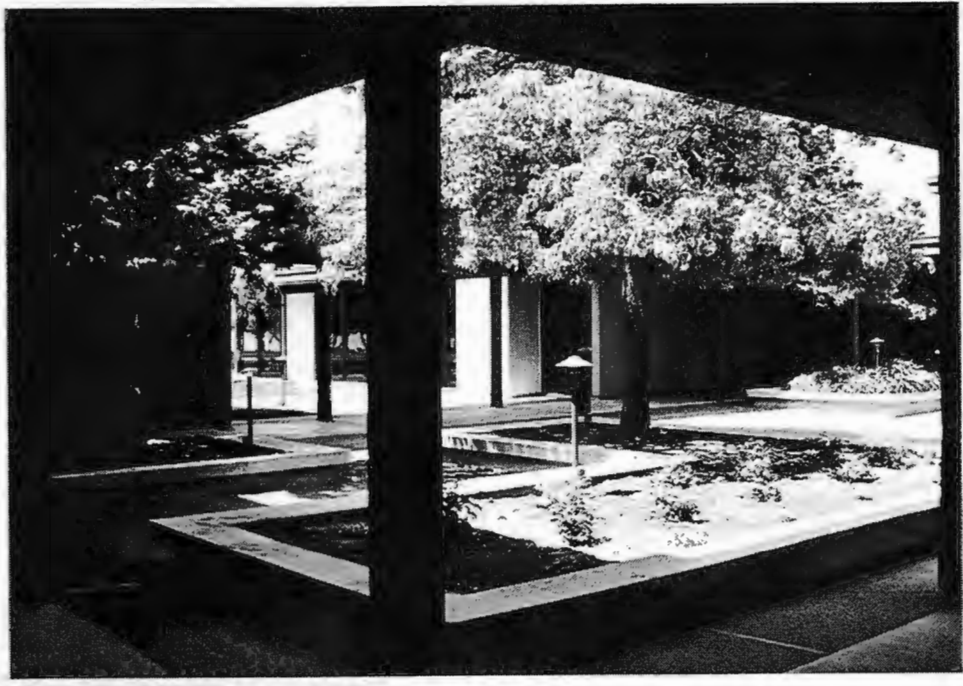
RECREATION CENTER PHYSICAL ASSESSMENT



Waterfront Promenade between Boat Launch and Recreation Center



Room 105 - Dance Studio/Teen Center



Underutilized Central Courtyard



Rear Terrace



Potential Expansion Area behind Arts & Crafts Wing



## SITE FEATURES

Foster City's Community Recreation Center is prominently sited on Central lagoon, and is an integral element of Leo J. Ryan Park along with the amphitheater, boat launch, tennis courts, and the waterfront promenade. As part of this complex the Recreation Center has gained recognition as a hallmark feature of the community and is considered an asset.

Composed of a loosely-organized cluster of buildings and connected by a series of courtyard patio spaces and covered walkway structures, the Recreation Center capitalizes on its prime Central Lagoon location by orienting the main public activity spaces toward the lagoon and hills beyond.

The outdoor courtyard patio areas are under-utilized largely due to the environmental conditions inherent to Foster City, and the building's orientation. Strong prevailing winds and heavy fog limit days when groups can meet outdoors. Thus most outdoor areas remain vacant, granting only visual and spacial extensions to the adjacent rooms they serve.

Originally the main entrance was designed with a semi-formal landscaped entrance plaza fronting Shell Blvd. which channeled visitors toward an outward-extending, skylight covered loggia. Today, this entry sequence is less likely to be encountered due to the change in orientation created by the 1989 Shell Blvd. widening and Central Parking Lot modifications. The main entry has become a secondary entrance in importance, pre-empted by the building complex entry located at the Central Parking Lot where most visitors arrive.

A horizontal profile is achieved by extension of the building roofs over the circulation walkways, creating covered breezeways. The resulting deep overhangs provide shade, reducing exposure to the sun, especially at the western oriented exposures of the Public Activity Rooms. The larger, more important rooms have raised central ceiling volumes with upper clerestory windows, emitting light into the center of the rooms, where natural daylight cannot reach from the perimeter windows.

The Community Recreation Center located at 650 Shell Blvd. is generally set back 150 feet from the street and is enveloped by mature landscaping, framing the building against its backdrop--the Central Lagoon and coastal hills beyond. This landscape treatment is effective in reducing the scale of the building complex by concealing portions of the building and highlighting areas such as the entry loggia.

## PARKING

Shell Blvd. was widened in 1989 to accommodate increased traffic loads, necessitating the removal of the Recreation Center Parking bays along Shell Blvd. A centrally located parking lot was constructed to increase Park parking to accommodate 161 cars with expansion potential for 52 additional vehicles (envisioned to meet Leo Ryan Park parking requirement for all uses). As a result of this relocation of the parking lot, the Recreation Center's circulation and spatial organization has been greatly affected. This shift has forced the loss of the existing "front door" to the facility making it difficult for visitors to efficiently use the building.

Administrative staff offices, the Front Desk, Building Attendant/Reception Area are now "buried" deep within the complex, creating an ambiguous circulation pattern, resulting in lessened security with no controlled access within the facility. Some signage has been attempted to clearly identify the required path of travel to various parts of the building. However, some modifications to the complex are required to acknowledge the new entry point to better serve the public by improving the facility's security.

## SPATIAL ORGANIZATION

Primarily organized by placing similar functions into self-contained building clusters, the Recreation Center appears to have been designed to foremost accommodate a variety of social group functions and secondly provide meeting and Arts & Crafts classroom facilities. Current and future use at the Recreation Center must not only incorporate these specific functions, but also have the flexibility to serve the expanding comprehensive Parks & Recreation Department curriculum that has developed strong community support.

## EXPANSION

A lack of facilities at the Recreation Center limits Recreation Department course offerings and inhibits the ability to expand current programs or introduce new types of recreation programming that may meet the potential demand requested by the community.

A shortage of general purpose meeting rooms exists at the Recreation Center for classroom instruction purposes and community activity groups' meetings.



Central Lagoon Waterfront Promenade at Amphitheater



# RECREATION CENTER PHYSICAL ASSESSMENT



Parking Lot Entry to Recreation Center



Exterior Covered Walkway leading from Parking Lot into Building Complex

The Masterplan for the Recreation Center expansion identified the area south of the existing building for future facilities. Additional structures were envisioned to exist independent of the existing building yet complement the existing facilities. The construction of the central parking lot invalidated this intent, focusing expansion potential instead on infilling within the confines of the existing building clusters and courtyard spaces.

Prime areas for expansion become the under-utilized, courtyard/patio areas as well as the landscaped areas along the Recreation Center's perimeter.

With the potential Recreation Center expansion focusing upon infill areas a sensitive approach to blending the new construction within an existing architectural context is essential.

## PUBLIC ENTRANCE

Nowadays, with most visitors arriving via the new Parking Lot, the Recreation Center lacks a prominent entry sequence that architecturally acknowledges the "sense" of arrival. Visitors should be greeted by a more welcoming entrance to the building complex that includes a secure waiting/drop off zone at the parking lot's edge. The current drop-off area does not provide adequate security or sheltered seating for patrons awaiting rides.

## LANDSCAPE

Mature landscaping found at the Recreation Center adds to the building character and reinforces the identity of the complex as a public place.

Drought-resistant, low-maintenance plant materials ensure the continued beautification of the Recreation Center and Park. Utilizing low maintenance materials assists in controlling operational costs which can impact the amount of funds allocated for other Recreation Center maintenance programs.

Landscape design must address aesthetic, function, and security issues. Planting groups soften and enhance the building while framing views and providing windblocks. An equally important landscape role is the provision of a safe building environment, minimizing concealed areas and other potential security hazards. A major improvement to Leo J. Ryan Park would be the landscape treatment of the Waterfront Promenade, extending the Boat Launch to the Recreation Center. Currently unimproved, this narrow strip of land should be improved to a level consistent with the rest of the promenade and park.

## ADA COMPLIANCE

The American with Disabilities Act of 1990 (ADA) specifies that each public entity is prohibited from denying qualified individuals with disabilities participation in or the benefits of a program or activity it offers because its facilities are inaccessible. As noted within the intent of ADA 1990: "The focus of Title II is on making programs, not buildings, accessible." Structural changes to buildings or outdoor areas are not required if they pose undue financial or administrative burden, or if there are alternatives to producing equal access to programs. Therefore, the City must evaluate the extent that the Recreation Center impacts accessibility or creates hardship for the City.

ADA 1990 also specifies compliance issues shall be implemented by January 24, 1995. An independent consultant to Foster City has prepared a report addressing ADA issues and prioritizing items for the Recreation Center. The report lists problems found, location, and how item does not comply. Suggested solutions for modifications are included with an associated cost range.

ADA related improvements at the Recreation Center should be considered in conjunction with expansion and modification options. Many of the suggested compliance items recommended in the ADA report are impacted by decisions related to expansion or relocation of the Recreation Center. These items also affect money available for Recreation Center refurbishment and renovation improvements. Since ADA focuses on program accessibility, not necessarily physical confines, it is important to determine which of the physical changes must be made. For instance, do all bathrooms require retrofitting or can some bathrooms be modified to fulfill the intent of ADA 1990? The ADA issues are prioritized in four ranges varying in degree of providing access to goods, programs, services...or accommodations provided by the public entity.

Most ADA suggested recommendations can be achieved if the accessibility and priority warrants modification. Two specific types of accessibility issues involving significant ADA-related modification at the Recreation Center are: 1) retrofitting existing doors and replacement of door hardware with complying lever type hardware; and 2) modifying public restroom facilities. Most doors throughout the building require replacing door hardware and accessories. Due to their weight the large, over-sized exterior doors require floor closers that reduce the clear width of each door under the required 32" although the door widths are 3'0". The costs associated with changing the door closers are high and might warrant replacement of the entire door assembly if proven to be a cheaper solution. There are maintenance issues with the doors as well. Restroom modifications involve re-configuring entry doors, re-hanging toilet and lavatory fixtures, and remounting toilet room accessories to provide wheelchair accessibility.



Summarizing the other suggested ADA changes identified at the Recreation Center includes: development of a comprehensive, new directory type signage program, revisions to the central parking lot, handicapped stalls, and improving wheel chair persons' accessibility by remounting items such as telephones and water fountains.

## EXTERIOR BUILDING MATERIALS ASSESSMENT

Completed in 1974, the Recreation Center displays significant signs of aging. Where from a distance the building appears in good condition and well maintained, closer inspection reveals the need for major repair and scheduled, progressive maintenance programs. Visible signs of water damage at the covered walkway soffits, dented rainwater leaders, warping fascia boards, splotchy paint patches, uneven building siding and corroding GSM flashing at roof drains all indicate areas needing attention. In general the Recreation Center exterior materials and finishes were not conceived to last forever. Though today, only 20 years after completion, it is evident reselection is necessary. More emphasis needs to be placed on durability and longevity.

Life cycle cost analysis studies have shown that initial construction costs of some buildings represent but a fraction of the overall cost of a facility during its lifetime. Some of the continuing in-use costs can be reduced as a result of good design and construction decisions. There is a growing recognition of the importance of considering the affects of continuing maintenance, repair, replacement alteration costs incurred during the operational life of a building.

Upon field inspection of the Recreation Center the following problems were found.

**Roof and Drainage System.** Replacement of roof and drains incorporating a min. 1/4" slope is recommended. The extensive lower roof is literally flat, without any slope to assist water run-off toward drains. Problems associated with this type of roof design and the condition of existing built-up roofing included: many areas where the roof membrane had torn and bubbled; original specification of improper sump type drains which clog easily with leaves and debris and are missing their protective strainers. Water damage at the underside of the covered walkway soffits is significant and can be attributed to the poor drainage condition.

**Exterior Siding.** A more durable reduced maintenance wall finish of a cementitious nature such as exterior cement plaster (stucco) with an integral base color (color remains same even when chipped) and vandal proof sealer coatings that hold up better to abuse should replace the redwood siding. At minimum the building needs a fresh coat of paint. 1 x 6 painted redwood siding covers the building's

exterior walls. Difficult to maintain, the siding requires constant attention due to its lack of a durable finish. Splotchy paint patches varying slightly from the uniform building color demonstrate the fading of the paint over the years, combined with the damaging effects graffiti poses can only be mitigated by constant painting.

**Fascia boards.** New fascia boards minimally 2 x 12 in size with a kerfed back to reduce warping are required. Located at the termination of the roof eaves, these wood trim pieces have severely warped from sun and moisture exposure must be replaced.

**Doors.** Exploration of the possibility of replacing exterior panel type doors with an equivalent solid core exterior door system (metal with insulated core and light transom above panel). Many of the exterior room and building doors are an oversized highly decorative type (not best choice for exterior application--tend to be better suited for interior usage) and are prone to damage. These doors pose maintenance problems, requiring constant attention at considerable cost due to their size, decorative nature and weight which requires special door hardware.

An issue specific to these doors regarding the ADA compliance is the need to replace the door hardware to maintain a 32" clear width. The current floor closer devices don't give adequate clearance. Due to their weight extra heavy duty hinges and door frame reinforcement is necessary to retrofit the doors.

An indication of the cost associated with door replacement and retrofitting is exemplified in the previous cost estimate for Recreation Center refurbishment where \$138,000 was allocated for repair of the doors.

## INTERIOR FINISHES

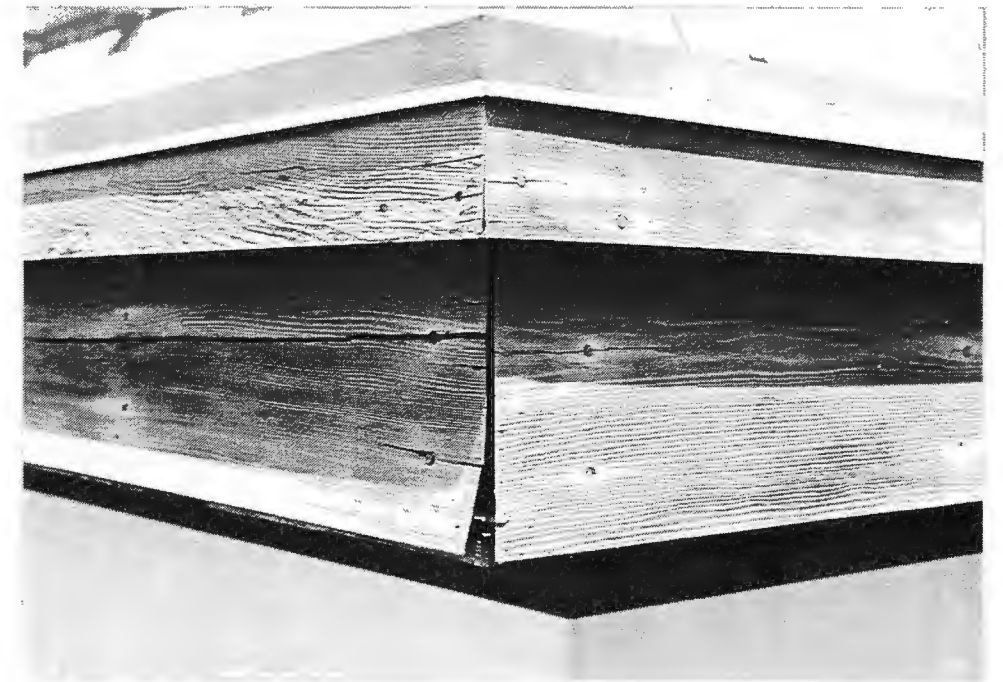
Interior finish surfaces within the Recreation Center must be selected utilizing the same criteria as the exterior materials: durability, suitability combined with and minimal maintenance.

The originally specified interior finish materials within the Recreation Center are generally quite modest and in many cases need replacement and upgrading due to heavy public use received over the past 20 years

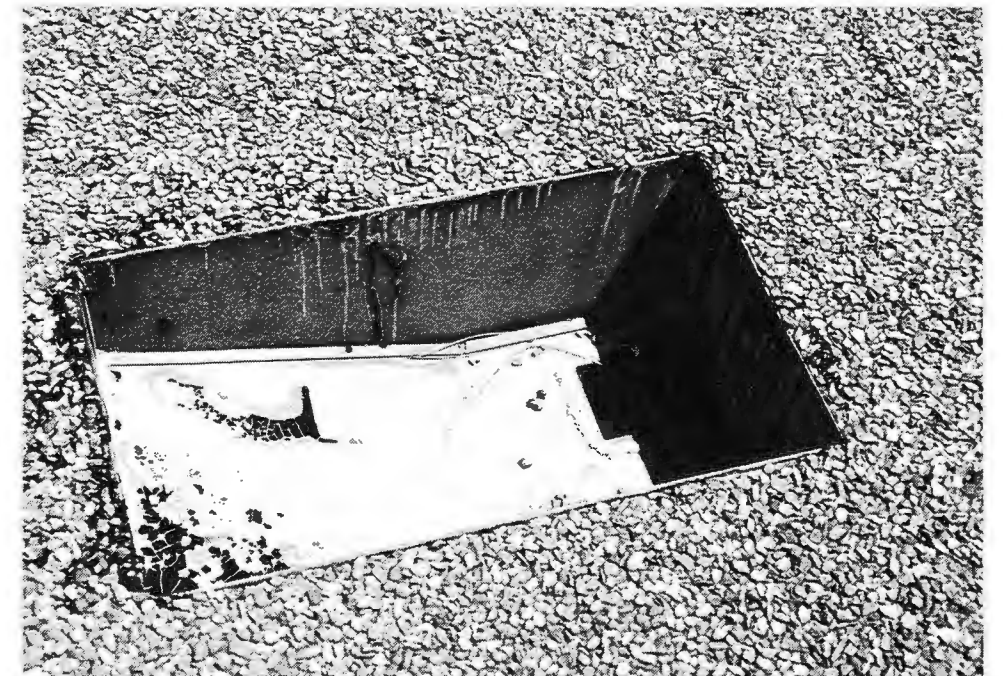
The following interior finish issues need resolution.

### Flooring Issues:

**Flooring Materials.** Carpeting throughout the Recreation Center should be replaced with a commercial grade, suitable nylon carpet and pad. Many carpeted areas display threadbare signs of wear and tear or stains from accidental spills. In equally poor condition



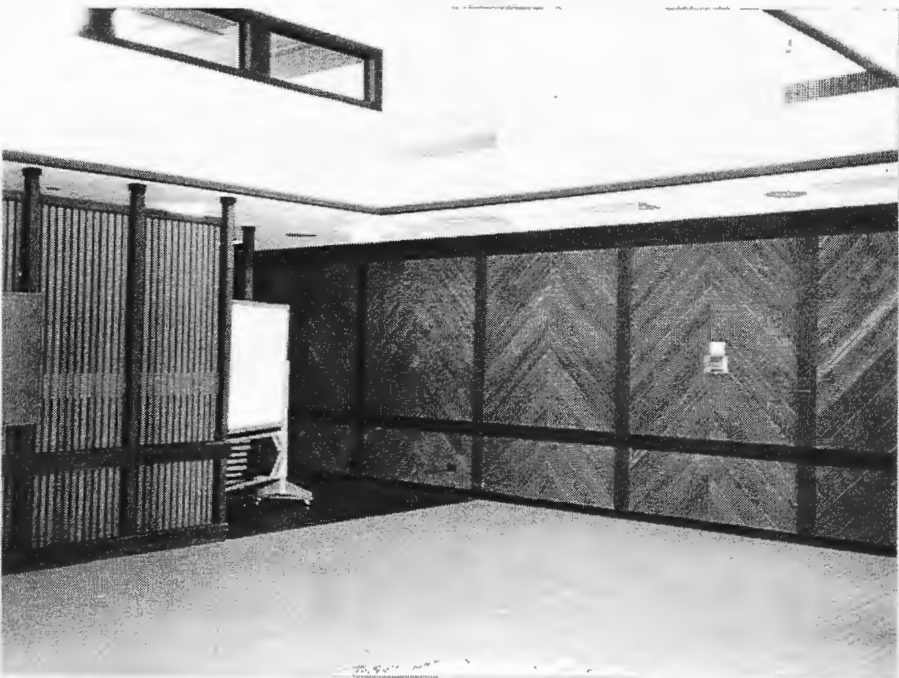
Warped Fascia Boards at Roof Eaves



Sump type Roof Drain missing strainer, many are full of Leaves and Debris



# RECREATION CENTER PHYSICAL ASSESSMENT



Dark interior wood siding within Conference Room



Gypsum wallboard adjacent to Main Hall Lobby

are the rooms appointed with VCT flooring that is discolored and heavily scuffed. The wood parquet flooring within the Main Hall requires extensive, yearly progressive refinishing, eliminating the room's availability for several weeks minimally each year. Quite attractive, this particular flooring is susceptible to spilled liquids that cause buckling and other damage while the finish does not hold up to excessive wear associated with some of the Main Hall's activities: such as dancing.

Replacement of the carpeting in the Main Hall lobby area with a more durable material such as tile, stone or terrazzo is warranted with the heavy traffic received. It should be noted that this area originally had ceramic tile that may still exist under the carpet and pad.

**Interior Wall Treatments.** In Public Rooms such as the Main Hall Conference Room and Lobby Areas the 1 x 6 exterior redwood siding material laid (dark color) in a decorative chevron pattern, has been introduced giving a dark, dated look. A more reflective, light color interior finish would enhance the Main Hall. Besides absorbing available light rather than reflecting it the wall surfaces are difficult to keep clean and their maintenance has become a concern.

Recommend removing the decorative redwood siding throughout the Recreation Center and replacing it with a commercial grade wallcovering. Constantly damaged due to the wood's soft consistency, it is difficult to conceal scratches and other marred finishes caused by vandalism.

Gypsum wallboard in the areas adjacent to the Main Hall Lobby should be plaster skim coated in preparation to receive the same commercial grade wallcoverings as in the areas faced with the redwood siding material.

**Ceilings.** A fresh coat of light reflective colored paint would improve the image of the ceilings throughout the Recreation Center. A majority of the ceilings within the Recreation Center have been faced with 12" x 12" acoustical tiles glued directly upon a fire-rated gypsum board ceiling assembly. These tiles have become discolored from dust trapped within the porous surface and within tile joints. The dirty appearance is most noticeable at areas surrounding the Air Conditioning supply diffusers. Besides dust problems, the individual tiles are not set to provide a uniform, flat ceiling surface.

Built-in cabinets, countertops & the Front Reception Desk require replacement of their finish surface materials with new plastic laminate materials. Keeping in mind that ADA compliance necessitates modifications to these items to increase accessibility for the disabled might make total replacement a more feasible solution.

## SECURITY

Though Foster City has not experienced serious security related problems in the past, several problematic areas exist that may compromise public safety and increase the potential for theft and continued vandalism. With operation costs continually increasing, it has become imperative to provide a safe facility, utilizing minimal staff, and to develop a high comfort level amongst the users. This comfort level is accomplished by incorporating security criteria in the building's design. Responses to those criteria are: reducing and controlling access points, eliminating exterior deep alcoves and blind spots within the facility, and altering the building's configuration; i.e., reorienting the main entry to the parking lot).

Security considerations rate highly in assessing the functionality of the current Recreation Center complex and influence future facility design and operations. Keeping this in mind, the single greatest, current security issue is monitoring activities within the facility. The lengthy outdoor walkway corridor system does not allow for establishment of a single security control point within the Recreation Center nor is it envisioned that one could be achieved with the current clustered building configuration.

Locating the joint Receptionist (Daytime)/Building Attendant (Nighttime) within the Administrative office area provides sufficient control for users of the Main Hall wing, but is ineffective for surveying the other building clusters. Lower light levels at night impede the view of the Building Attendant toward other portions of the complex creating a risk security situation. Also the reorientation of the Recreation Center toward the parking lot side of the building exacerbates surveillance problems with the Administrative offices buried deep within the complex.

Door vestibules at the clustered buildings are dangerously obscured from the front desk's line of vision. These blind spots are problematic and an effort to reduce the security risks associated with them should be undertaken. The Ceramics Studio, Room 101, illustrates the problems associated with deep entry vestibules. Posted signs within the door vestibule reminding Recreation Center visitors that it is a crime to use this area as a public restroom display the potential for problems within these areas.

Currently staff areas within the Recreation Center are vulnerable to theft. Business equipment such as computers and typewriters must be kept in locked areas far from public view. This reduces the ability of the Front Desk persons to perform clerical duties and still oversee the Art Gallery receive the general public without periods of leaving the Front Desk unattended.

Redesigning the Recreation Center would result in limiting access points to the facility, granting greater accountability of who is coming



and going. A high proportion of the rooms at the Recreation Center open directly to the exterior creating compromises of security. Continual rounds by staff to check for unsecured quarters is not fail-safe, making areas of the Recreation Center vulnerable to theft and vandalism. Controlled access coupled with the provision of a building alarm system tied directly into the Police Department's communication system offers an effective security and safety network allowing for minimal response time to respond to accidents and prevent break-in.

Security responsive landscaping must also be considered.

Plant materials (shrubbery, tree, ground cover) and other landscaping features (walls, lighting) should be constructed and maintained to eliminate troublesome areas that might conceal intruders or limit visibility within any area of the complex.

The sense of a secure facility can be achieved by providing adequate lighting throughout the building complex and parking lot which allows for greater visibility while deterring illicit activity, thus reducing vandalism and improving the general character of the facility.

## SIGNAGE

Signage within the Recreation Center is inconsistent, without hierarchy with respect to the type of information being conveyed. Signage should be comprehensively organized for ease of use by the visitor. Signage's intent is to clearly delineate the path of travel and minimize reliance on staff or others for directions or explanations. Upon arriving at the parking lot entry more signs announce prohibited activity than great and direct users to the various building clusters.

Besides providing a unified identification system, the Recreation Center signage should convey a comprehensive aesthetic character in keeping with the identity of the building. Currently, identifying room numbers at the Arts & Crafts wing are spray painted through stencils directly onto the exterior siding without consideration given to: typeface, contrasting background, color, proper height installation, straightness, letter size, or most importantly, whether the information is concisely presented.

A new signage program must be implemented due to the Americans With Disabilities Act (ADA 1990) requiring installation or retrofitting of the existing directory type signage system at the Recreation Center to comply with specific mandated regulations. Regulated features include information signage and signage information related to accessibility of the disabled, letter size, type faces, contrasting backgrounds, mounting heights, and inclusion of braille print for the

non-sighted. A benefit gained as the result of the government legislated signage program is the institution of a comprehensive aesthetic-enhancing directory signage system that reduces the need for staff inquiries and indirectly improves security by clearly displaying the building layout. The comprehensive signage program will visually enhance the building and reduce need for staff inquiries by clearly displaying the building layout.

## LIGHTING

Buildings have split personalities; taking on different character at night than day, when lighting can be utilized to create dramatic effects altering building's form and our perceptions, illuminating interior spaces, and highlighting exterior features (landscape) while providing additional benefits such as improved sense of security.

## EXTERIOR LIGHTING

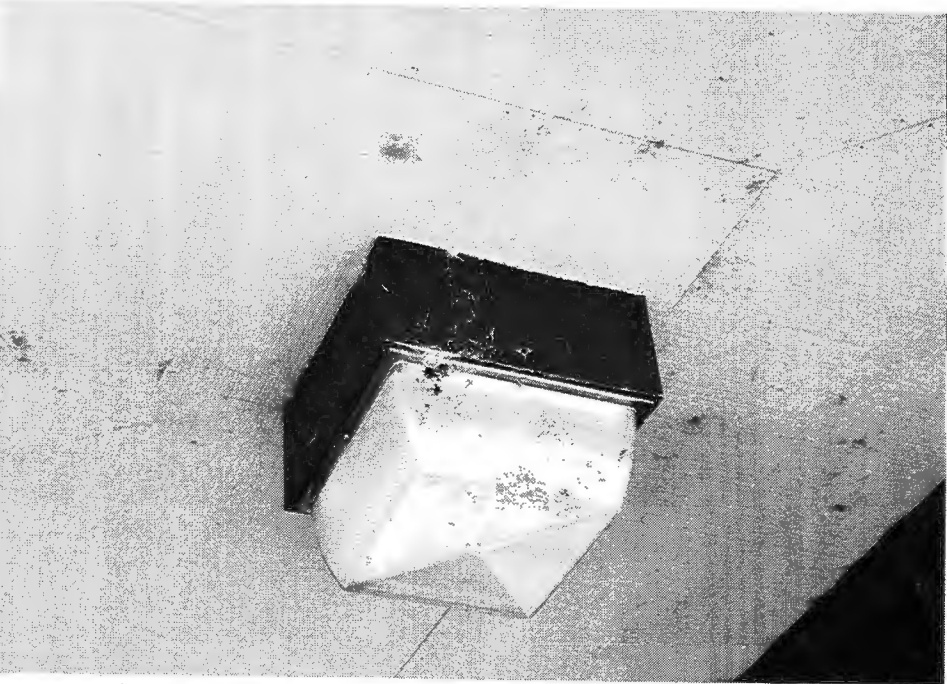
All exterior lighting within the Recreation Center complex and surrounding environs, including the parking lot, should be on an automatic photog timer system insuring continued operation from dusk until dawn.

Besides providing lighting to perform utilitarian functional applications some consideration should be given to highlighting the building and landscaping features at the Recreation Center. Flood type lighting washing the building's exterior walls and soffits would prominently highlight the building and its mature landscaping against its Central Lagoon backdrop with the added benefit of increasing nighttime illumination levels, improving visibility, and providing additional security measures.

Surface mounted vandal-proof fluorescent type light fixtures are affixed to the underside of the covered walkway plywood soffits, casting a low, dreary light quality upon the walkway surfaces. Attributable to the lightsource type, the quality of light would improve by changing or increasing the lighting intensity by adding more fixtures at or changing fixture types at sparsely placed bollard type lights which highlight plant groupings within the courtyards and plazas while illuminating walkway surfaces not under cover.



Deep vestibule at Ceramics Studio



Vandal proof Light Fixture at Covered Walkways



# RECREATION CENTER PHYSICAL ASSESSMENT



Typical lighting layout within Recreation Center

## INTERIOR LIGHTING

Lighting levels greatly vary within the Recreation Center Complex. In some areas the fixtures specified are inappropriate, for providing proper ambient or task lighting. This is especially true in the major activity rooms with higher ceiling volumes. Fixtures which cannot provide adequate lighting levels diffuse the light without reaching the plane or level intended. Replacement with light sources that can direct and cast greater intensities and increasing fixture counts will greatly improve the Recreation Center Facility's lighting. Replacement of interior finishes to reflect rather than absorb light will also contribute to a brighter environment.

More attention should be paid to the ceiling within the Recreation Center. Throughout the Recreation Center light fixtures are surface mounted directly upon an acoustical-tiled, fire rated gypsum board ceiling. This fixture arrangement lacks flexibility and increases labor and costs associated with rewiring and altering the fixture layout to accommodate general lighting requirements of different users.

Ceiling heights are too low and existing structural constraints limit accommodation of a suspended ceiling system with drop-in acoustical tiles. New facilities at the Recreation Center should utilize a suspended ceiling system, which allows for relatively easy reorganization of lighting fixtures within a room to accommodate any facility/program changes desired. The existing 2' x 2' surface mounted fluorescent fixtures which are mounted without a regular pattern, combined with circular fixtures visually clutter the ceiling forcing a perceived compression of the ceiling height.

Natural daylighting is employed wherever possible to provide general ambient light. However with many of the public activity rooms within the Recreation Center having south and western exposures, solar control/shading devices such as horizontal mini-blinds are constantly used to reduce the intense glare and heat build-up of the afternoon sun. This building orientation displaying prominent views of the lagoon requires greater reliance on artificial lighting and air conditioning, increasing energy consumption at the Recreation Center.

Difficulty in controlling sunlight also occurs at the clerestory windows within the Center's larger public rooms where solar control devices are all but nonexistent. A temporary unsightly measure of placing black visqueen plastic across the clerestory windows currently is used to block out sun. Black-out curtains, horizontal mini-blind shades, or replacement of the clerestory glazing with a tinted or opaque glass material are viable options to control the irritating and damaging effects of excessive glare. A potential damaging situation exists at the clerestory and south facing sliding glass windows at the Art Gallery where ultra-violet rays fade different art mediums.

An automatic switching system should be incorporated, adjusting lighting levels to compensate for dark or bright days when an over abundance of light reduces artificial light level requirements. These systems provide cost efficient means of reducing electrical consumption.

## ENERGY CONSERVATION

While construction costs have continually escalated, costs associated with maintaining a facility have accelerated at an even greater rate, making efficiency of a project's operation a key factor in the cost effectiveness of a building over its lifetime. Life cycle costing models attempt to develop a way to study these operational costs and can play a large role in deciding whether to remodel or replace a facility.

California State Energy Regulations dictate energy conservation guidelines for all new construction and building renovations. Compliance with these standards efficiently reduces energy dependence on nonrenewable fuel sources, encourages alternative energy sources and minimizes associated fuel costs. Energy costs continued rising making conservation a goal that we all must strive to achieve.

A simple, efficient energy reduction program plan can be implemented saving substantial sums of money just by making some simple changes to the building. These changes are installation of efficient type lighting fixtures, addition of thermal insulation materials, weather-stripping of windows and doors, replacing single pane window glazing with double pane. Insulated systems in conjunction with monitoring electrical usage will result in considerable energy savings over the life of the building.

Efficient lighting greatly reduces operational costs. Fluorescent fixtures are much more efficient than incandescent fixtures and should be specified for most general lighting requirements. This is true within a majority of the Recreation Center's public room.

Constant product improvement in fixture and bulb design produces fixtures today with greater efficiency than when the Recreation Center was built, suggesting replacement of all the existing fluorescent fixtures with upgraded ones. An example of the magnitude of savings can be displayed with the example usage of fluorescent vs. incandescent light sources. More efficient fluorescent lamps will use as much as 80% less energy and last upwards of 20 times longer than incandescent light, resulting in considerable savings each year. Another benefit of fluorescent lighting is that it emits less heat, saving on energy costs associated with air conditioning. Recent advances in fluorescent bulb and ballast design have resulted in better color rendition, noise reduction (ballast hum) and eye strain.

Energy efficiency can be improved in the existing Recreation building with minimal expense. Example; by using lighter colored room finishes that optimally reflect light as opposed to dark finishes which absorb light - less lighting is required at various times of the day, also yearly cleaning of light fixtures will alone result in substantial energy savings.

Proper thermal insulation of walls, floor, ceilings combined with weather-stripping of all windows and doors assist in maintaining constant temperatures within the conditioned areas of the building. Review of the



construction record drawings reveal that additional ceiling insulation will reduce heat loss in the colder months and heat gain in warmer months. Currently an R-11 rating is maintained in the cavity while the State Energy Regulations Title 24 specify an amount of insulation be used giving an equivalent rating of R-19 for Foster City's geographical area. Additional fiberglass batt type insulation is inexpensive and can easily be added when the roof repairs are undertaken to either match or exceed the required insulation standards.

If and when additional facilities are constructed or modified at the Recreation Center, energy conservation criteria should be developed early in the design process to insure employment of effective, efficient building systems. Some maintenance criteria to consider that will greatly affect initial and operational costs related to design are: the building's solar orientation, amount of fenestration facing south and west, exterior finish material selection, inclusion of passive energy reducing techniques such as roof overhangs, proper thermal insulation, and costs related both to mechanical HVAC (heating, ventilation, and air condition) system initial and operations costs.

Ideally the HVAC (heating, ventilation, and air condition) system should be zoned to provide comfortable environments within each area of the complex. Inclusion of humidity and economizer control with appropriate electronic switches and tamperproof sensors to monitor and alter equipment output are essential. The current HVAC system in operation at the Recreation Center has been designed to handle most of these notions but should be closely monitored to insure the system continues to function properly and remains cost-effective.

## ACOUSTICS (NOISE ABATEMENT)

Control and isolation of sound is critical to the success of a building complex such as the Recreation Center, which hosts a diversity of activities, each with its own noise generating requirements and tolerance level. Constant exposure to high levels of noise affects the psychological well-being of an individual. For this reason acoustical control issues influence design as early as programming phase segregating dissimilar, conflicting uses and identifying placement of functions and equipment in areas capable of controlling unwanted sound within the building.

Sound transmission within a building is generated by either the building systems and components or individuals and user groups. Building component induced sound such as an HVAC condenser unit, generates sounds which are easier to mitigate usually by introducing devices such as sound and vibration isolators or sound attenuation insulation to absorb and dampen airborne sound waves produced by humming of machinery parts.

More difficult to anticipate, methods for controlling user group acoustical characteristics rely upon a building's finish materials, furnishings as well as the number of people present to dampen or reflect soundwaves and control noise levels. Finish surfaces dependent on their absorptive qualities combined with sound attenuation blanks within the wall and ceiling cavities keep acoustical noises from leaking into undesired locations.

STC (Sound Transmission Coefficient) Ratings have been developed through actual acoustical laboratory testing to assist in furnishing guidelines for design of wall and floor/ceiling assemblies within different types of building spaces and for their specific uses contained within offices, instructional classrooms, and larger multipurpose rooms all have varying acoustical requirements dependent on tolerances required--hence different STC ratings have been developed. It is therefore logical that the multipurpose room with its higher intensities of use and desired flexibility to accommodate many different users requires greater acoustical design consideration to mitigate the passage of airborne sound frequencies and noise leakage to adjoining rooms. The creation of acoustical barriers separating differing functions allows for accommodation of many users at one time within pleasant, agreeable quarters.

The Main Hall at the Recreation Center was designed to accommodate various social functions and conceivably be enlarged (south and north) or contracted dependent on the needs of the user group. Initially well conceived, the practical result is the sliding partition system originally installed proves ineffectual in controlling noise, lessening the flexibility when attempting to divide the room into smaller areas for groups who might simultaneously meet within the Main Hall.

As a major consideration in the design of a multi-purpose room with partitions such as the Recreation Center's Main Hall acoustical system, an STC rating within the 50-55 range should be maintained to accommodate all possible user group arrangements. By stopping the noise emissions to adjoining areas such as the Conference Room/Kitchen or Administration offices and Art Gallery, the room can function properly, allowing for optimal use by all. Though it is difficult to determine the existing STC ratings of the Main Hall construction assemblies without performing acoustical tests, it is apparent an acoustical treatment decreasing the noise levels throughout the Recreation Center is advisable.

Within the Main Hall perimeter walls, ceiling cavities and mechanical HVAC system supply and return ducts, additional sound insulation material will assist along with acoustical sealant at all building material assembly transitions to reduce airborne sounds emitted to adjoining areas.



Sliding Acoustical Panels require replacement to allow multiple users within the Main Hall



RECREATION CENTER PHYSICAL ASSESSMENT



Current Directory Signage at the Recreation Center



Water damage at Walkway Soffits



Damaged Downspout and Exterior Siding



Splotchy paint patches resulting from graffiti



Flat roof without any slope



## ZONE DIAGRAMS

ZONE 1 ADMINISTRATIVE OFFICES / ART GALLERY

ZONE 2 MAIN HALL

ZONE 3 CONFERENCE ROOM / KITCHEN

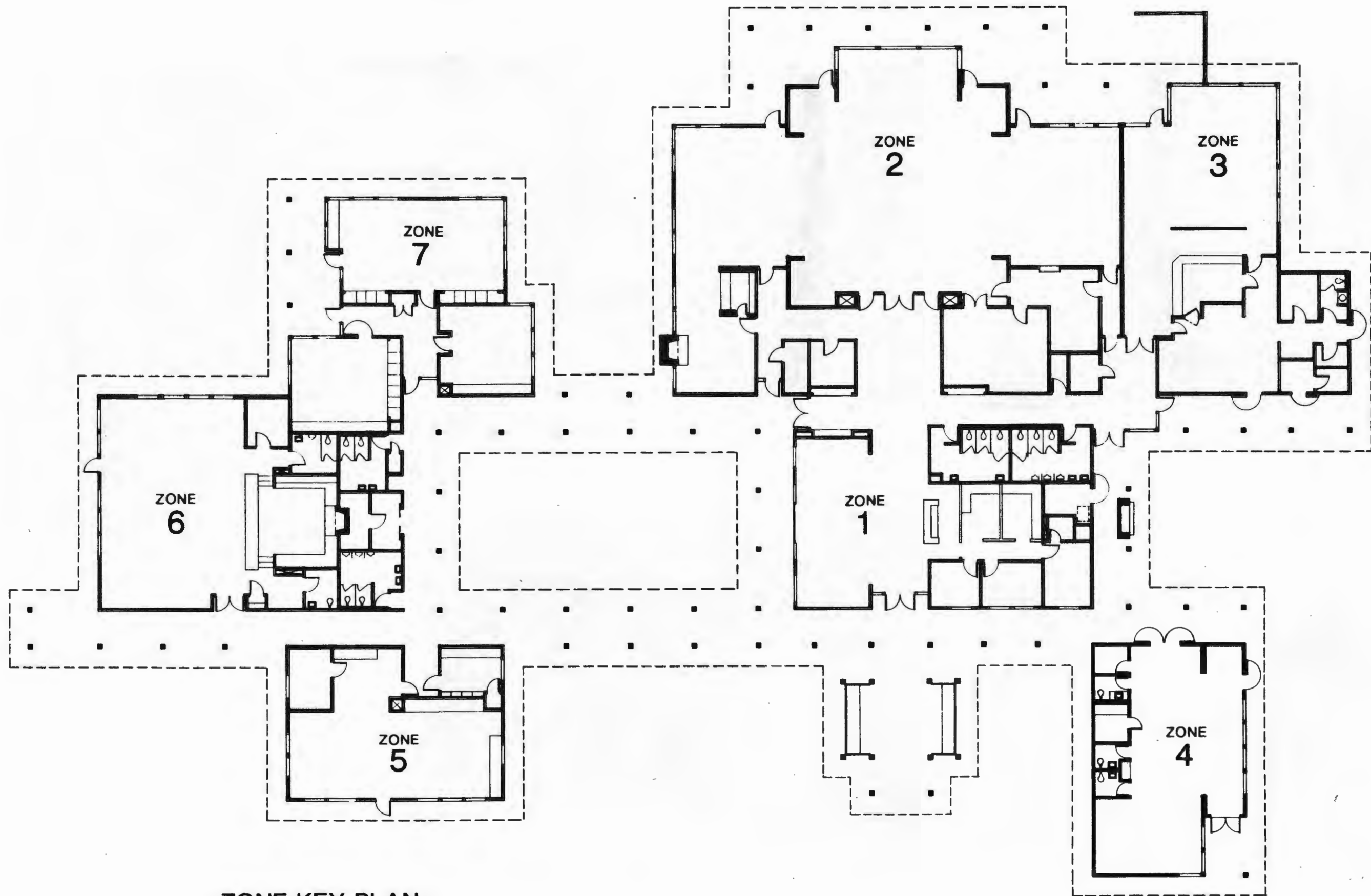
ZONE 4 PRESCHOOL

ZONE 5 CERAMICS / SCULPTURE STUDIO

ZONE 6 DANCE STUDIO / TEEN CENTER

ZONE 7 ARTS & CRAFTS / GENERAL CLASSROOMS

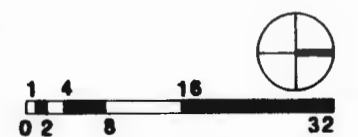




## ZONE KEY PLAN

### FLOOR PLAN

FOSTER CITY RECREATION CENTER  
PHASE 1 - FEASIBILITY STUDY





**ZONE 1**  
**ADMINISTRATIVE OFFICES / ART GALLERY**

**ADMINISTRATION / ART GALLERY**

**AREA: 1059 SQ. FT.**

**ADMINISTRATION: 625 SQ. FT.**  
**ART GALLERY: 434 SQ. FT.**

**DESCRIPTION:**

Located on either side of the existing Main Hall foyer and corridor, the Administration area and Art Gallery are situated within the heart of the complex. The administration office area has been remodeled several times over the years to meet the criteria of the Parks and Recreation Department staff and programs. Located behind the front desk area, and concealed by a partition which does not extend to the ceiling are 3 small offices housing the Parks and Recreation Department Management Staff, while across the corridor are 2 open work areas for clerical support staff. The Art Gallery is located directly across from the front desk in what was originally the Foyer Lobby area. With a south facing sliding glass window wall, areas for hanging art are along the shorter east and west walls. Staff is responsible for monitoring the art gallery both during business hours and at night when the building attendant is on duty.

**USAGE:**

The staff office area and front desk receptionist provide class registration materials, general information, supervise Recreation programs, as well as oversee the daily operational functions of the Recreation Center building. Currently a shortage of space within the Administration area necessitates the locating of two Senior Recreation Coordinators in an office area within Room 101 - Ceramics Studio. The Art Gallery, whose exhibits are sponsored by the Arts Commission is prominently located at the entrance of the Main Hall which gives it maximum exposure. Staff is responsible for making certain that the Art Gallery remains secure and theft and damage do not occur.

**MAINTENANCE:**

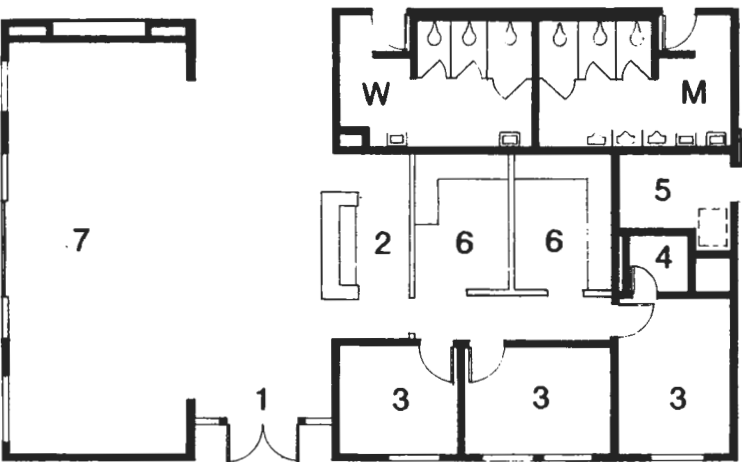
Located at the entrance to the Main Hall, this is the most heavily trafficked area of the building. New finish materials should be specified for floors, walls and ceiling whether the Administration offices /Art Gallery remain at their current locations or not. Carpeting used at the main entry should be replaced with a more durable material such as tile or stone as originally specified for the entry lobby corridor. The plastic laminated front desk area requires a redesign to allow for the receptionist to preform clerical functions, greet the public and oversee the Art Gallery. The clerestory windows and south facing sliding glass windows overlooking the central courtyard needs some means of controlling the strong afternoon glare. Lighting fixtures within the Art Gallery should be of a track system type to allow for greater flexibility.

**ADA COMPLIANCE:**

Door and thresholds need replacement with complying hardware as generally required throughout the Recreation Center. Replacement of the front entry doors is required to get required width. Currently both leafs, when in the open position, are below the mandated size of 32 in. clear. Other areas of compliance required within this zone: are the securing of a recessed entry door mat, remounting all telephones, water fountains, and directory signage within the lobby area to the regulated accessible heights.

**ATTRIBUTES/DEFICIENCIES:**

1. Front Reception Desk at Administrative staff area doesn't optimally serve the public. The receptionist desk and staff offices should be reoriented to accomodate the user arriving via the parking lot. Night-time building security would also be improved by this rearrangement allowing for monitoring of the parking lot as well as the building.
2. Security provided by staff at the Front Desk needs improvement. Clerical staff cannot greet the public and do administrative work at the same time. Business equipment is currently housed in a more secure area of the staff offices, which compromises continual visualization of the entry.
3. Staff offices need consolidation within an expanded area to allow for a more productive arrangement. Senior Recreation Coordinators are quartered in the Ceramics Studio area while the current offices for Department heads staff are cramped and inefficient.
4. The Art Gallery could be designed to allow for more display area with improved lighting to highlight individual works of art. The area presently used for an Art Gallery is utilized due to its relationship with the front desk surveillance station and proximity to the heavily used areas of the Recreation Center rather than the quality of the space for displaying Art.
5. In the event of relocation of the Administration offices and Art Gallery, to another part of the complex, the potential exists for creating additional classrooms or meeting room large enough to accomodate a medium sized activity group (40-50 persons).



**PLAN**

**ADMINISTRATIVE OFFICES / ART GALLERY**

- 1 ENTRANCE FOYER
- 2 FRONT DESK AREA
- 3 PARKS & REC. OFFICE
- 4 CLOSET
- 5 ELECTRICAL SERVICE / ROOF ACCESS
- 6 PARKS & REC. CLERICAL WORK AREA
- 7 ART GALLERY





**ZONE 2  
MAIN HALL**

**MAIN HALL & LOUNGE**

**AREA: 6046 SQ. FT.**

**DESCRIPTION:**

The largest assembly meeting room within the complex, the Main Hall, is located at the heart of the Recreation Center, overlooking the picturesque Central Lagoon and hills beyond. Windows along the entire Southern and Western perimeter of the room open onto a landscaped terrace space utilized as an outdoor extension of the Main Hall. Within a high central volume is a large coffered skylit ceiling with mechanically operated louvers to control the ambient light level. The Main Hall is potentially divisible by using the sliding acoustical partitions which creates 3 areas, the north and south and Main Halls for smaller groups. The flooring in the north and Main Hall sections is wood parquet, with carpeting in the southern room area. A lounge area is located directly off the southern room area and contains a wet bar and an intimate sitting area complete with a fireplace. Additional rooms such as; a storage room for chairs and tables, catering kitchen and coat closet are located within this zone to support the Main Hall area functions.

**USAGE:**

The Main Hall is used by an assortment of Parks and Recreation Department programs, community groups, special city sponsored functions as well as being rented out for private parties virtually every weekend throughout the year. During the morning hours Jazzercise dance and aerobic classes are scheduled, with the lounge being used as a day care/babysitting area. The lounge area is used by private parties and groups such as the Lions Club.

**MAINTENANCE:**

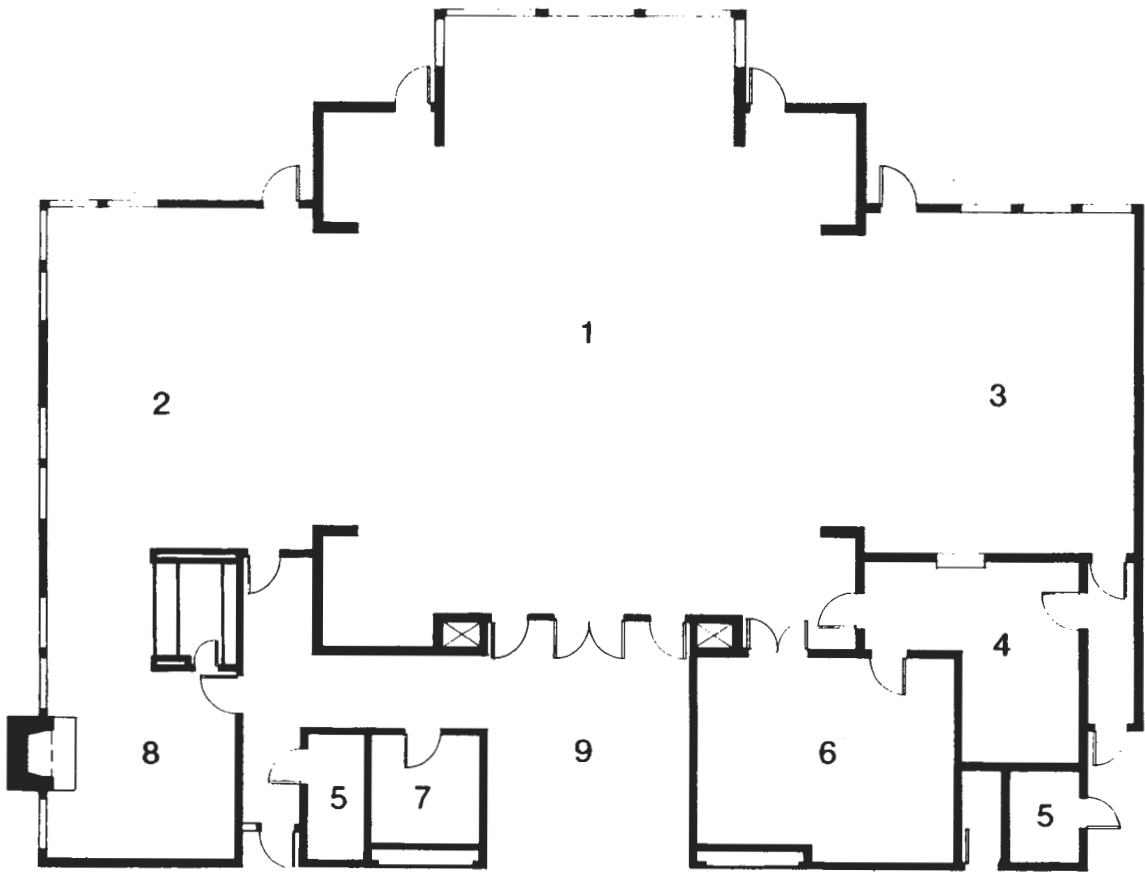
Main Hall wood parquet floors require costly yearly refinishing, due to their susceptibility to moisture causing buckling of individual tiles, and wax wearing off from constant high use, ie. dance classes, private parties and teen dances. Carpeting in the south hall and lounge areas is worn and needs replacement. Redwood siding wall finish material requires constant attention, as it is easily scratched, dented and damaged. The siding also is stained a dark color making the room absorb more light making illumination levels lower than desired. Light fixtures are mounted too high to provide effective lightlevels. Also the light fixtures need constant relamping to replace burnt out fluorescent tubes. Ceiling tiles have become discolored, especially near the air conditioning diffusers where dirt particle streaks are noticable. The glued ceiling tiles have in some cases warped creating an uneven ceiling plane. The skylight mechanically operated louvers are broken and should either be repaired or removed. Leaves and other debris must be removed from the skylight wells at the Main Hall roof at periodic intervals. Lastly the sliding acoustical partitions are ineffective and should either be replaced with a more effective panel and acoustical treatment system or be removed, making the Main Hall a single room without the flexibility to divide for smaller user groups.

**ADA COMPLIANCE:**

Door hardware and thresholds need replacement with complying hardware as generally required throughout the Recreation Center. Several pairs of doors require replacement to get one leaf the required 32" clear width. Within the catering kitchen, some attempt is necessary to provide proper height and reach accessibility per the Americans with Disabilities Act of 1990. Not mentioned above, the restrooms serving the Main Hall must be reconfigured to allow for proper access.

**ATTRIBUTES/DEFICIENCIES:**

1. With its beautiful view, ammentities and size, the Main Hall, Lounge Area is quite desirable for community usage and in demand for private party functions.
2. Flexibility of the Main Hall needs to be reconsidered. The existing sliding acoustical partitions are ineffective. Acoustical treatment can reduce airborne transmission of sound to adjacent areas by installation of materials such as sound attenuation insulation at interior walls and mechanical ducts, acoustical sealants to seal cracks, and replacement of the movable partitions with a more effective higher rated STC system.
3. Wasted space exists in the alcove corners of the Main Hall, reducing the usable area. Recapturing this space by removing the wing walls, allows for a more efficient usage, ie. increased number of tables and layout for banquets and sitdown affairs.
4. Lounge Area finishes need to be upgraded; replacement of the carpet, folding partition and replacement of the lighting fixtures are paramount to providing an intimate small group meeting/ bar area.
5. The adjacent outdoor terrace is too small in relation to functions held in the Main Hall. Extending out the terrace encourages greater use of the outdoor spaces of the Recreation Center, taking advantage of its setting along the Central Lagoon.
6. There are too many doors associated with this zone of the Recreation center. All exterior doors must be constantly monitored to assure that they are locked. With the ADA requirements, and other exit required signage, etc. the cost of providing these doors is excessive. Special attention should be given to reorganizing the doors at the rear exterior terrace.



**PLAN**



**MAIN HALL ZONE**

- 1 MAIN HALL
- 2 SOUTH ASSEMBLY AREA
- 3 NORTH ASSEMBLY AREA
- 4 CATERING KITCHEN
- 5 JANITOR
- 6 STORAGE
- 7 COAT CLOSET
- 8 LOUNGE / BAR AREA
- 9 PREFUNCTION LOBBY

**ZONE 3**  
**CONFERENCE ROOM / KITCHEN**

**AREA: 2061 SQ. FT.**

**CONFERENCE RM.: 1420 SQ. FT.**  
**KITCHEN: 641 SQ. FT.**

**DESCRIPTION:**

Located on the northwest corner of the complex, this zone is afforded the best views of the Central Lagoon. Upon entering the conference room area, once a restaurant, one notices the stainless steel cafeteria line serving equipment. No longer an operating restaurant, this portion of the room should revert over to the conference area or be enclosed to enlarge the kitchen. Decor in the dining area of the conference room is dark and dated. The kitchen area has all the appurtenances required of a commercial grade facility. Several small rooms off the kitchen originally serving as pantry storage are now used for storage of audio-visual equipment and the Lions Club equipment.

**USAGE:**

Scheduled for general meetings, activities and classes, the conference room portion is used periodically in the mornings and afternoons Monday-Friday, and most evenings and Saturdays. The kitchen is frequently used for cooking classes and the regularly semi-monthly Lions Club meetings. Private parties rent out the facility occasionally on weekends, when city sponsored functions are not scheduled. A deterrent to scheduling functions in the conference room is the conflict with the Jazzercise and Aerobic classes in the Main Hall.

**MAINTENANCE:**

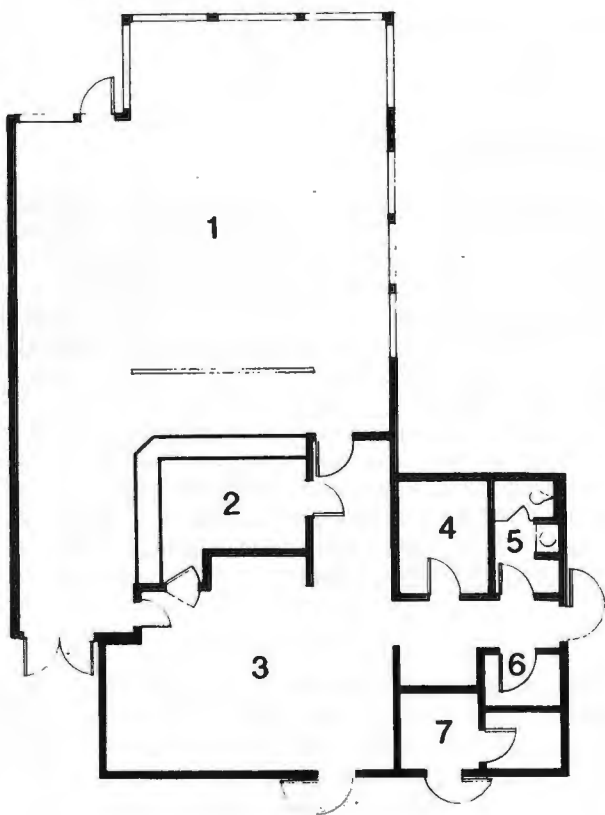
In the conference room area few maintenance problems exist. Storage is minimal, requiring constant reconfiguring of chairs and tables dependent upon the user. Many times the chairs remain stacked in the corner of this room until another use requires them. The carpet is worn and should be replaced along with the cloth window shades and redwood stained siding on the walls. The dark redwood siding poses a potential maintenance problem, requiring care if damaged. The kitchen is difficult to clean, especially the walls which lack a non-absorbent tile wainscot or equivalent material. Commercial kitchens require constant attention to keep clean, therefore extra effort on the part of the users and janitorial staff is necessary to guarantee a hygienic cooking facility.

**ADA COMPLIANCE:**

Door hardware and thresholds need replacement with complying hardware as generally required throughout the Recreation Center. Dependent on the final configuration of the conference room/kitchen area some door widths, especially those serving the kitchen steam tables are noncompliant and should be removed and/or changed. Portions of the work counters need height adjustment to meet height and reach accessibility standards.

**ATTRIBUTES/DEFICIENCIES:**

1. Cooking classes are gaining in popularity and should be encouraged especially since the facilities the City operates are commercial grade and appropriate for these classes. If the kitchen area were to be expanded into the current steaming tray area, a more educational oriented kitchen facility could be provided, complete with serving area.
2. Cleanliness is important in maintaining a kitchen facility. Cleaning instructions and an enforceable maintenance program should be developed to compliance with insure health standards while keeping the facility clean for the benefit of all users.
3. Acoustical soundproofing should be placed between the Conference Room and the Main Hall, reducing the amount of sound transmission impacting the conference area whenever loud music or other intensive activities are held in the Main Hall.
4. The Conference Room needs to have a more light open appearance. It is recommended to replace wallcoverings, window shades and carpet with lighter color light reflective finishes.
5. Additional storage areas should be identified for the audio-visual, and Lions Club materials, freeing up the existing storage pantry areas for cooking classes and kitchen accessories.



**PLAN**



**CONFERENCE RM. / KITCHEN**

- 1 MEETING AREA / SEATING
- 2 CAFETERIA LINE / STEAMING TRAYS
- 3 KITCHEN
- 4 STORAGE
- 5 TOILET
- 6 AUDIO-VISUAL STORAGE
- 7 PUBLIC WORKS MAINTENANCE STORAGE



**PRESCHOOL**

**AREA: 1457 SQ. FT.**

**DESCRIPTION:**

A separate structure located north of the Main Hall entry, the Preschool is composed of a large classroom and a row of supporting rooms. These include both childrens and adult toilets, a kitchenette and storage room. An enclosed playground adjoining the Preschool classroom is accessible by exterior doors.

**USAGE:**

The preschool morning programs are consistently filled year round, with a list of children awaiting enrollment. Preschool classes are held Monday-Saturday in the morning only after a trial afternoon program proved unsuccessful. Adult users of the classroom include evening Yoga, Tai Chi and photography classes, which don't require using the children's sized furniture.

**MAINTENANCE:**

Carpeting within the Preschool needs replacement having recieved heavy wear and tear associated with the Children activities. Plastic laminate finishes of both cabinets and countertops need replacement. The oversized entry doors have developed hinge and operating hardware problems associated with their weight and size. An effort to replace them with more user friendly doors is encouraged. Wallcoverings should be reinstalled, using a durable, washable finish surface.

**ADA COMPLIANCE:**

Door hardware and thresholds need replacement with complying hardware as generally required throughout the Recreation Center. Other compliance issues to be addressed are the retrofitting of both children's and adult toilet rooms. Access to the children's toilet facilities is not addressed in detail by the ADA but it is suggested that the rooms be enlarged to allow wheelchair access by disabled children or disabled adults ( parent or teacher) to assist a child. The play structure must also have an accessible transfer point to allow disabled users equal access.

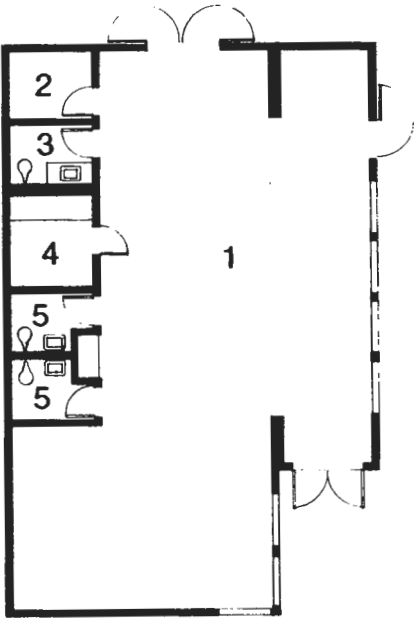
**ATTRIBUTES/DEFICIENCIES:**

1. Morning Preschool classes have high attendance displaying the programs' popularity. However, an afternoon program has proved unsuccessful limiting the availability of childrens programs to the mornings only.

2. Entrance doors are not user friendly to children given their size and replacement should be considered. Security could also be enhanced at the entry door locations by providing a side transom window or other means to visibly check the front door.

3. Storage space is limited. Additional storage space could be utilized for preschool instructional materials.

4. The Preschool has little flexibility for the adaptation of the space for adult programs. Flexibility of space and furnishings to include adult users is recommended. Groups currently requiring little or no furniture can be accomodated. Additional chairs and tables could be stored close by for adult recreation programs.



**PLAN**

**PRESCHOOL ZONE**

- 1 CLASSROOM AREA
- 2 STORAGE
- 3 ADULT TOILET
- 4 KITCHENETTE
- 5 CHILDREN'S TOILET

**ZONE 5**  
**CERAMIC / SCULPTURE STUDIO**

**CERAMICS STUDIO**

**AREA: 1,154 SQ. FT.**

**DESCRIPTION:**

A detached building with an adjacent east facing courtyard; the Ceramics/Sculpture Studio consists of; a work area for approximately 20 students, a kiln room for clay firing and a material/prep area. A separate office intended for the Ceramics Studio's use currently accomodates the two Park and Recreation Department Senior Recreation Coordinators. The Ceramics Studio is visually oriented east toward a contained patio/courtyard area enlarging the perceived size of the small work area. Mature landscaping creates a pleasant, serene backdrop for the studio work area. Seldom is the courtyard used for class functions due to the climatic conditions (prevailing winds).

**USAGE:**

Sculpture/Ceramics classes are constantly oversubscribed displaying the popularity of these Parks and Recreation Department offerings. Currently the studio is heavily used with both daytime and evening classes scheduled.

**MAINTENANCE:**

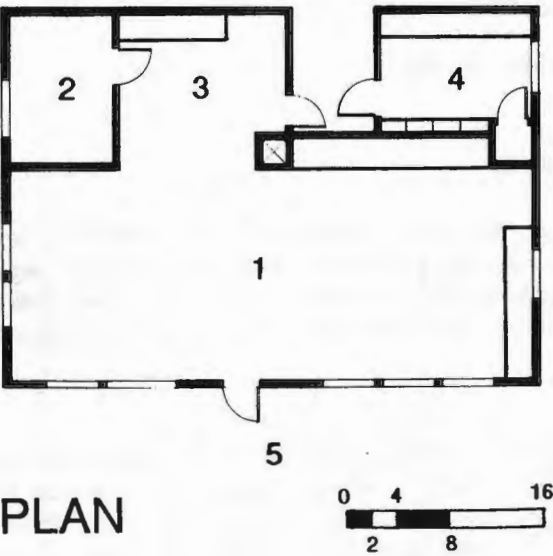
The nature of sculpture and ceramics dictates that the area be kept orderly and clean requires special attention by students and staff alike. Cement floors require constant cleaning to keep maintained.

**ADA COMPLIANCE:**

Door hardware and thresholds require replacement with complying types are required generally throughout the Recreation Center. Other costly modifications are requirede of the counter and sinks to meet proper height and reach accessibility regulations.

**ATTRIBUTES/DEFICIENCIES:**

1. Assignment of the office space to the Recreation Coordinators reduces storage space available to the Ceramics Studio. These Storage areas should revert back to the ceramics programs.
2. The deep room entry vestibule is a potential safety and security risk. Improved lighting, a comprehensive building identification program and increased visibility from within the Ceramics Studio area would deter or reduce this problem.
3. A popular Parks and Recreation Dept. program, Sculpture and Ceramics class enrollment could expand if additional facilities were made available. Areas for expansion are available either within the courtyard or adjacent to the existing studio for increasing Ceramics programs.



**CERAMICS / SCULPTURE STUDIO**

- 1 WORK AREA
- 2 KILN
- 3 MATERIAL / PREP AREA
- 4 PARKS & REC. DEPT. OFFICE
- 5 COURTYARD



**ROOM 105 - DANCE STUDIO/TEEN CENTER**

**AREA: 1920 SQ. FT.**

**DESCRIPTION:**

Originally designed as a teen center, this room has over the years become a general purpose meeting room and dance studio. After the Main Hall, it is the second largest activity space within the Recreation Center Complex. It become one of the most flexible spaces, housing uses such as Boy Scout troop meetings, dance classes, babysitting room for other functions, general recreation program activities and on occasion even a gathering place for church groups. The room includes a 1250 sq. ft. general purpose area, a sunken fireplace pit/conversation area, Mens & Womens toilet rooms, and a storage room. Adjoining Room 105 is a south facing enclosed courtyard / patio area. Ceiling height is 9'-0" at the room perimeter increasing to 15'-0" at the clerestoried volume center area. The sunken fireplace conversation pit area is depressed a depth of 1'-6", and is seldom used. Views out of Room 105 look toward the Central Lagoon and into the underutilized courtyard/patio area.

**USAGE:**

The room is heavily booked for use during peak hours; late afternoons, evenings, and weekends for dance classes, community group meetings and other Recreation programs. During the day, uses such as babysitting for Jazzercise classes are occasionally scheduled. The original teen center drop-in activities have been relocated to Bowditch Middle School.

**MAINTENANCE:**

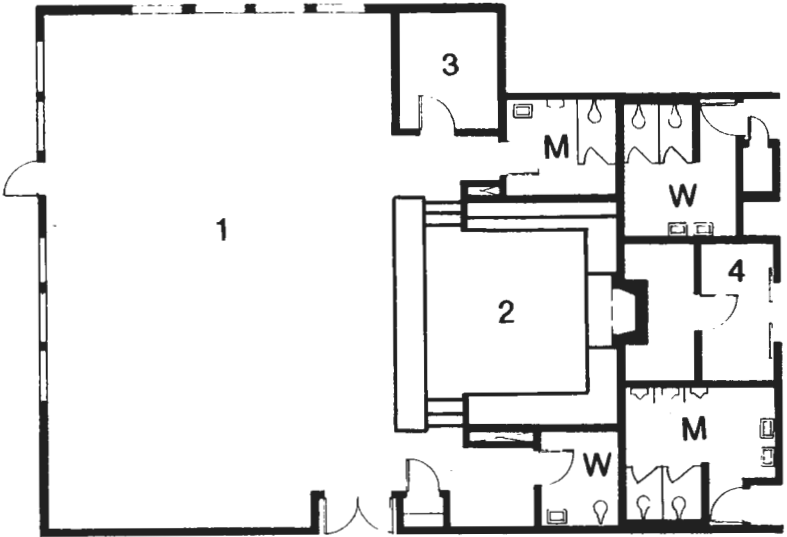
Room 105 is considered a prime area for relocating the Administration/Art Gallery to better serve the public arriving from the parking lot entrance. However, if Room 105 continues to function in its current capacity a new cushioned resilient floor material should be installed in the general purpose area to provide a more ergonomic dance floor. Interior wall and acoustical ceiling surfaces need fresh paint. Redwood wainscot should be removed and replaced with a commercial grade wallcovering. The horizontal mini-blinds constantly break and thus should be replaced with a durable commercial grade window shading system for both the clerestory and southern and western facing windows.

**ADA COMPLIANCE:**

Door Hardware and thresholds need replacement with complying hardware as generally required throughout the Recreation Center. More work is required to comply with the ADA 1990 within this zone than any other area of the building. The most problematic concern is the sunken fireplace conversation pit which should either be deleted or made accessible by providing a ramp, proper stair and guardrails. Also, the restrooms within Room 105 and those directly off the corridor must be modified to provide adequate accessibility for the disabled.

**ATTRIBUTES/DEFICIENCIES:**

1. The Dance Studio portion of Room 105 requires a new resilient floor to provide cushioning for dance class participants. Also the current configuration and space allocated for dance classes is not adequate. It is difficult to properly use the dance apparatus or practice dance moves.
2. The sunken fireplace pit area is not used as originally intended and creates problems with respect to complying with handicap accessibility standards. This area is grossly underutilized and has little relationship with the rest of the room.
3. Located next to the parking lot, Room 105 is a probable area to locate a new Building Entry, including staff offices and the art gallery. Identification of alternative spaces for the current users of Room 105 is necessary in the event this alternative entry is considered appropriate to improving service.
4. Potential building expansion is plausible within the enclosed courtyard patio area south of Room 105 and in the areas adjacent to the parking lot at both the East and West sides of the existing building complex.



**PLAN**

**DANCE STUDIO / TEEN CENTER ZONE**

- 1 DANCE STUDIO / ACTIVITY AREA
- 2 FIREPLACE PIT / CONVERSATION AREA
- 3 STORAGE
- 4 STORAGE

# ZONE 7

## ARTS & CRAFTS / GENERAL CLASSROOM

### ARTS & CRAFTS ROOMS

AREA: 1,368 SQ. FT.

#### DESCRIPTION:

The Arts and Crafts area of the Recreation Center consists of Rooms 102, 103, 104, a cluster of three multi-purpose classrooms overlooking the Central Lagoon at the southwest corner of the complex. Access is gained by an internal corridor. These all-purpose rooms are used for Arts and Crafts classes, community activity groups and general meeting room uses. Room 103, the largest of the three rooms @ 627 sq. ft. is the most popular and utilized due to its size. Being the only room large enough to hold moderate sized groups (upwards of 20 people) it also has excellent views of the lagoon. Storage space within the Arts & Crafts zone for chairs and tables is non-existent, limiting the convertibility and flexibility of each room. Each room is equipped with plastic laminated counterspace/cabinets and sinks, which are in need of replacement.

#### USAGE:

Rooms 103 and 104 are used for both Arts and Crafts and general classroom/meeting activities (Adult School, training, public meetings, community groups, recreation programming) at various times of the day, Monday through Saturday. Room 102 is used for Jewelry classes and small groups.

#### MAINTENANCE:

Repair and replacement of the cabinets, countertops, and storage cubicle doors would greatly enhance the three rooms. The resilient vinyl flooring should be replaced while the acoustical tile ceiling and wall surfaces receive new paint. With the western solar orientation, afternoon sunlight produces heavy glare and heat-build up, requiring a new shading control system.

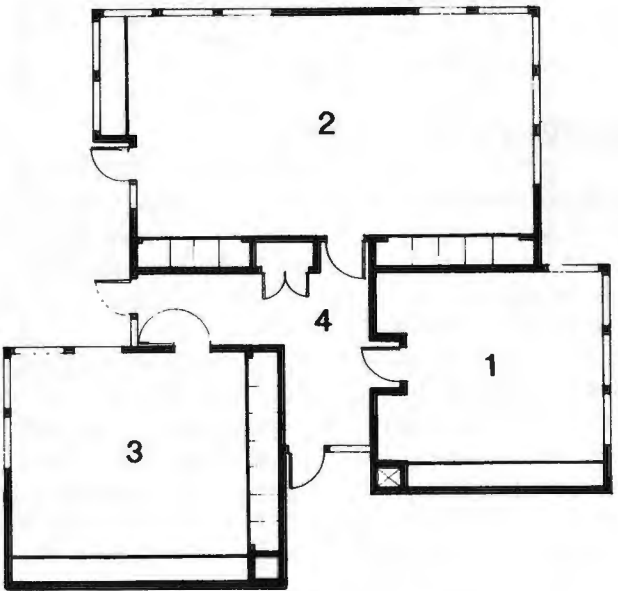
#### ADA COMPLIANCE:

Door Hardware and thresholds need replacement with complying hardware as generally required throughout the Recreation center. Rooms 102 & 104 need to be modified to allow for proper accessibility to equipment and controls. This requires lowering light switches, fan controls, fire extinguishers, etc. to meet the proper height and reach accessibility regulations.

#### ATTRIBUTES/DEFICIENCIES:

1. Additional Meeting rooms should be considered if expansion occurs. Arts and Crafts rooms 102-104 are too small to accomodate use by general classroom and special activities. Rooms should be minimally 700 sq. ft. and larger to the appropriate size and flexibility.

- 2. Room 102 is too small for most programs and groups (with the exception of Jewelry) requiring classroom/meeting space. This room remains unoccupied.
- 3. Storage space is minimal, allowing storage of supplies only. Additional storage for chairs and tables could be provided.
- 4. An area for potential expansion is available at the southwest corner of the building complex or within the existing outdoor patios and courtyards.
- 5. The internal corridor linking the three rooms is not functional as the building is currently configured.
- 6. Building signage and identification needs improvement to allow users unfamiliar with the Recreation Center easier accessibility to the Arts and Crafts rooms. Currently, spray painted stencil numbers and an arrow are the only signage for this wing.



PLAN

## ARTS & CRAFT / GENERAL CLASSROOM

- 1 RM. 102 JEWELRY / GENERAL CLASSROOM
- 2 RM. 103 ARTS AND CRAFT / GENERAL CLASSROOM
- 3 RM. 104 ARTS AND CRAFT./ GENERAL CLASSROOM
- 4 CORRIDOR



