



# San Mateo County Harbor District

Pillar Point Retail Center ADA Restroom Project

**January 26<sup>th</sup>, 2021**



# Project Team



**PRINCIPAL-IN-CHARGE**  
**Sally Swanson, AIA**  
Sally Swanson  
Architects, Inc.



**PROJECT MANAGER**  
**Shao Chen, CASp, ICC**  
Sally Swanson  
Architects, Inc.



**PROJECT ARCHITECT**  
**Kathleen Wong, LEED AP**  
Sally Swanson  
Architects, Inc.



# Agenda

- ❑ **Introductions**
- ❑ **Design Schemes**
- ❑ **Design Schemes Comparison Table**
- ❑ **Project Management**
- ❑ **Preliminary Project Schedule**
- ❑ **Design Phases**
- ❑ **Community Involvement**
- ❑ **Questions & Answers**





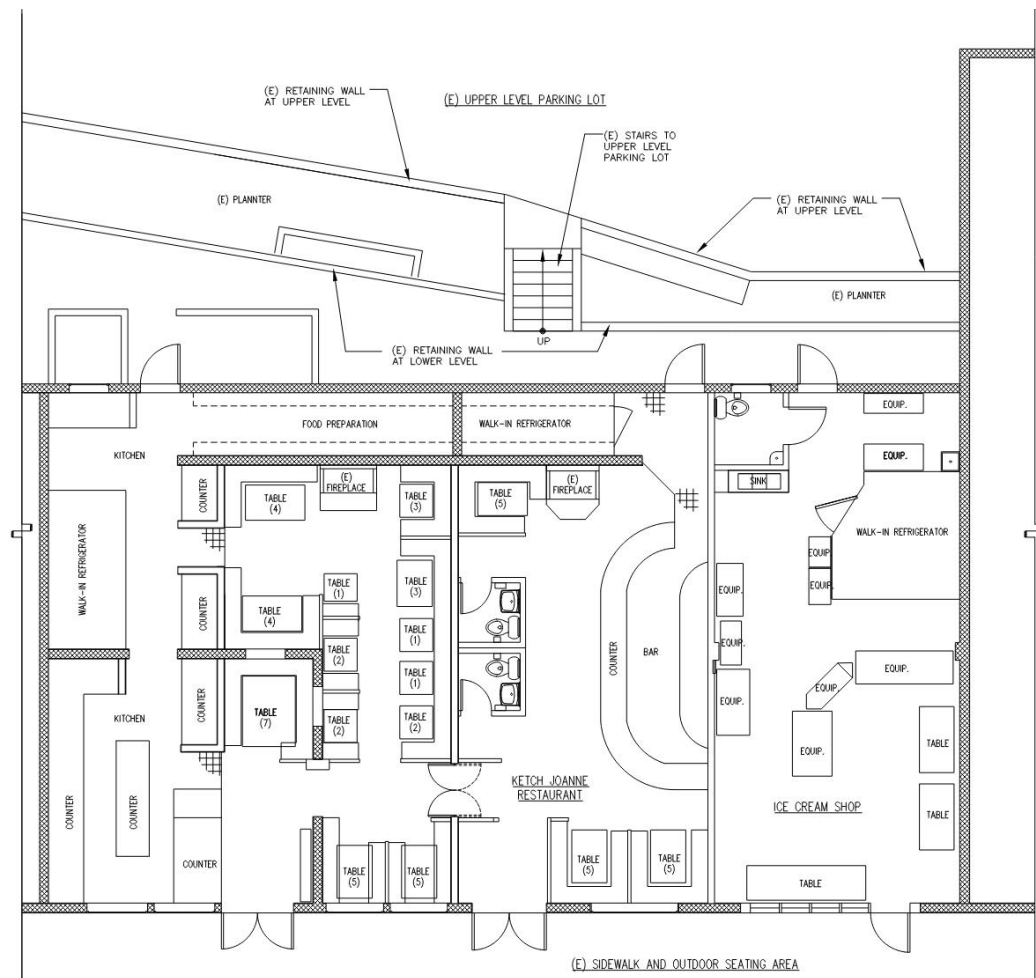
**PRINCIPAL-IN-CHARGE**  
**Sally Swanson, AIA**  
**Sally Swanson**  
**Architects, Inc.**



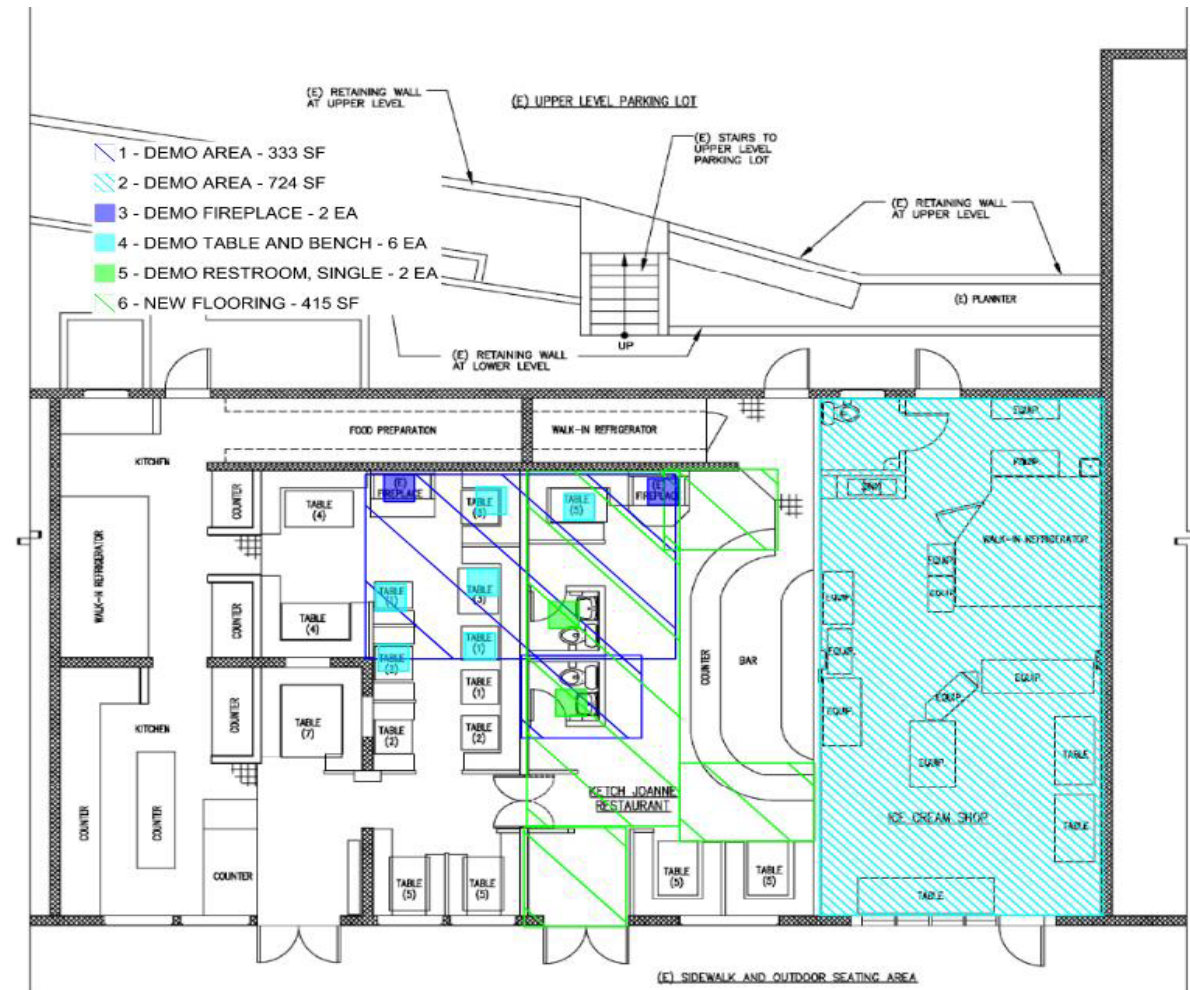
SSA, Inc. Headquarters, San Francisco



# Existing and Demo Floor Plans

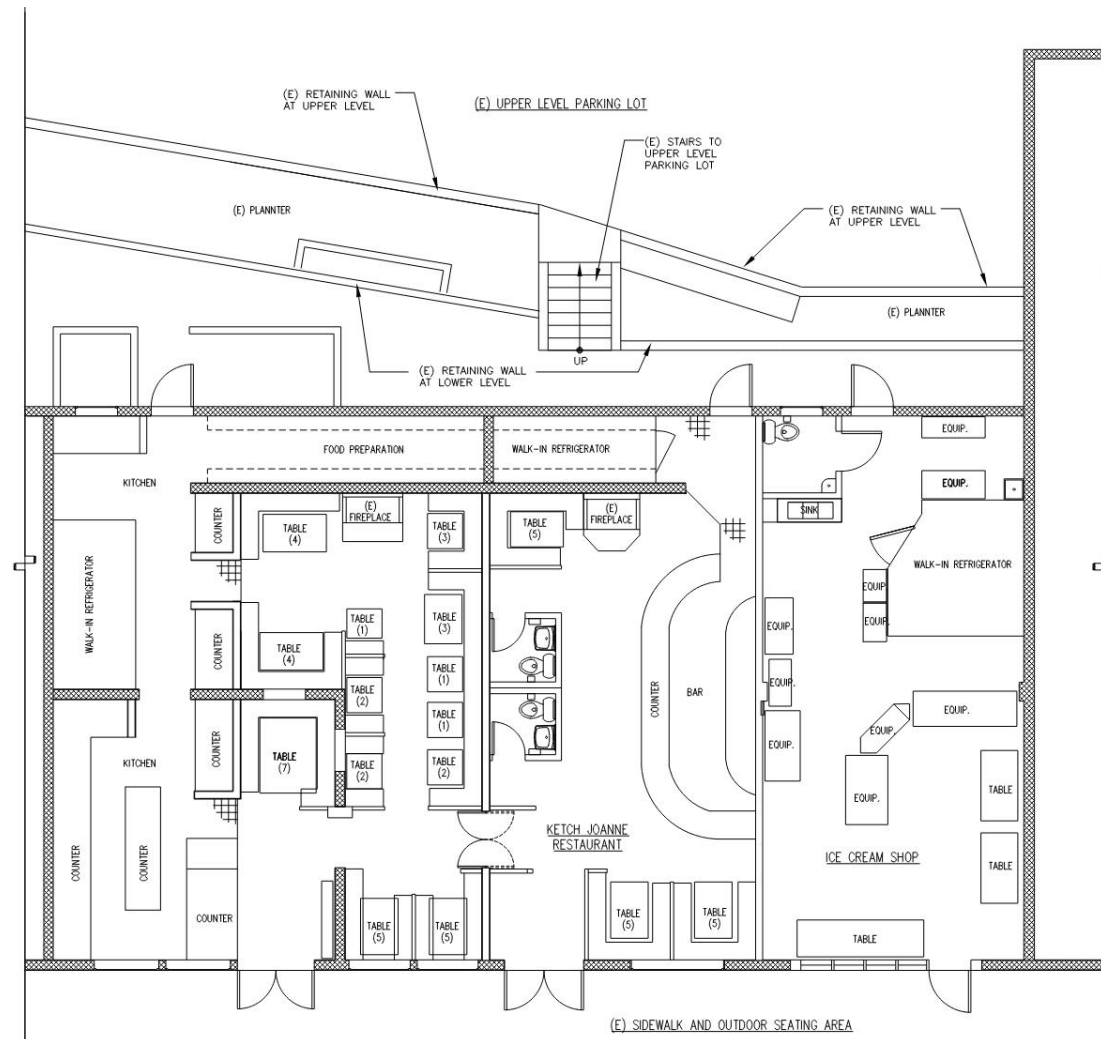


Existing Floor Plan

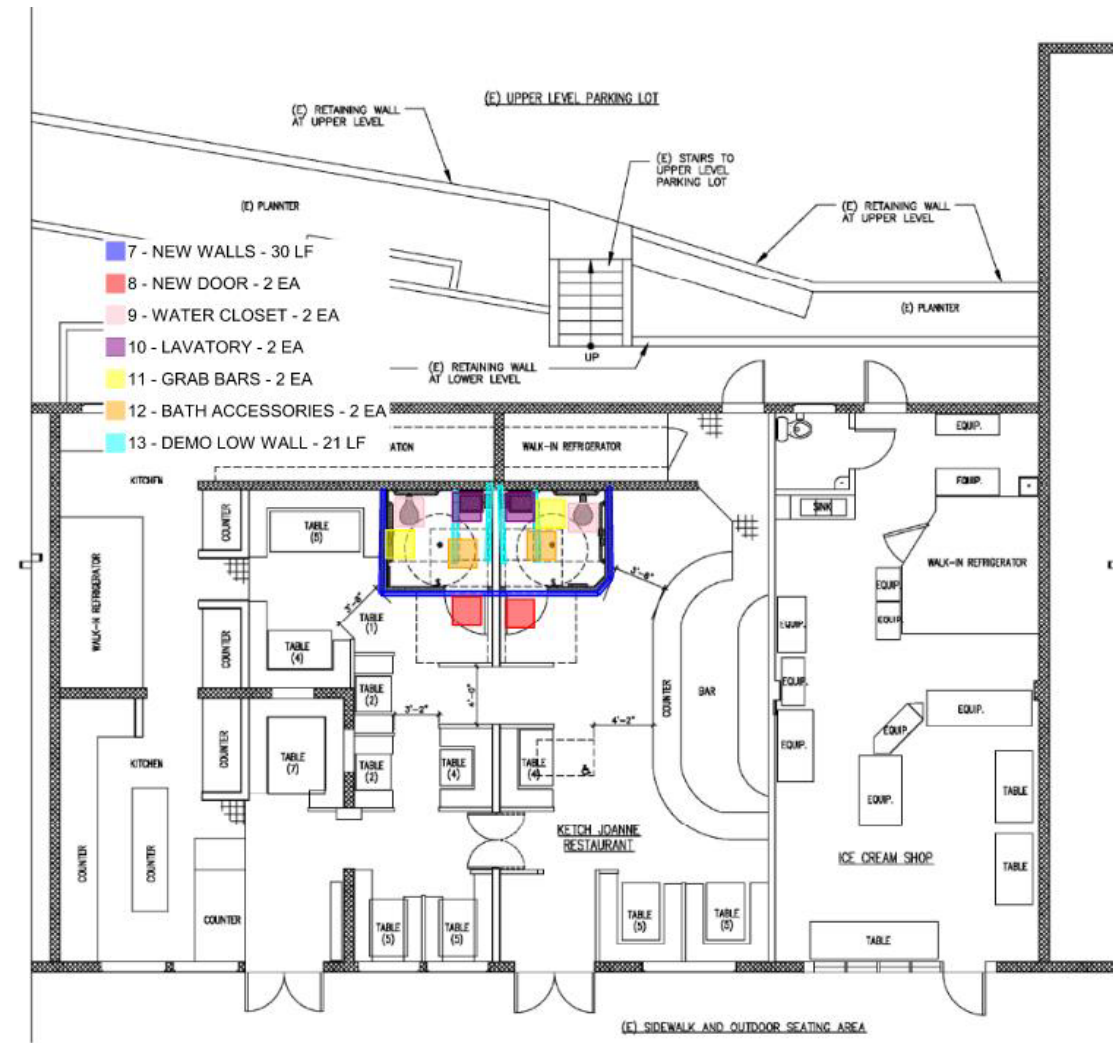


Demo Floor Plan

# Design Scheme #1



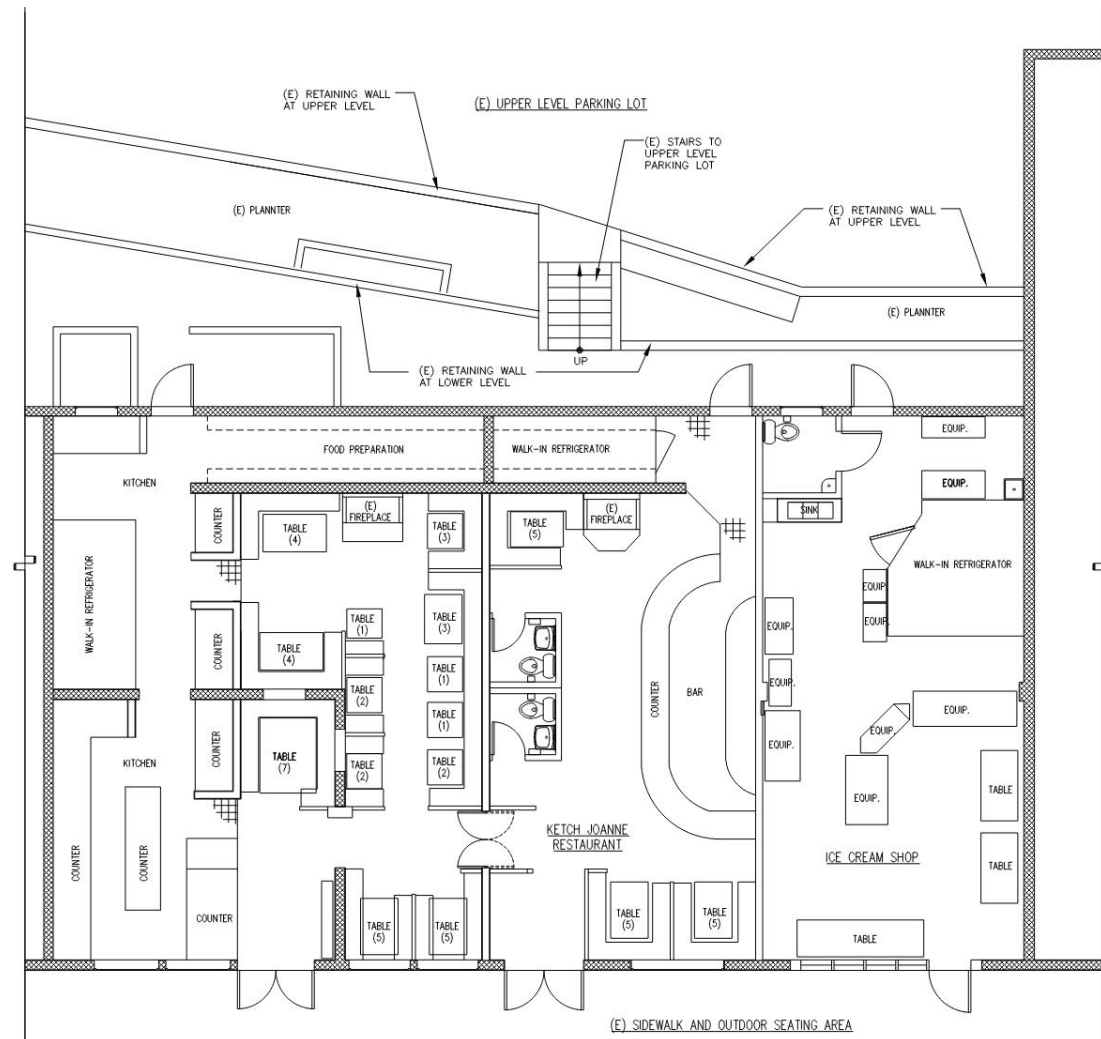
Existing Floor Plan  
Existing Seating: 55



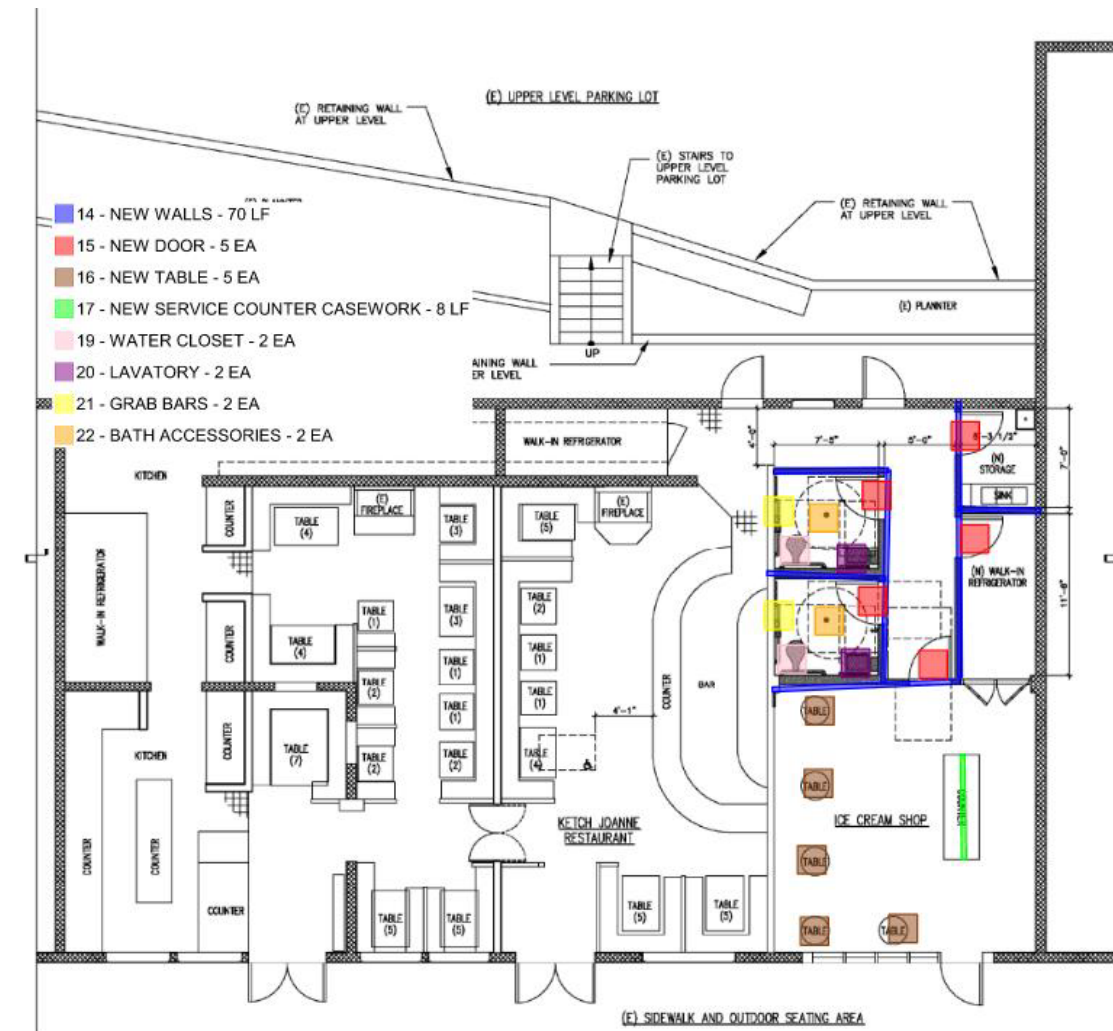
Scheme #1\_Restroom Inside Restaurant  
New Seating : 48



# Design Scheme #2



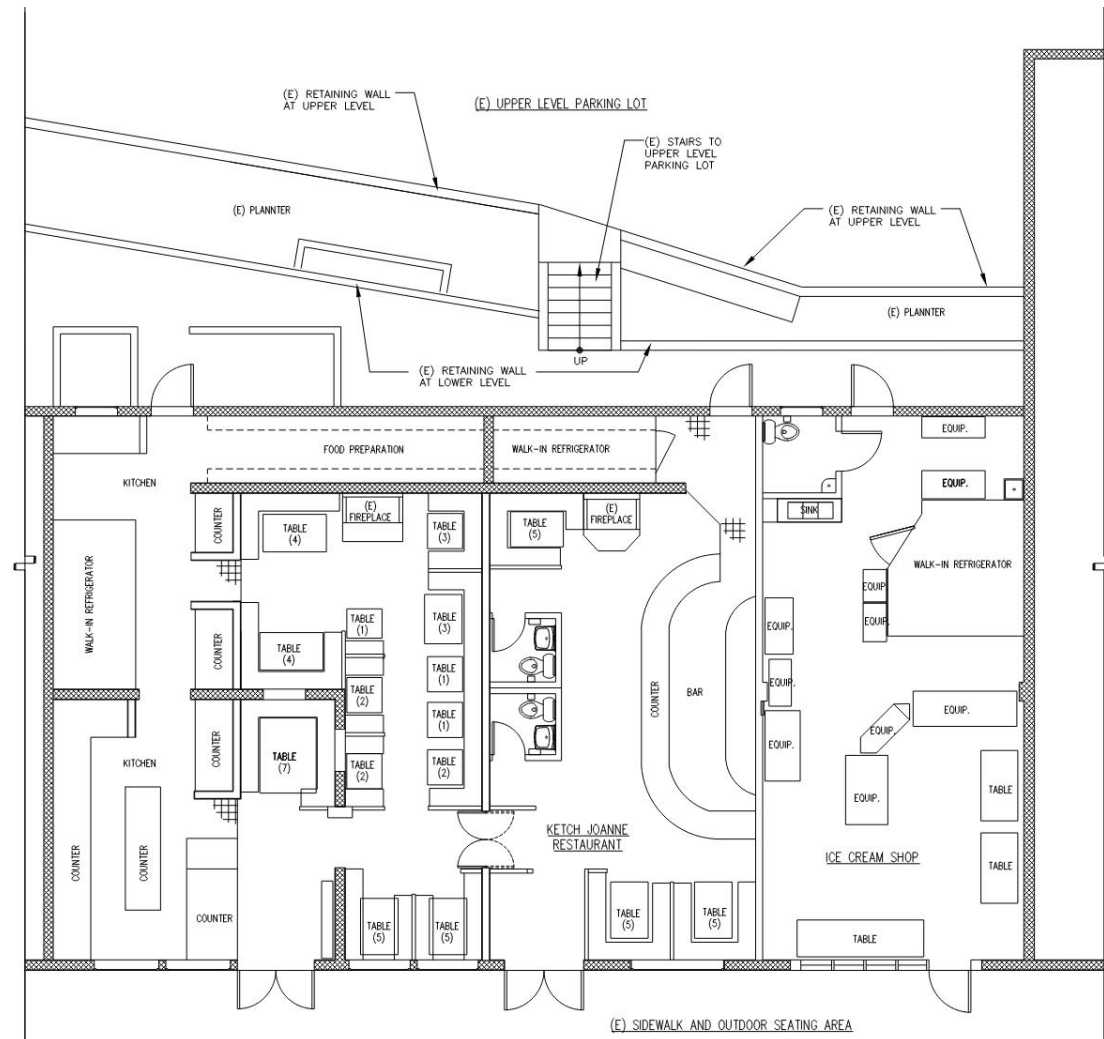
Existing Floor Plan  
Existing Seating: 55



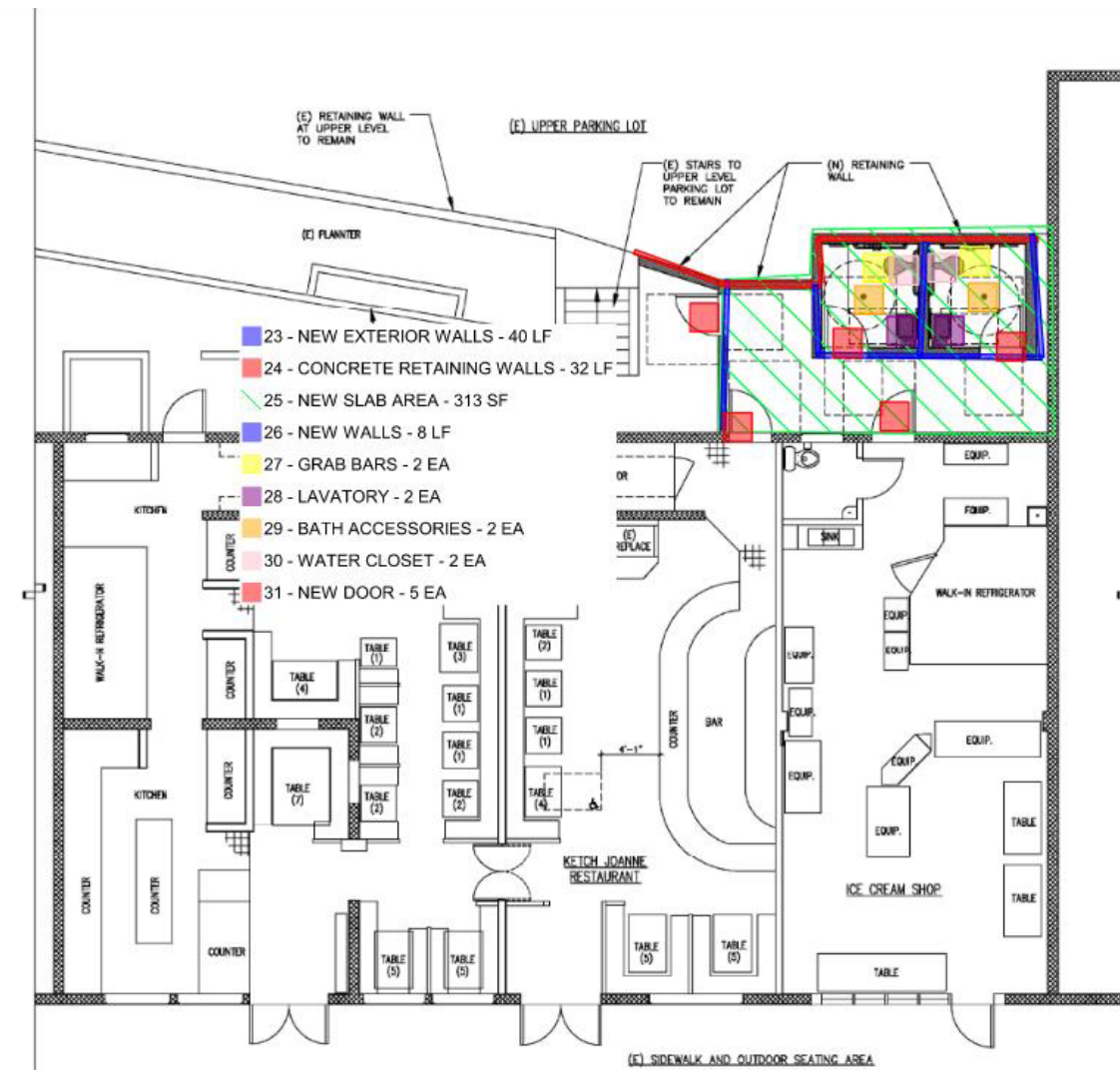
Scheme #2\_Restroom In Ice Cream Shop  
New Seating : 63



# Design Scheme #3



Existing Floor Plan  
Existing Seating: 55



Scheme #3\_Restroom In Exterior Space  
New Seating : 63





# Design Schemes Comparison Table

	PROS	CONS	ROM ESTIMATES
Design Scheme #1	* Least Expensive	* Lost Valuable Space & Seating * Congested	\$250,840
Design Scheme #2	* Better Circulation * Provide Flexibility to Expand * Gain Valuable Space & Seating in Restaurant	* Leasing Terms * Most Expensive * Reduce Retail Space in Ice Cream Shop	\$560,292
Design Scheme #3	* Better Circulation * Provide Flexibility to District * Gain Valuable Space & Seating in Restaurant	* Additional Site Work * Time Consuming Approval Process * Extended Construction	\$537,462





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Ketch Joanne Restaurant  
Outdoor Patio

# Project Management

- ❑ Administrative Tasks
- ❑ Design within Budget
- ❑ Quality Control
- ❑ SSA Leads the Process



# Preliminary Project Schedule

## SMCHD Pillar Point Retail Center ADA Restroom Project

Tasks		Preliminary Schedule (Monthly)															
Task #	Task Description	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22
1	Programming Phase																
1.1	Public Workshop																
2	Schematic Design Phase																
2.1	County Review and Approval																
3	Design Development Phase																
3.1	County Review and Approval																
4	Construction Documents Phase																
4.1	County Review and Approval																
5	Bidding Phase																
6	Construction Administration Phase																
7	Operation/Project Close-Out Phase																

- ❑ 13-Month Project
- ❑ Closely Monitor and Control Performance
- ❑ Regular Updates
- ❑ Adjustment to Tasks to Maintain End Date





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**Ketch Joanne Restaurant**  
**Outdoor Patio**

# Design Phases

- ❑ Schematic Design
- ❑ Design Development
- ❑ Construction Design
- ❑ Bidding
- ❑ Construction Administration
- ❑ Closeout



# Community Involvement

- ❑ Engage Public to Have Meaningful Input
- ❑ Ensure that those Directly Affected Have a Voice



# QUESTIONS & ANSWERS

**Thank You!**

**The Next Step...**

**Listening and Responding to  
Your Important Questions**

