



Item No. 18 Town of Atherton

CITY COUNCIL STAFF REPORT – REGULAR AGENDA

**TO: HONORABLE MAYOR AND CITY COUNCIL
GEORGE RODERICKS, CITY MANAGER**

THROUGH: ROBERT OVADIA, PUBLIC WORKS DIRECTOR

**FROM: MARTY HANNEMAN, INTERWEST CONSULTING GROUP
PROJECT MANAGER**

DATE: JULY 18, 2018

**SUBJECT: RECEIVE CIVIC CENTER PROJECT UPDATE; REVIEW,
DISCUSS AND PROVIDE DIRECTION ON DESIGN CHANGES
AND VALUE ENGINEERING OPTIONS FOR THE LIBRARY;
AND REVIEW, DISCUSS AND PROVIDE DIRECTION ON
FUNDING ISSUES RELATED TO THE OVERALL PROJECT**

RECOMMENDATION

Receive the Civic Center Project Update; review, discuss and provide direction on design changes and value engineering options for the Library; and review, discuss and provide direction on funding issues related to the overall project.

BACKGROUND

On Tuesday June 5, 2018, the Town of Atherton received two bids from Overaa Construction and Hensel Phelps Construction. The total base bid for the three items from Overaa was \$56,381,000 and from Hensel Phelps it was \$68,620,000. The Mack5 engineers estimate was \$40.5M.

On Wednesday June 6, staff met with representatives from Atherton NOW (Didi Fisher, Sandy Levison, and an interested donor) to discuss the bids received. All were shocked at the bid results and the bizarreness of the bid detail by item. The Library, which is clearly the more complicated of the facilities given the energy make-up, flooring, walls, etc. was bid 15% lower than estimates by one bidder and 77% high by the other. A similar result on the site development although to a lesser degree. Overall, the low bid was 40% higher than the estimate. The Atherton Now representatives suggested that the Town investigate the possibility of a “design-build” option with the possibility of using the current set of plans as a starting point and reducing the scope of the project to fit within an acceptable budget. That budget target was loosely identified as \$45-\$46 million. Alternatives such as rebidding the project as a split bid to allow the Town to accept a bid and move forward with the Library was also discussed.

Civic Center Project Monthly Status Report

July 18, 2018

Page 2 of 8

Also on June 6, staff met with the Project Management Committee (PMC) from the Civic Center Advisory Committee (Steve Dostart, Rose Hau, former member Clive Merredew, and Elizabeth Lewis). Representatives from WRNS and Mack5 were also present. The group discussed the bids and came to similar conclusions as the Atherton Now group. The low bid was clearly too high to accept. The following four Options discussed were:

Option 1 – This option would require the Town to award the contract to the lowest responsive bidder – Overaa at \$56.3 million and immediately direct staff to work with the contractor and architect to reduce the scope and budget to an identified number. However, until that number and agreement is reached, a Notice to Proceed is not issued. Staff, the architect, and contractor work to revise the scope of the project per budget and direction; a subsequent change order and then Notice to Proceed are issued. If staff and the contractor cannot reach an agreement on the scope of changes, the Town would terminate the contract before it proceeds. Risk involves a challenge from the next responsive bidder and/or a challenge from Overaa in some way for a share of the value engineering savings.

Option 2 – This option involves a rejection of all bids and a rebid of the project “as is” but a rebid to the open market instead of a pre-qualified list. At a different time in the bid climate, this option may yield lower results, but at this time and in this area, the market is very robust and is not showing any signs of slowing down. The option may not yield any lower bids. This is the main reason only two of the five prequalified contractors submitted bids.

Option 3 – This option involves a rejection of all bids and a redesign of the project to incorporate more value engineering options for the bid. Options 3a and 3b offer different approaches moving forward.

Option 3a would repackage the bid into distinct building packages so that they could be bid independently, and the Town could award only one building and rebid the other, if desired at a later date. Additional value engineering options would be provided, but the project would not be reduced in its scope as a base bid at this time. The project would be bid such that the Town could award the Library *or* the Admin/PD portion of the project *or* the Town could award the Library *and* Admin/PD together. The possibility of a combined award must be identified in the bid and the low bid will be the combined project regardless of whether the Library or Admin/PD alone is lower than when included together. The buildings and site work would have to be designed to function independently.

Option 3b – This option is similar to Option 3a except that staff, the design team and the Project Management Committee (PMC) take some time to evaluate the bids received and suggested value engineering items provided by the bidders, evaluate and revise the plans to incorporate some of the items as part of the base bid, and reduce the overall scope of the project for both the Library and Admin/PD to meet the budget target established by the Council using current bid climate indicators (\$’s) as a guide. An independent award approach similar to Option 3a could also be included if desired. Staff anticipates that this option could be completed by December 2018 through an expedited review and redesign process to get the project back out to bid by the end of the calendar year. A scope of work from WRNS would need to be approved to initiate this option.

Civic Center Project Monthly Status Report

July 18, 2018

Page 3 of 8

Option 4 – This option involves a full redesign of the project using the design-build delivery method. This option would require the Town to conduct a Request for Qualifications (RFQ) for qualified General Contractors (GC) that are teamed with a design architect. Once a list of prequalified GC/Architect teams have been approved by City Council, staff would release a Request for Proposals (RFP) to have them submit bids on providing the redesigns necessary to meet the City Councils target budget. A design-build delivery method would not involve WRNS as they would be legally precluded from participating. This process could also take considerably more time (9 to 12 months or more) and could take significant funds to initiate. In a design-build model, City Council would establish a budget target and the Town would lose a large amount of control over the design and systems of the buildings.

On June 14, 2018 staff and the design team held another meeting with the PMC and Didi Fisher, representing Atherton Now, to further discuss the above options. After much discussion, the PMC recommended that the Council consider only Options 2, 3, and 4 above as Option 1 presents some significant challenges. The PMC unanimously recommended Option 3b with the goal of having revised bid documents to the Council by December 2018.

At the June 20, 2018, Council meeting staff presented the two bids received and provided Council with the four Options recommended by the PMC for consideration. While Option 1 would be an award of bid to the lowest responsive bidder, Overaa Construction at \$56,381,000, staff recommended Option 3b.

- 2) Reject bids and rebid the project “as is” to the open market;
- 3) Reject bids, redesign to include more VE options and either –
 - a. Repackage current project into an “optional” phases award option, and rebid to open market; or
 - b. Reduce project scope and rebid to open market;
- 4) Reject bids and repackage as a “design-build” option.

City Council directed staff to move forward with Option 3b, reject both bids, redesign to include more value engineering (VE) options, reduce the costs of the project and rebid to the open market by end of this calendar year. Furthermore, Council provided the following direction:

- Design both buildings as base Cal-Green Buildings adding any LEED items as Add Alternates
- Hold monthly Check-In/Work Sessions with the Council (joint meetings of PMC & CC)
- Budget: City Hall/PD budget set at \$24M with site improvements; the Library budget was set at \$16M with site improvements for a total project budget of \$40M
- Get a Peer Review firm on board to review and confirm project estimates
- Outline any cost variances between Option 3a and 3b
- Provide final bid documents for Council approval by December 2018
- Hold weekly PMC & Design Team meetings until complete

Civic Center Project Monthly Status Report

July 18, 2018

Page 4 of 8

Per WRNS Studios, their assumptions and estimated redesign costs and schedule for Options 3a and 3b are as follows:

The following are WRNS assumptions:

- The Town will suggest what specific changes are preferred, and the direction for cost approach will be the responsibility of the town's estimator.
- Permitting and coordination with other utility agencies will not be considered an issue – as the town will take care of that consideration
- The target is to have a set of drawings for public bidding purposes at the beginning of the year.
- Limited discussions on options, IT systems, library systems will be involved
- No addition of program will be included

Option 3a. WRNS understands that this option will be two separate bid packages developed in sequence (not at the same time). The assumption is to bid it separately.

- Schedule: each building will require 4 months each to redraw and update the specifications (library may be 3 months depending on structural and mechanical options)
- Fee Range: \$385K–\$695K
- Assumed that all disciplines will be affected including Architectural, Civil, Landscape, Structural, Mechanical, Energy Modeling, Plumbing, IT, Electrical, Fire Alarm, Fire Systems, Acoustics, SWPP, Specifications, Lighting.

Option 3b: WRNS understands this option will be one modified bid package developed.

- Schedule: effort will require 5-6 months to redraw and update the specifications
- Fee Range: \$325K–\$585K
- Assumed that all disciplines will be affected including Architectural, Civil, Landscape, Structural, Mechanical, Energy Modeling, Plumbing, IT, Electrical, Fire Alarm, Fire Systems, Acoustics, SWPP, Specifications, Lighting.

Based on Council direction and focusing first on the Library, on June 27, 2018 staff held another meeting with design team and PMC discuss the potential value engineering to meet the City Council's target budget of \$16M (building and site work). Attachment 1 is the meeting summary.

On July 11, 2018, staff held a follow up meeting with the design team and PMC. Attachment 2 is the agenda for the meeting and Attachment 3 are proposed VE options which WRNS will present to the Council tonight for discussion and feedback. Attachment 4 is the current Library floor plan and Attachment 5 is the current estimated cost savings with the proposed VE options. These costs are currently being further refined by Mack5 based on current market conditions and will be peer reviewed by another Consultant.

Council direction is required to authorize staff to proceed with some or all of the value engineering options being recommended for the Library by staff and the PMC. Staff will return with a scope of work for WRNS for Council approval as needed.

Project Funding

Civic Center Project Monthly Status Report

July 18, 2018

Page 5 of 8

As the Council is aware, part of the challenge for the Civic Center Project has involved securing funding for its completion. The original premise of the City Hall and Police building, to include site work, was that the design and construction of the project would be funded primarily from donations or grants. While the Town had and could use approximately \$2.2 million in Building revenue funds for the Project, the remainder was to be funded through non-General Fund means. The Library was funded separately using Library-only fund sources. With funding guidelines in hand, the Town set about developing a Master Plan for the Project in its entirety - City Hall, Police, Library, and associated Site Work. The total budget was not yet identified as a fundraising target was not specified at that time.

When the Master Plan completed, the Town now had a concept plan for the Project based on broad community input. Further, the Town now had an identifiable estimate for the project based on that overall concept plan. Based on the concept plan estimate, the cost for the City Hall and Police portion of the project, to include site work was \$21.9 million. The Library still retained its own funding source and had an estimated cost of \$9.8 million. Additional items included in the project as it moved along included remodel of the historic Council Chambers (\$2.1 million), Photovoltaic Panels (\$1.5 million), Site Signage and Furnishings (\$1.5 million), and stormwater collection systems (\$500k). The original estimated cost for design and construction of both facilities as "concepts" totaled \$37.3 million in March 2014. At that time, the proposed square footage of the City Hall/Police Building was 24,457 and the Library was 10,977.

With the concept plan in mind, the City Council and CCAC set a fundraising target of \$20 to \$25 million to meet the cost estimate needs of the City Hall/Police portions Project. At \$25 million in donations/grants and \$2.2 million in funds from Building revenue, estimated available funds for the City Hall/Police portions of the project totaled \$27.2 million. The Library retained its own source of funding believed to be adequate for the scope of the project based on the preliminary estimate. The Town then secured a project architect and forged a relationship with Atherton Now as fundraising began in earnest.

As the public process of design moved forward the project expanded and contracted in both size, scope and estimate. Key components of the project were removed or designed as alternates to right-size the project to the budget and the ever-changing estimate of the construction market. The final design square footage for the City Hall and Police Buildings was 28,910 and the Library was 11,180. Most of the expanded square footage in the new City Hall/Police facility is attributable to the new shared lobby space, new Council Chambers and expanded "gross up" needs for hallways, entries, elevator, and building facilities. Programmed space (spaces for personnel and functions) remained the same. At final design, the overall cost estimate for design and construction of the entire project was \$52.1 million, 4 years later in March 2018 dollars. Of this total, approximately 59% or \$30.8 million was attributable to City Hall/Police/Site Work and 41% or \$20.4 million to the Library.

At this point, the Town faced two critical issues. The first was that based on the estimates for the City Hall/Police portion of the Project, the budget of \$27.2 million was shy by about \$3.6 million. The Library funds were still estimated to be sufficient by the time the new Library opened its doors. However, the second, and more critical issue was that fundraising had fallen significantly

Civic Center Project Monthly Status Report

July 18, 2018

Page 6 of 8

short of the \$25 million target. Funds raised totaled only \$6.5 million and at this point had been used exclusively for the design phase of the project. The City Council asked the community for input on the use of General Funds to supplement donations and grants to fund the City Hall/Police portion of the Project. The community responded affirmatively, and the project continued through the construction documents phase of design and the Project was ultimately placed out to bid.

Identified funding for the Project used a combination of saved General Funds, donations/grants, and building funds to meet the full project estimate. However, it was noted that the use of saved Town General Funds will result in a cash flow issue which the Town will have to remedy through either construction timing or short-term gap funding (private placement funding or certificates of participation).

When the bids returned, the reality of the current construction market climate took its toll on the Project. The base construction-only estimate of \$23.9 million for City Hall/Police and \$16.5 for the Library (total \$40.4 million) was significantly below the current market climate. The Town only received two (2) bids and the low bid received was \$56,381,000 - out of reach of the Town's available funding for both City Hall/Police and the Library. The Town rejected both bids and has gone back to the table to value-engineer the project where possible to reduce the scope of the Project. However, even with significant reductions in scope, basic facility needs will likely cost more than the available budget IF the current construction market climate continues at its current pace.

Staff suggests that the Council have a discussion this evening to brainstorm around possible funding options for the Project. Staff has previously presented options for consideration by the Council related to Certificates of Participation and Private Placement Loans. Representatives from Urban Futures discussed these options with the Council in April 2017. A link to that presentation is available here: <http://www.ci.atherton.ca.us/DocumentCenter/View/4118/Item-1?bidId=>. Certificates of Participation or the possibility of Private Placement Loans (from residents) would be a mechanism that could be considered by the Town to close a funding gap. However, in addition to these options, the Council should also discuss the possibilities around an additional fundraising campaign, separate capital campaigns, bond measures (election), use of reserves, or other solutions.

Atherton Now's Monthly Fundraising Update is attached (Attachment 6). Atherton Now has sufficient contributions to allow the project to move through all design phases. Atherton Now maintains a public website at <http://atherton-now.org/> that provides information on the project, a project video, and information on the campaign status.

POLICY ISSUES

There are no policy issues associated with this report.

FISCAL IMPACT

Attachment 7 is a summary of the project finances via the Monthly Budget Summary.

Civic Center Project Monthly Status Report

July 18, 2018

Page 7 of 8

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials. The Town maintains an active and up to date Project Website at <http://ca-atherton.civicplus.com/index.aspx?NID=290>.

COMMISSION/COMMITTEE FEEDBACK/REFERRAL

This item X has or has not been before a Town Committee or Commission.

- Audit/Finance Committee (meets every other month)
- Bicycle/Pedestrian Committee (meets as needed)
- PMC Civic Center Advisory Committee (meets as needed)
- Environmental Programs Committee (meets every other month)
- Park and Recreation Committee (meets each month)
- Planning Commission (meets each month)
- Rail Committee (meets every other month)
- Transportation Committee (meets every other month)

ATTACHMENTS

- Attachment 1: Library PMC Meeting Summary 6-27-18
- Attachment 2: Library PMC Meeting Agenda 7-11-18
- Attachment 3: PMC Proposed Library VE Options 7-11-18
- Attachment 4: CD - Library Floor Plan
- Attachment 5: Proposed Library VE Cost Estimates
- Attachment 6: Atherton NOW Monthly Report-June 2018
- Attachment 7: Monthly Budget Summary

Attachment 7

Monthly Budget Summary

Fund Allocations	Library Fund	Building Facilities Fund	General Fund	Civic Center Donations	Total
FY 17-18 Budget	\$4,568,071	\$1,573,849	\$881,500	\$4,049,218	\$11,072,638
Expenditures to Date					
Design	\$969,947	\$406,543	\$581,357	\$2,425,990	\$4,383,838
Project Management	\$396,753	\$172,862	\$43,622	\$594,177	\$1,207,413
Geo-Tech/Environmental	\$47,259	\$91,321	\$53,174	\$0	\$191,754
Totals	\$1,413,959	\$670,726	\$678,154	\$3,020,167	\$5,783,005
Remaining FY 17-18 Budget	\$3,154,112	\$903,124	\$203,346	\$1,029,051	\$5,289,633

Atherton Now Cash Donations (Received)	Amount
Master Plan & Conceptual Design Phases 1 & 2	\$250,457
Schematic Design Phase 3	\$200,838
Design Development	\$506,870
Construction Documents Phase	\$783,026
Total Contributions to Date	\$1,741,191

Meeting Minutes

Date	July 2, 2018
Date of Meeting	June 27, 2018
Place of Meeting	City Hall Conference Room
Prepared By	Eileen Ong
Project Name	Atherton CC: Library VE Meeting
Project No.	WRNS: 15007.00
Purpose	Discuss VE goals and approach for Library
Participants	Marty Hanneman George Rodericks Rose Hau Elizabeth Lewis Rick de Golia Paul Beamer Pauline Souza Adam Woltag Eileen Ong Rachel McDonnel Francesco Vargas Carine Risley Didi Fisher Steven McCulley Robert Ovadia
Distributed	Participants Steve Dostart Clive Merredew

Item No.	Description	Action Req'd by
1.1	City Council Direction	
1.1.1	Design both buildings to meet CalGreen, LEED only as Bid Alternate	
1.1.2	PMC to meet every week and check in with City Council monthly	
1.1.3.	Budget for project to be \$40.5 M per Mack5 original estimate	
1.1.4	Independent estimator to be retained for vetting of estimate	
1.1.5	Discussed option of 3a Rebid as one project and 3b Rebid as separate projects. (Refer to attached sketches for scope) <ul style="list-style-type: none">Library Ph 1	

PMC Library VE Meeting Minutes: Meeting No 1

June 27, 2018

Page 2 of 3

		<ul style="list-style-type: none"> • City Hall Ph 2 	
	1.1.6	Project with VE to be presented to Council in December for bid in January of 2019	
1.2		Demolition of Library prior to Bidding	
	1.2.1	Temporary trailer is ready for Library to move into. Library would like to move into. Library has estimated occupancy of trailer for two years.	
	1.2.2.	Removes cost of demolition and phasing from Library scope of work.	
	1.2.3	Schedule of demolition: RFP issued in July and Award in September Demolition in October/November of 2018 Demolition contractor to coordinate capping and service cut off with utility companies.	
1.3		Library Construction Budget	
	1.3.1	Lowest Bid for Library was \$19.2M Site work (40% of \$12M) \$4.8M Total of \$24.0M	
	1.3.2	Budget for Library and Site work is \$16M Library & Site work \$14.4M (Target estimate) 10% Contingency \$1.6M	
	1.3.3	Consideration if additional funds are available through alternate SMCL sources.	
1.4		Site Work VE	
	1.4.1	Remove Corp Yard Improvements that do not impact scope	
	1.4.2	No reconfiguration of roadway at Maple Street	
1.5		Discussion of Library VE (refer to attached spreadsheet)	
	1.5.1	Spreadsheet shows two levels of savings <ol style="list-style-type: none"> 1. Based upon reducing cost of systems HVAC/Electrical and reduction in materials cost. 2. Based upon the above with the addition of program area reduction. 	
	1.5.2	Savings reduction for HVAC/Electrical: <ul style="list-style-type: none"> • Remove Microgrid • Add Alternate for PVs (infrastructure for connection to future PVs to remain) • Simplify Mechanical system, unit only to supply Library and Town Hall • VE light fixtures 	
	1.5.3	Savings reduction in materials: (see spreadsheet for all items) <ul style="list-style-type: none"> • Window systems to be metal in lieu of wood. • Reduction in window transoms, exterior doors to decks. • Alternate to rammed earth walls • Remove custom casework for mobile units and replace with standard units 	

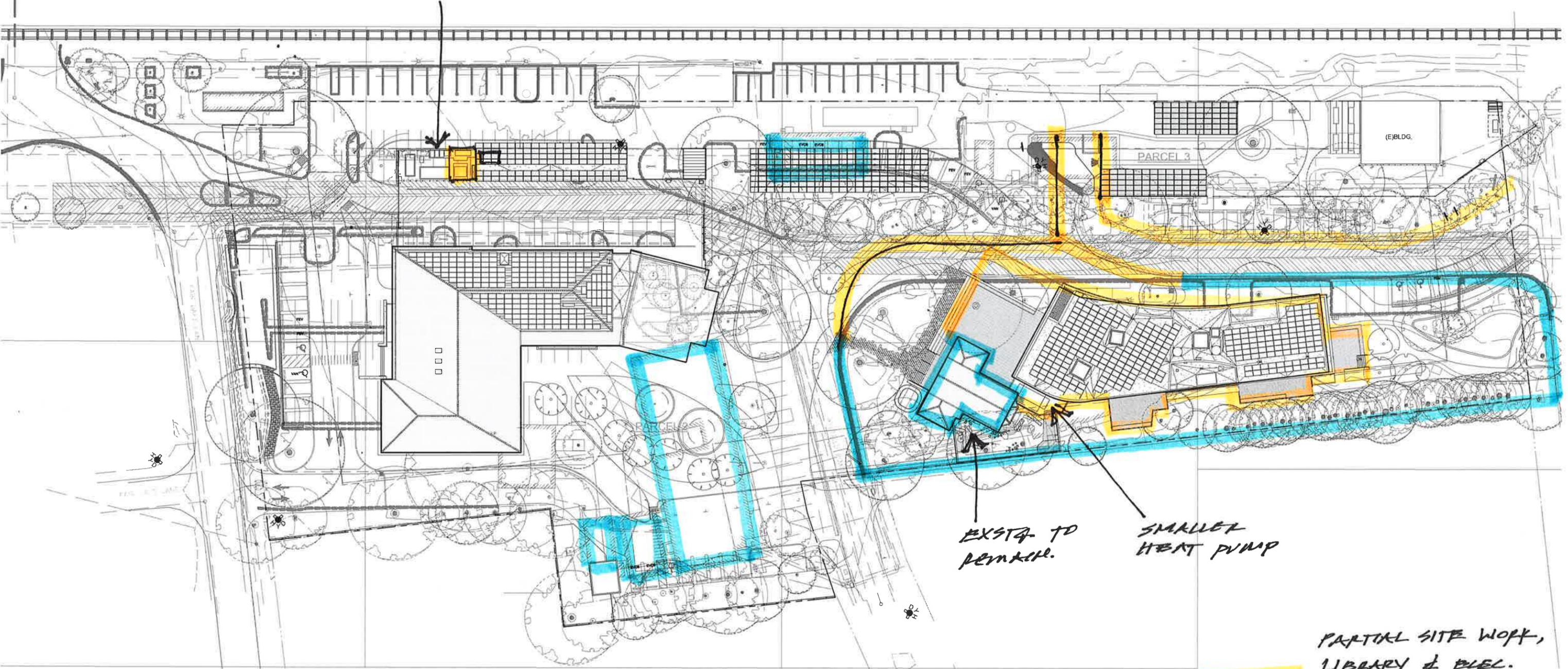
PMC Library VE Meeting Minutes: Meeting No 1

June 27, 2018

Page 3 of 3

		<ul style="list-style-type: none"> • Eliminate shade garden. • Change interior wood casework species, minimize use of wood finishes. • Reduce/eliminate exterior decks • Eliminate roof well and screen Mechanical Equipment 	
	1.5.4	<p>Savings in reduction of scope:</p> <ul style="list-style-type: none"> • Town Hall Renovations to be removed from Base Bid. To be determined if Alternate or separate project. • Reduce interior Program Space, to be removed only if needed. SMCL would prefer that reductions be taken throughout program space not by removing a programed area. 	
1.6		Conclusions	
	1.6.1	Goal for estimated site and building cost to be \$14.4 M	
	1.6.2	Savings reduction for systems and materials to be studied by WRNS and priced by estimators.	
	1.6.3	Only if needed will reduction for interior program areas be reduced.	
	1.6.4	If bidding as separate projects Library would be Phase 1	
		<i>The above constitutes our understanding of items discussed and agreed upon at the subject meeting. Any additions or corrections should be forwarded to WRNS Studio immediately.</i>	

NO EMER. GENERATOR
NO MICROGRID



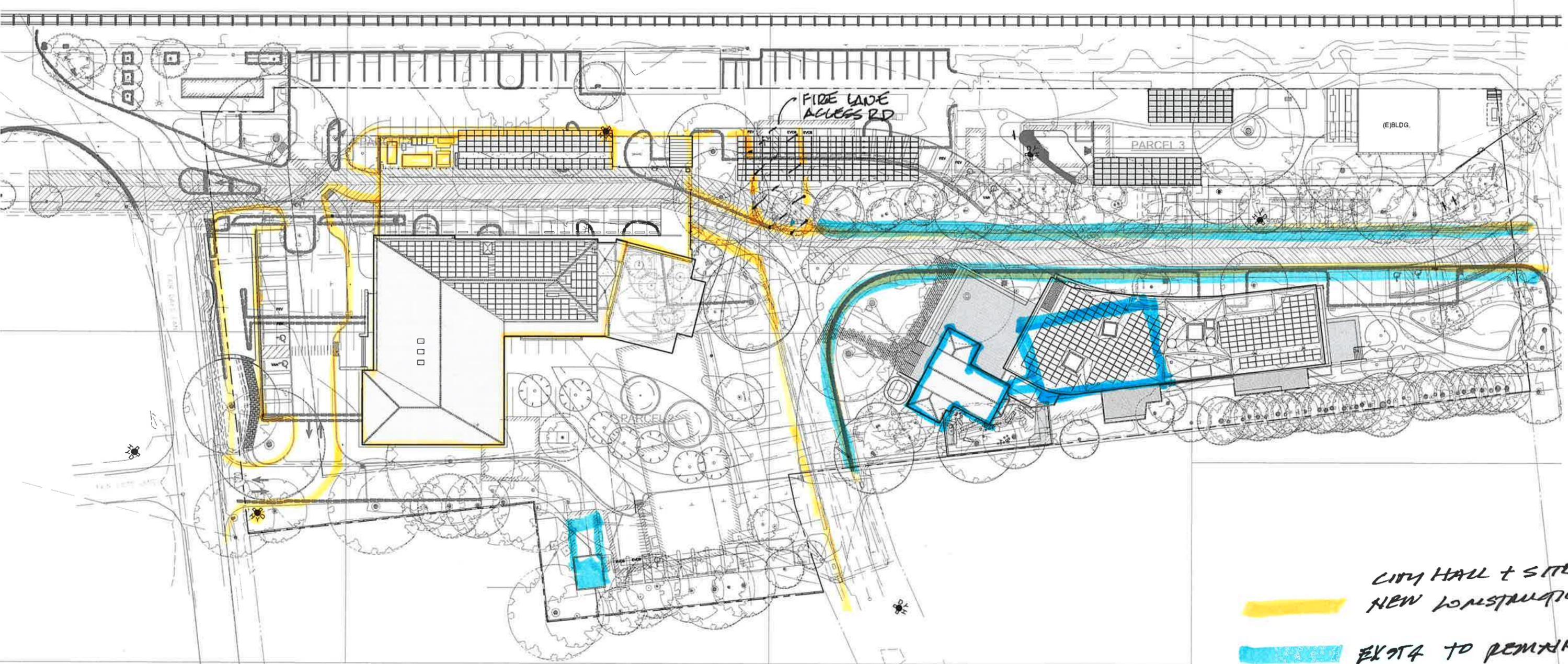
EXSTA TO REMAIN.

SMALLER HEAT PUMP

PARTIAL SITE WORK,
LIBRARY & BLEC.

EXSTA TO REMAIN.

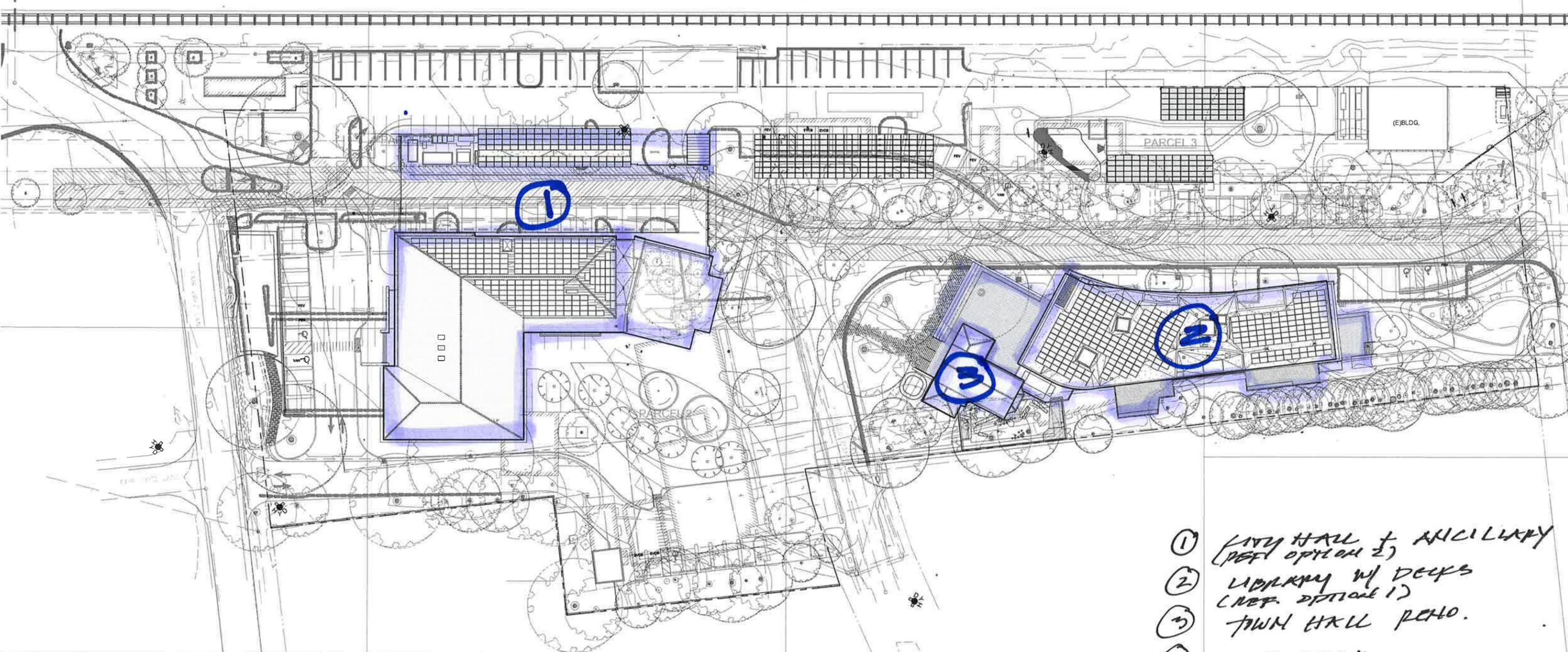
OPTION 1



CITY HALL + SITE,
NEW CONSTRUCTION

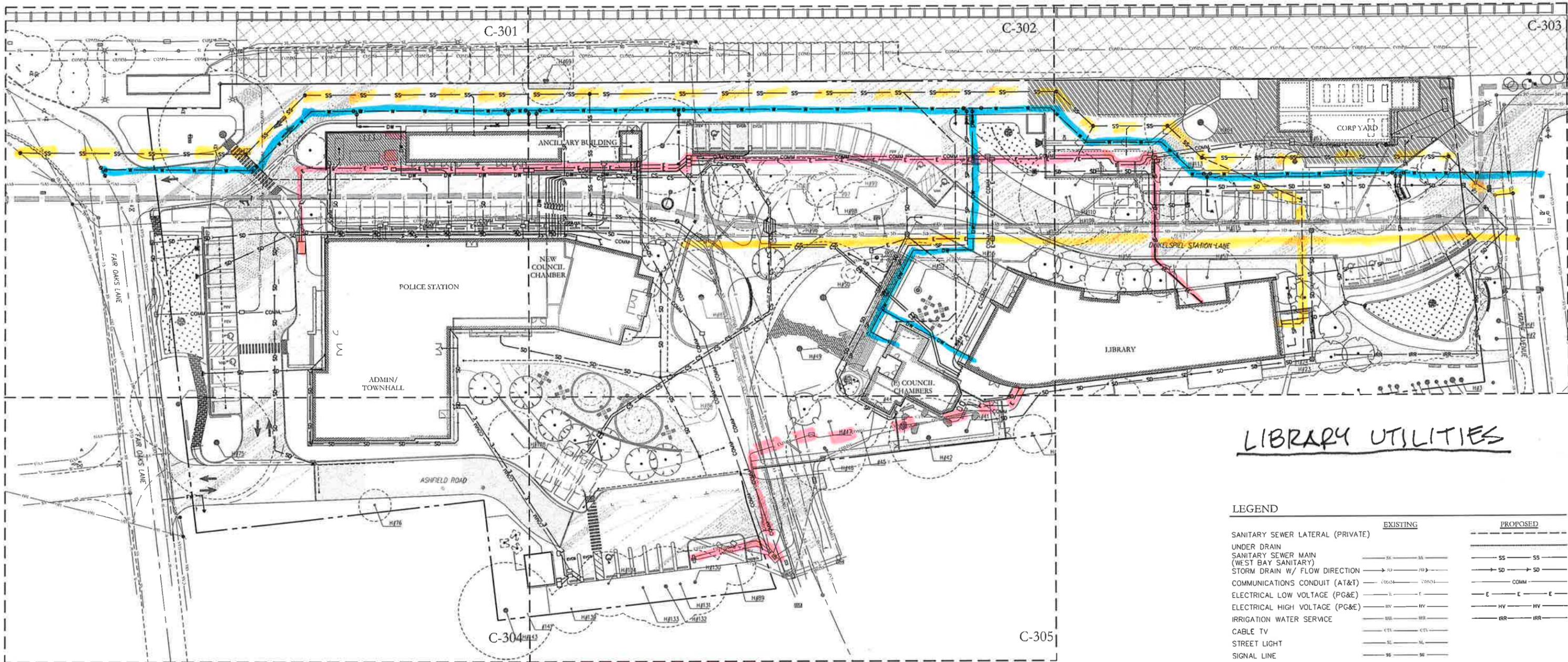
EXIST TO REMAIN

OPTION 2.



- ① CITY HALL + ANCILLARY
(REF. OPTION 2)
- ② LIBRARY w/ DECKS
(REF. OPTION 1)
- ③ TOWN HALL PERHO.
- ④ SITE WORK

OPTION 2



LIBRARY UTILITIES

	EXISTING	PROPOSED
SANITARY SEWER LATERAL (PRIVATE)	SS	SS
UNDER DRAIN	UD	UD
SANITARY SEWER MAIN (WEST BAY SANITARY)	SS	SS
STORM DRAIN W/ FLOW DIRECTION	SD	SD
COMMUNICATIONS CONDUIT (AT&T)	COMM	COMM
ELECTRICAL LOW VOLTAGE (PG&E)	E	E
ELECTRICAL HIGH VOLTAGE (PG&E)	HV	HV
IRRIGATION WATER SERVICE	IRR	IRR
CABLE TV	CTV	CTV
STREET LIGHT	SL	SL
SIGNAL LINE	SL	SL
GAS (PG&E)	GAS	GAS
OVERHEAD ELECTRICAL (PG&E)	OHE	OHE
FIRE WATER HYDRANT SERVICE	FW	FW
FIRE SPRINKLER SERVICE	SP	SP
PUBLIC WATER MAIN (FINAL DESIGN BY CALWATER)	W	W
DOMESTIC WATER SERVICE	DW	DW
SFPUC WATER MAIN	CS	CS
COOLING SYSTEM PIPING	CS	CS
UTILITIES WITH LOW COVER TO BE ENCASED WITH CONTROLLED DENSITY FILL	CS	CS
SANITARY SEWER MANHOLE		
WATER LINE VALVE		
BACKFLOW PREVENTION (BFP)		
FIRE DEPARTMENT CONNECTION (FDC)		
FIRE HYDRANT		
CHECK VALVE PER CITY STANDARDS		
ELECTRICAL VAULT SFP		

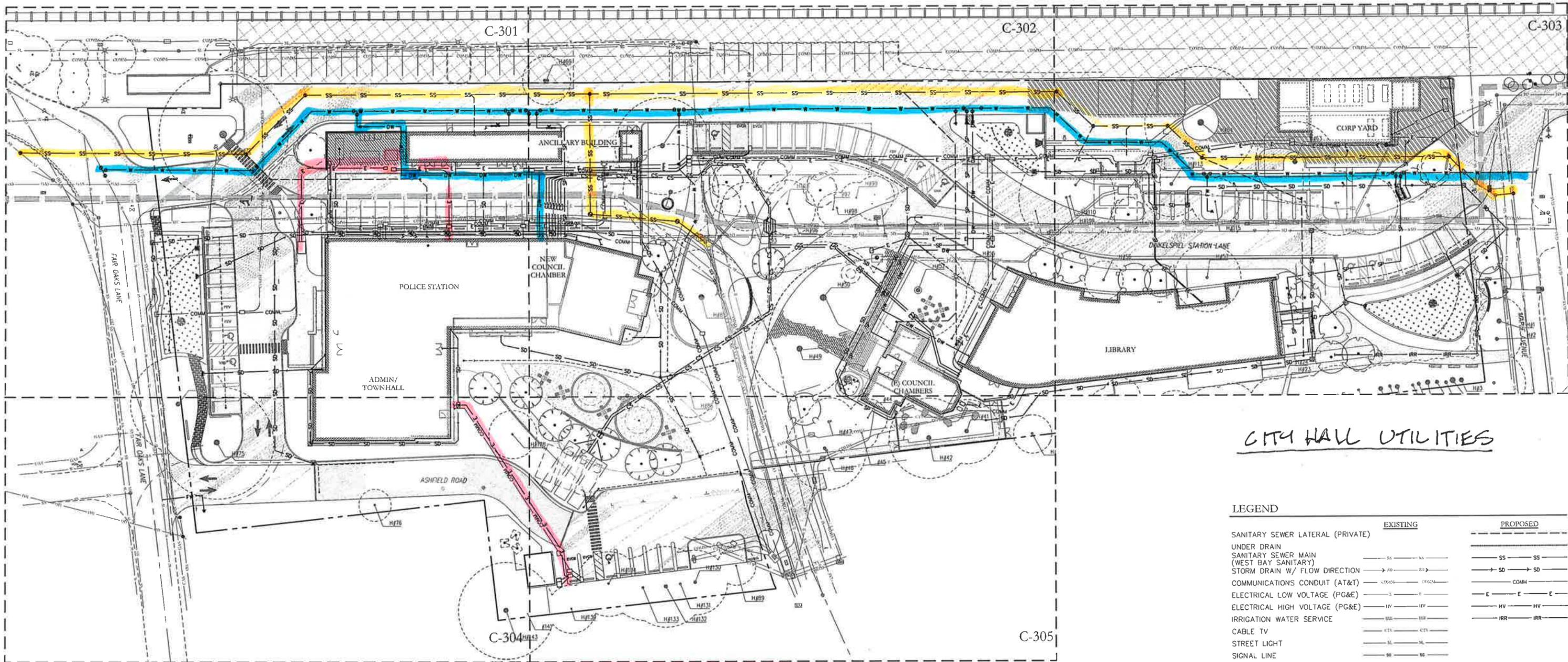
NEW SITE ELEC. OPT.
 (E) ELEC. SERV (MUST BE STUDIED)
 NEW SITE WATER
 (E) SANITARY SEWER
 OPTIONAL SAN. SEWER (DEMO EXIST LINE)

SFPUC GENERAL NOTES

- THE CITY AND COUNTY OF SAN FRANCISCO ACTING BY AND THROUGH ITS PUBLIC UTILITIES COMMISSION, WATER SUPPLY AND TREATMENT DIVISION ("SFPUC") OWNS AND OPERATES ONE WATER AQUEDUCT THAT CROSSES THE PROJECT ALIGNMENT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) 48 HOURS BEFORE ANY CONSTRUCTION IN THE VICINITY OF THE SFPUC AQUEDUCTS. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE SFPUC CONSTRUCTION INSPECTOR, MR. ALBERT HAO, AT (650) 871-3015, AT LEAST TEN (10) CALENDAR DAYS PRIOR TO THE START OF ON-SITE CONSTRUCTION IN THE VICINITY OF THE SFPUC FACILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY SFPUC BY CALLING SFPUC MILLBRAE DISPATCH AT 650-872-5900.
- NO MECHANICAL EXCAVATION IS ALLOWED WITHIN 24 INCHES OF SFPUC PIPELINES. DIGGING WITH 24 INCHES OF PIPELINE MUST BE DONE WITH HAND TOOL. NO VIBRATORY COMPACTION EQUIPMENT SHALL BE USED WITHOUT PRIOR WRITTEN APPROVAL OF THE SFPUC.
- IF A UTILITY OWNER REQUIRES THAT ALL WORK RELATING TO A SPECIFIC BOX RETROFIT OR REPLACEMENT BE EXECUTED BY ITS OWN FORCES OR BY A SEPARATE, UTILITY-CERTIFIED CONTRACTOR, THE CONTRACTOR SHALL PROVIDE INFORMATION TO AND COORDINATE WITH THAT OWNER, TO THE EXTENT NECESSARY TO FULLY FACILITATE THE RECONSTRUCTION WORK.
- SEE SHEET C-010 FOR GRAPHICAL DEPICTION OF FINAL PROPOSED CONDITION OF PROPERTY LINES, RIGHT-OF-WAY AND EASEMENTS. REFER TO PARCEL MAP FOR FINAL LAYOUT AND LEGAL DESCRIPTIONS OF SAID EASEMENTS.
- ONGOING NEGOTIATIONS BETWEEN THE TOWN OF ATHERTON AND VARIOUS UTILITY PROVIDERS (INCLUDING BUT NOT LIMITED TO CAL WATER, SFPUC, WEST BAY SANITARY, PG&E, AT&T, PAXIO FIBER) MAY YIELD VARIANCES IN PROPOSED DESIGN. CONTRACTOR SHALL CONFIRM WITH TOWN OF ATHERTON THE STATUS OF EACH UTILITY PRIOR TO CONSTRUCTION.
- TELECOMMUNICATIONS AND ELECTRICAL CONDUIT SIZING, SPACING AND ELECTRICAL CONNECTIONS NOT SHOWN INDICATED WITH AT&T, PG&E AND ELECTRICAL

INFORMATION CONCERNING THE EXTENT AND LOCATION OF UTILITIES IS SHOWN ON THE PLAN, BUT CONTRACTOR DOES NOT NECESSARILY REPRESENT ACTUAL SIZES, OR MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BUT NOT LIMITED TO, WATER, SEWER, GAS, AND STORM DRAIN, PRIOR TO EXCAVATION OR BELOW GRADE DEMOLITION.
 CONTRACTOR SHALL HIRE AN UNDERGROUND UTILITY LOCATOR TO HAVE UTILITIES LOCATED AND MARKED NOT LESS THAN 2 WORKING DAYS, AND NOT MORE THAN 14 WORKING DAYS PRIOR TO EXCAVATION.





CITY HALL UTILITIES

	EXISTING	PROPOSED
SANITARY SEWER LATERAL (PRIVATE)	SS	SS
UNDER DRAIN	UD	UD
SANITARY SEWER MAIN (WEST BAY SANITARY)	SS	SS
STORM DRAIN W/ FLOW DIRECTION	SD	SD
COMMUNICATIONS CONDUIT (AT&T)	COMM	COMM
ELECTRICAL LOW VOLTAGE (PG&E)	E	E
ELECTRICAL HIGH VOLTAGE (PG&E)	HV	HV
IRRIGATION WATER SERVICE	IRR	IRR
CABLE TV	CTV	CTV
STREET LIGHT	SL	SL
SIGNAL LINE	SL	SL
GAS (PG&E)	GAS	GAS
OVERHEAD ELECTRICAL (PG&E)	OHE	OHE
FIRE WATER HYDRANT SERVICE	FW	FW
FIRE SPRINKLER SERVICE	SP	SP
PUBLIC WATER MAIN (FINAL DESIGN BY CALWATER)	W	W
DOMESTIC WATER SERVICE	DW	DW
SFPUC WATER MAIN	CS	CS
COOLING SYSTEM PIPING	CS	CS
UTILITIES WITH LOW COVER TO BE ENCASED WITH CONTROLLED DENSITY FILL	CS	CS
SANITARY SEWER MANHOLE		
WATER LINE VALVE		
BACKFLOW PREVENTION (BFP)		
FIRE DEPARTMENT CONNECTION (FDC)		
FIRE HYDRANT		
CHECK VALVE PER CITY STANDARDS		
ELECTRICAL VAULT, SFP		

SFPUC GENERAL NOTES

- IF A UTILITY OWNER REQUIRES THAT ALL WORK RELATING TO A SPECIFIC BOX RETROFIT OR REPLACEMENT BE EXECUTED BY ITS OWN FORCES OR BY A SEPARATE, UTILITY-CERTIFIED CONTRACTOR, THE CONTRACTOR SHALL PROVIDE INFORMATION TO AND COORDINATE WITH THAT OWNER, TO THE EXTENT NECESSARY TO FULLY FACILITATE THE RECONSTRUCTION WORK.
- SEE SHEET C-010 FOR GRAPHICAL DEPICTION OF FINAL PROPOSED CONDITION OF PROPERTY LINES, RIGHT-OF-WAY AND EASEMENTS. REFER TO PARCEL MAP FOR FINAL LAYOUT AND LEGAL DESCRIPTIONS OF SAID EASEMENTS.
- ONGOING NEGOTIATIONS BETWEEN THE TOWN OF ATHERTON AND VARIOUS UTILITY PROVIDERS (INCLUDING BUT NOT LIMITED TO CAL WATER, SFPUC, WEST BAY SANITARY, PG&E, AT&T, PAXIO FIBER) MAY YIELD VARIANCES IN PROPOSED DESIGN. CONTRACTOR SHALL CONFIRM WITH TOWN OF ATHERTON THE STATUS OF EACH UTILITY PRIOR TO CONSTRUCTION.
- TELECOMMUNICATIONS AND ELECTRICAL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY OF SAN FRANCISCO ACTING BY AND THROUGH ITS PUBLIC UTILITIES COMMISSION, WATER SUPPLY AND TREATMENT DIVISION ("SFPUC") OWNS AND OPERATES ONE WATER AQUEDUCT THAT CROSSES THE PROJECT ALIGNMENT. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) 48 HOURS BEFORE ANY CONSTRUCTION IN THE VICINITY OF THE SFPUC AQUEDUCTS. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE SFPUC CONSTRUCTION INSPECTOR, MR. ALBERT HAO, AT (650) 871-3015, AT LEAST TEN (10) CALENDAR DAYS PRIOR TO THE START OF ON-SITE CONSTRUCTION IN THE VICINITY OF THE SFPUC ROW. IN THE EVENT OF EMERGENCY INVOLVING SFPUC FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY SFPUC BY CALLING SFPUC MILLBRAE DISPATCH AT 650-872-5900.
- NO MECHANICAL EXCAVATION IS ALLOWED WITHIN 24 INCHES OF SFPUC PIPELINES. DIGGING WITH 24 INCHES OF PIPELINE MUST BE DONE WITH HAND TOOL. NO VIBRATORY COMPACTION EQUIPMENT SHALL BE USED WITHOUT PRIOR WRITTEN APPROVAL OF THE SFPUC.

- NEW SITE ELEC.
- NEW SITE WATER
- NEW SITE SAN. SEWER

CONDITIONS AND ELECTRICAL CONNECTIONS NOT SHOWN INDICATED WITH AT&T, PG&E AND ELECTRICAL

CONTRACTOR SHALL REVIEW AND DETERMINE THE EXTENT OF FIRE ACCESS REQUIRED AND WILL BE FURTHER INDICATED IN FIRE LINE SHOP DRAWINGS.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, SIZES, OR MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES, WATER, SEWER, GAS, AND STORM DRAIN, PRIOR TO CONSTRUCTION OR BELOW GRADE DEMOLITION.

CONTRACTOR SHALL HIRE AN UNDERGROUND UTILITY LOCATOR TO HAVE UTILITIES LOCATED AND MARKED NOT LESS THAN 2 WORKING DAYS, AND NOT MORE THAN 14 WORKING DAYS PRIOR TO EXCAVATION.





AGENDA
CIVIC CENTER PROJECT
PROJECT MANAGEMENT COMMITTEE
Wednesday July 11, 2018 – 10 AM to Noon
ADMIN. CONFERENCE ROOM

If you need to call in, please use:
Conf call in: 267-930-4000
Participants: 749-996
Marty-Host: 902-303

AGENDA

- Review June 27th meeting summary (attached)
- WRNS and Mack5 to report out on VE options
- Update on Peer Review Estimating
- Finalize recommendations to City Council for July 18th meeting re: Library changes
- Other

Schedule:

July 18, 2018 PMC Meeting

- Begin discussions on VE's, materials and scope reduction for Admin/PD Building

July 18, 2018 Council Meeting

- Recommend proposed changes to Library Building
- Recommend release of RFP to Demo Library
- Approve WRNS proposal for redesign of Library plans

July 25, 2018 PMC Meeting

- Review VE's, materials and scope reduction for Admin/PD Building

August 1, 2018 PMC Meeting

- Continue work on VE's, materials and scope reduction for Admin/PD Building

August 1, 2018 Council Meeting

- Provide direction on Admin/PD building proposed changes
- Approve WRNS Proposal for Admin/PD redesign plans

September 5, 2018 Council Meeting

- Provide direction on Admin/PD building proposed changes
- Approve WRNS Proposal for Admin/PD Building redesign revisions

Attachment

June 27, PMC Meeting Summary

100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Exterior Assemblies / Superstructure

Rammed Earth - Double Wythe

7" Double wythe rammed earth wall with minimum 4" rigid insulation fill. Fluid applied waterproofing on exterior. Interior wall is exposed and supports structure above. (18" thick total)

Cement Plaster Stucco

3-Coat Cement Plaster System: on 1" Insulation over waterproofing membrane over 1/2" ext. sheathing. LA Habra, Santa Barbara Mission Finish
Includes: 6" metal stud, R-19 Batt, interior GWB finish.

- (+) *Thermal Performance: R-25 total wall*
- (-) *Less durable finish, requires more maintenance.*
- (-) *Quality control of installation is difficult*
- (-) *Moisture intrusion issues difficult to remedy*

Poured Concrete Wall - Single Wythe

10" Reinforced poured concrete structural wall, single Wythe. (21" thick total)
Includes: Metal framed interior furring wall with R-19 batt insulation on inside face of concrete structural wall, interior GWB finish

- (+) *Structure and exterior finish are the same system.*
- (+) *Thermal Performance: R-25 Min. plus thermal mass*
- (+) *Similar to design intent*
- (-) *Wall construction comprised of multiple trades*
- (-) *Limited Future Flexibility*

Poured Concrete Wall - Double Wythe

7" Reinforced poured concrete structural wall, double Wythe with 4" rigid insulation cavity. (18" thick total)

- (+) *Structure and exterior finish are the same system.*
- (+) *Thermal Performance: R-25 Min. plus thermal mass*
- (+) *Similar to design intent*
- (+) *Single-trade construction*
- (+) *Durable and reduced maintenance*
- (-) *Limited Future flexibility*

Cedar Rainscreen Secondary Walls

Metal framed exterior wall with wood rainscreen system. 6" metal stud, R-19 batt, 1/2" exterior sheathing, vapor air barrier, 1" mineral wood board insulation and vertical cedar rainscreen. R-Value 27. Located on East elevation return walls and portions of the west elevation.

Cement Plaster Stucco Secondary Walls

Metal framed exterior wall with plaster system. 6" metal stud, R-19 batt, 1/2" exterior sheathing, vapor air barrier, 1" mineral wood board insulation and vertical cedar rainscreen. R-Value overall 20. Located on East elevation return walls and portions of the west elevation.

- (=) *Thermal Performance: R-19 total wall*
- (-) *Less durable finish, requires more maintenance.*
- (-) *Quality control of installation is difficult*
- (-) *Moisture intrusion issues difficult to remedy*

Cedar Rainscreen Secondary Walls

Metal framed exterior wall with wood rainscreen system. 6" metal stud, R-19 batt, 1/2" exterior sheathing, vapor air barrier, 1" mineral wood board insulation and vertical cedar rainscreen. Located on East elevation return walls and portions of the west elevation.

- (+) *Thermal Performance: R-27 total wall*
- (+) *Improved moisture control*
- (+) *Finish is naturally insect & rot resistant*

Building Structure

Structural Framing: Stabilized Rammed Earth wall is exposed to the interior and supports structure above.

Building Structure

Structural Framing: Steel structure with brace frames, exposed painted columns and beams.

- (-) *Structure and Exterior are separate, less program flexibility*

Building Structure

Structural Framing: Concrete structural wall (with connections to steel roof structure.

- (+) *Structure and exterior finish are the same system.*

Structural Foundations : Piles and continuous grade beam with rigid steel structural plate connections

- (=) *Similar requirements to bid design*

Structural Foundations : Piles and continuous grade beam with rigid steel structural plate connections

- (=) *Similar requirements to bid design*

Structural Foundations : Piles and continuous grade beam with reinforced wall connections

- (=) *Similar requirements to bid design*

Exterior Windows

Teak framed windows and door system. North wall includes 2x6 steel tube frame within window system

Exterior Windows

Curtain Wall: Painted Aluminum framed Curtain Wall at North entry, fixed lites, no operable doors.
Kawneer 1600, Thermally broken frame, 2 1/2"W, 7 1/2"D, 13'-6"H.

- (+) *Simplified management of acoustic and security concerns*
- (-) *Loss of indoor/outdoor program flexibility*

Painted Aluminum framed Storefront at East and South glazing locations, reduced quantity from Bid set. Includes steel vertical and horizontal framing to support the system lateral loads. Reduced area of glazed storefront at West elevation.

- (-) *Requires steel backup support*
- (-) *Reduced Thermal performance*

Exterior Windows

Curtain Wall: Painted Aluminum Curtain Wall at North entry, two operable doors in lieu of four. CW also located at East and South walls, do not include steel support see S.212, anchor to roof structure for lateral.

- (+) *Simplified management of acoustic and security concerns*
- (+) *Maintains indoor/outdoor program flexibility*

Painted Aluminum Storefront at west elevations. Includes steel vertical and horizontal framing to support the system lateral loads.

- (-) *Requires steel backup support*
- (-) *Reduced Thermal performance*

ATHERTON CIVIC CENTER

City Council Meeting, July 18, 2018

Library Value Engineering Options

(+) Good Value - Minimal Impact

(=) Balanced Value - Includes Trade-offs

(-) Poor Value - Constrains other criteria

100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Exterior Glazing

Solarban 72,
1" IGU Includes: 1/4" Starphire outer lite, 1/2" airspace, 1/4" Starphire inner lite.
U-Value: 0.29, SHGC: 0.30, VLT: 71%

Metal Panels and Flashing

Zinc panels and flashing, natural finish

Exterior Glazing

Solarban 70XL in lieu of SB72,
1" IGU Includes: 1/4" Starphire outer lite, 1/2" airspace, 1/4" Clear inner lite.
U-Value: 0.28, SHGC: 0.27, VLT: 64%

- (+) *Comparable Thermal performance*
- (-) *Reduced daylighting capability*
- (-) *Greener reflective hue, less transparent*

Metal Panels and Flashing

3-coat metallic painted aluminum metal panel and flashings in lieu of zinc panel
Provide: Coating to meet AAMA 621 criteria

- (+) *Durable exterior coating*
- (+) *Increased UV resistance*

Eliminate Exterior Visual Mockup

Eliminate Exterior Visual Mockup, in-place performance mockup to remain.
Remove: requirements for stand-alone visual mockup

- (+) *Not required for more customary construction*
- (-) *Limits ability to verify construction application of finish*

Exterior Glazing

Solarban 70XL in lieu of SB72
1" IGU Includes: 1/4" Starphire outer lite, 1/2" airspace, 1/4" Clear inner lite.
U-Value: 0.28, SHGC: 0.27, VLT: 64%

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- (-) *Reduced daylighting capability*
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Metal Panels and Flashing

3-coat metallic painted aluminum metal panel and flashings in lieu of zinc panel
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100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Building Systems

Mechanical System

120 ton Air source heat pump for campus with air handler on roof for library. Piping runs and pumps for cold and hot water supply and return to City Hall.

Mechanical Distribution

Underfloor supply with Fan-powered diffusers. Return air from above with passive system of gravity vents and exterior louvers.

Mechanical Screening - Roof

Equipment Well to conceal roof top AHU & Noise reducing equipment enclosure and acoustic fence at Ground mounted heat pump located at NW corner of the building.

Mechanical System

Packaged AC Unit with Boiler Plant

Remove: air source heat pump, remove site piping, and main distribution piping within the mechanical room.
If Underfloor distribution system is used, gravity ventilators remain.
If Above-head distribution is used, gravity ventilators removed.
Add: (2) 150 MBH boilers, (2) hot water pumps, expansion tank, air separator, etc. on a roof skid.
Provide 30 ton packaged AC unit to consist of outside air intake damper section , mixed air section with connection to return air plenum, MERV-8 pre-filters, MERV-13 final filters, DX, coil and heating coils.
Gas service to be expanded to allow for larger load than currently installed.

- (+) Reduction in campus distribution piping
- (=) deferred cost for city hall HVAC system
- (-) Poor energy performance
- (-) Combustible energy source (gas)
- (-) Increased long-term energy costs

Mechanical Distribution

Above-head

Replace: underfloor system with standard terminal units. Approximately 15 terminal units are required.
Provide: Hydronic reheat is required for terminal units with Option 1 and Option 2. Electric resistance heat is required for Option 3.
Requires: 1' Additional height to building (10,000sf exterior enclosure), approximately 60,000 sf of compacted site fill to bring slab on grade to 100 year flood level requirement. (101.98' ASL)

- (-) Requires increased depth to serve the building
- (-) System is louder
- (-) Above head distribution requires higher velocity, less comfortable and higher energy use

Mechanical Screening - Roof

Metal Panel Screening enclosure on roof

Remove: Acoustical fence in West Yard.
Provide: 8' high wood fence in West Yard

- (+) Elimination of acoustical louvers at rear-yard west Mech enclosure
- (-) Additional structure required to support screen, sim to roof well design
- (-) Screen is visible from exterior and neighboring vantage points

Mechanical System

Air source heat pump with Air Handler

Reduce: Size of air source heat pump capacity from 120 to 30 tons. Ref. Multistack ARA-030XN.
Revise: AHU from Energy Labs to more cost effective option with same capacity as currently designed, 10,000 CMF / 350 MBH Heating
Remove: Site Piping

- (+) Reduction in campus distribution piping
- (+) Improved energy performance
- (+) All-electric service, simplified energy sourcing, renewable.
- (+) Reduced long-term energy costs
- (=) deferred cost for city hall HVAC system
- (-) Air Handler physical dimensions will increase, occupies more roof area.

Mechanical Distribution

Underfloor – Terminal Units in lieu of fan-powered diffusers. Approximately 10 underfloor terminal units are required. Hydronic reheat is required for terminal units with Option 1 and Option 2. Electric resistance heat is required for Option 3.

- (+) ability to zone the library heating and cooling
- (+) reduced acoustic interference
- (+) Increased thermal comfort
- (+) reduced energy load
- (-) more expensive than above-head distribution

Mechanical Screening - West Side

West Acoustical fence remains

Acoustical Louver fence requirement remains at rear-yard west Mech enclosure
Remove: Wood Cladding on Fence

- (-) Safety and Maintenance issue with exposed Acoustical Louvers
- (-) Doesn't meet original design intent, industrial material finish adjacent historic Town Hall.

Mechanical System

Packaged AC Unit with Electric Heat, requires Roof Mounted PV

Remove: Air source heat pump, site piping and main distribution piping within the mechanical room, all distribution piping.
If Underfloor distribution system is utilized, gravity ventilators remain
If Above-head distribution system is utilized, gravity ventilators remain.
Add: 20kW of PV to offset heating load. This is required to provide code compliance for this option.
Provide: 30 ton packaged AC unit to consist of outside air intake damper section , mixed air section with connection to return air plenum, MERV-8 pre-filters, MERV-13 final filters, DX coil and electric heat.

- (+) Reduction in campus distribution piping
- (+) Improved energy performance
- (+) All-electric service, simplified energy sourcing, renewable.
- (+) Reduced long-term energy costs
- (=) deferred cost for city hall HVAC system
- (-) Air Handler physical dimensions will increase, occupies more roof area.

Mechanical Distribution

Underfloor Air System, with individual fan powered diffusers, per bid set drawings

- (+) Maximum heating/cooling zoning flexibility & control
- (+) increased energy efficiency
- (+) Improved acoustic performance
- (+) Displacement air, maximum occupant comfort
- (-) more expensive than above-head distribution

Mechanical Screening - West Side

West Acoustical fence remains with wood cladding

Acoustical Louver fence requirement remains at rear-yard west Mech enclosure
Provide: Acoustical louver fence with wood Cladding at Fence

- (+) Meets original design intent
- (+) Improved durability and safety, no exposed louvers

100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Plumbing

Gendered Toilet Rooms with wall partitions to ceiling.
Includes: Each stall with dedicated exhaust, lighting, sprinkler.

Poured concrete trough wash basin

Electrical

Microgrid with 3 battery units. To provide emergency power for 8 hours of Library operation and 96 hours of Heat Pump operation.
Includes: batteries, inverters and conduit and panel distribution.

PV system for Net Zero operation of Library
Includes: Panels and roof-mounted racking system, conduits and power-inverters

Plumbing

Gendered Toilet Rooms with toilet partitions
Remove: Floor to ceiling partitions, dedicated exhaust, lighting & sprinklers removed for each stall. Plan the toilet fixture spacing to allow for future renovation of space to upgrade to Non-gendered Toilet room infrastructure.

- (+) reduced cost
- (+) Short term energy reduction
- (-) Doesn't meet requirement from SMCL group & Council
- (-) Less flexible use of space

Standard ADA compliant lavatory
Remove: Poured concrete trough wash basin

- (-) More difficult Maintenance
- (-) Decreased flexibility

Electrical

Delete Microgrid
Remove: Microgrid and all conduit infrastructure, inverters and panels.

- (+) Less infrastructure, increased service room space
- (-) Less energy adaptability
- (-) No future storage capacity,
- (-) Inability to shunt power to PD

Provide PV-ready conduit and roof flashing in lieu of PV panels and stanchions

- (+) Future ability to generate power
- (=) Code compliant
- (-) Limits energy independence, ability to shunt power to Police Department in outage

Plumbing

Non-Gendered Toilet Room with full-height wall toilet partitions. Include dividing wall per current design due to direction from Council.

- (+) Meets SMCL & Council requirement
- (+) Most flexible use of space
- (-) Increased cost and energy demand

SS countertop with sinks
Remove: Poured concrete trough wash basin

- (+) Easier Maintenance
- (+) Increased flexibility

Electrical

Delete Microgrid, but maintain conduit infrastructure
Provide: conduit infrastructure and associated distribution panels/disconnects for the batter system. (excluding battery inverters and microgrid control equipment (Spirae controls and utility relays) and associated wiring.

- (=) Potential energy adaptability
- (=) Potential future storage capacity
- (=) Future ability to shunt power to PD
- (-) Infrastructure installed without immediate benefit

Provide PV-ready conduit and roof flashing in lieu of PV panels and stanchions

- (+) Future ability to generate power
- (=) Code compliant

Poured concrete trough wash basin

- (+) Increased flexibility
- (-) Increased cost

Electrical

Include Microgrid,
Provide: conduit, associated distribution panels/disconnects for the battery system. (including battery inverters and microgrid control equipment (Spirae controls and utility relays) and associated wiring.

- (+) E energy adaptability
- (+) Storage capacity
- (+) Ability to shunt power to PD

PV & Stanchions
Provide: library roof mounted PV & stanchions, per Bid Drawings

- (+) Ability to generate power for library, direct support of electrical systems design

100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Site

North Deck - Adjacent Town Hall & Children's

North Deck: Garapa wood deck from Library connected to Historic Town Hall.
Includes: Integral benches and stair access to Historic Town Hall

North Deck Removed

North Deck Removed
Provide: Pavers and landscape planting between Town Hall & library, maintain ramp entry design

- (+) reduced demolition of Town Hall Site
- (+) supports removal of operability, doors, in north facing curtain wall
- (-) Reduction of library & heritage program space
- (-) Loss of flexibility indoor outdoor space for library
- (-) Loss of direct connection to Town Hall

Maintain Original Front Deck Design but in Cedar wood

North Deck Size Maintained, but constructed in Cedar wood
Provide: Ramp and north entry deck per bid drawings.

- (+) Increases openness between library children's area and exterior site
- (+) Maintains library & heritage program space
- (+) Allows flexibility for indoor/outdoor space for library
- (+) Provides direct connection to future Town Hall
- (-) Requires modular installation to remove sections for future Town Hall construction
- (-) Cedar requires more maintenance than Garapa
- (-) Cedar will splinter with extended use and age.

North Deck Reduced in size

North Deck reduced to 1000 sf, previously 4000sf
Provide: New deck constructed in cedar rather than garapa. Pavers and landscape planting between Town Hall & library, maintain ramp entry design

- (+) reduced demolition of Town Hall Site
- (+) supports reduction of operability, doors, in north facing curtain wall
- (-) Reduction of library & heritage program space
- (-) Reduced flexibility for indoor/outdoor space for library
- (-) Loss of direct connection to Town Hall
- (-) Cedar requires more maintenance than Garapa
- (-) Cedar will splinter with extended use and age.

South Deck

Quiet Reading Deck: Garapa wood deck with integral benches and stairs. Also serves as second exit from Library.

South Deck Removed

South Deck Removed:
Provide: Pavers and landscape planting at south edge of building, maintain stair exiting design

- (+) reduced structure for deck
- (-) Reduction of library & heritage program space
- (-) Loss of flexible indoor/outdoor space for library

Maintain Original South Deck Design in Cedar wood

South Deck Design Maintained
Provide: design per bid documents

- (+) Increased flexible indoor/outdoor space for Adult quiet reading room
- (+) Library program space included
- (-) Cost of structure for deck

Site Fence Materials

Metal frame with Garapa wood horizontal slats

Site & Mechanical Fence Material

Redwood Fencing in lieu of Garapa
(-) Less durable, requires more maintenance
(-) Lighter wood, greater deflections

Site & Mechanical Fence Material

Cedar Fencing in lieu of Garapa
(+) Consistent with other exterior wood species, at the rainscreen, decks.
(-) Less durable, requires more maintenance
(-) Lighter wood, greater deflections

Site Planting & Irrigation

Conventional design with ground cover, trees, shrubs and irrigatiHydroseed typical planting type, irrigation included

Site Planting & Irrigation

- (-) Requires irrigation system

Site Planting & Irrigation

Combination **Hydroseed** and **Native Planting**

- (=) reduced irrigation demand

Site Planting & Irrigation

Drought tolerant native planting palette

- (+) low-demand irrigation bubbler system

Site Furnishings

Low table and chairs on Front Deck.
Bike racks and bike repair station with air pump.

Site Furnishings

Remove site furniture (on decks) and **bike repair station**.

- (-) Deferred cost for furnishings

Site Furnishings

Remove site furniture (on decks), maintain bike repair station.

- (+) Supports Class-C Bike path designation on-site
- (+) Community asset & teaching tool
- (-) Deferred cost for furnishings

Shade Garden

Shade Garden with Garapa fence, 6' high, boulders and salvaged redwood seating logs. 1,800 sf

Shade Garden Removed

Shade Garden Removed, do not construct shade garden
Remove: 1,800 sf shade garden located east of the existing historic Town Hall Building.

- (-) Library outdoor children's programming to be hosted elsewhere
- (-) No screened protected outdoor space available onsite

Shade Garden Deferred

Shade Garden Deferred, do not construct shade garden, but provide future infrastructure.
Provide: Electrical and domestic water connections to support future 1,800 sf shade garden.

- (+) Future install of shade garden made easier, more cost effective
- (-) Library outdoor children's programming to be hosted elsewhere
- (-) No screened protected outdoor space available onsite

100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Interior Assemblies

Ceiling Acoustical Fabric System

Acoustic stretched fabric ceiling at 13'-6" AFF
1" acoustic backing and fabric wrap, by Eurospan.
NRC: 0.80

Ceiling - ACT

Acoustical plank ceiling 1x4, 11' AFF. Ref. Armstrong Ultima High NRC w/
Interlude XL HRC Dimensional Tee
Provide: Underdeck black-faced insulation, edge trim
Remove: Eurospan Fabric Ceiling
NRC: Up to 0.80, CAC: 35

- (+) *Maximized access*
- (-) *Decreased acoustical performance*
- (-) *Detailing and installation at system edges more complicated*

Ceiling - ACT

Acoustical plank ceiling 1x6, 13'-6" AFF. Ref Armstrong Ultima High NRC w/
Interlude XL HRC Dimensional Tee
Provide: Underdeck black-faced insulation, edge trim
Remove: Eurospan Fabric Ceiling

- (+) *Maximized access*
- (+) *Increased daylight*
- (+) *Increased acoustics related to ceiling height*
- (-) *Decreased acoustical performance related to ACT in lieu of fabric*
- (-) *Detailing and installation at system edges more complicated*

Casework

Teak wood veneer casework with solid surface countertops at Public spaces
Sealed plywood casework with solid surface at
Maker Space

Casework

Plastic Laminate casework with solid surface countertop

- (+) *Widely available*
- (-) *Decreased durability*
- (-) *Difficult to maintain*

Casework

Wood veneer casework with solid surface countertop

- (+) *Increased durability, workability*
- (+) *Maintains design intent*

Wall Finishes

Acoustical Fabric Panel, Ref: FW-2, NRC: 0.90 at
bookwall and meeting rooms
Acoustical Wood Veneer Paneling, WDW-1, Ref.
Navy Island, NRC: 0.90 at rading room interior
window walls

Wall Finishes

Acoustical Fabric Panel, Ref: FW-2, NRC: 0.90

- (+) *Widely Available*
- (-) *More difficult to maintain*

Wall Finishes

Acoustical Wood Veneer Paneling, WDW-1, Ref. Navy Island, NRC: 0.90

- (+) *Durable, easy to maintain*
- (+) *Maintains design intent*

Interior Glazing / Windows

Teak wood interior window system with inset
acoustic wood panels (see wall finish above)

Interior Glazing / Windows

Painted Aluminum Framed Interior windows, painted metal doors. Reduced area
from Bid set.
Remove: Interior Storefront system with wood framing and paneling.
Provide: Wilson Series 200, Aluminum 1 1/2" profile with glazed solid wood doors
to replace glazing by approx. 50% of previous glazing area, incl drop bottoms &
perimeter gaskets at doors. Include wood wall panel at transom only.

- (-) *Largest reduction in natural daylight distribution to meeting rooms*
- (-) *Reduced Acoustic performance*
- (-) *Larger profiles and limited glazing dimensions*

Interior Glazing / Windows

Painted Aluminum Framed Interior windows, wood doors with glazing.
Remove: Interior Storefront system with wood framing and paneling
Provide: Wilson Series 200, Aluminum 1 1/2" profile with glazed solid wood doors
to replace 80% of previous glazing area, incl drop bottoms & perimeter gaskets at
doors. Include wood wall panel at transom only.

- (+) *More profile and window size options*
- (-) *Reduction in daylight distribution to meeting rooms*

Furniture

Book Wall Casework

Teak wood veneer casework + Rakks shelving book wall. Back wall of book wall includes acoustic
fabric panels, see Wall Finishes.

Book Wall Metal Furniture System

Cantilevered Metal Furniture Shelving System
Remove: Wood casework + Rakks shelving book wall
Provide: Wall mounted cantilevered metal shelving system along curved back wall.
Include wood full-height book end side panels Ref. Spacesaver Corporation
Requires inclusion of full-height acoustical fabric wall paneling along book wall.

- (=) *Assortment of shelf profiles available,*
- (-) *Trims and transitions not included, see pricing alternate*
- (-) *Significant additional acoustical wall paneling required.*
- (-) *Metal finish in lieu of wood, louder.*

Book Wall Wood Furniture System

Wood Furniture Shelving System
Remove: Wood casework + Rakks shelving book wall
Provide: Floor-mounted wood shelving system along curved back wall. Include
wood full-height book end side panels Ref. Worden, Pinfast Collection or
Russwood

- (+) *Variety of wood veneer finishes available*
- (+) *Variety of wood veneer finishes available*
- (=) *Assortment of shelf profiles available*
- (-) *Requires limited acoustical fabric wall paneling at upper portion of shelving
where books won't be located, above 8' high.*
- (-) *Trims and transitions not included, see pricing alternate.*

Book Wall Wood Base & Trims

Wood Base and trims to match Furniture Shelving units
Provide: Wood Veneer Trims and base and between bookshelving furniture units

- (+) *Increases maintenance and durability of shelf system*
- (+) *Meets book wall design intent*
- (-) *Increased coordination*

Mobile Casework

Custom teak veneer casework for mobile bookshelves, seating and library help desk.

Mobile Furniture in lieu of Casework

Movable Furniture System in lieu of Casework
Replace: Casework Units: C01, C02, C03, C04 and C05 with furniture. Ref.
Russworld Mobile Shelving unit

- (=) *Assortment of shelf profiles available,*
- (-) *Trims and transitions not included, see pricing alternate*
- (-) *Metal finish in lieu of wood, louder.*

Mobile Furniture in lieu of Casework

Movable Furniture System in lieu of Casework
Replace: Casework Units: C01, C02, C03, C04 and C05 with furniture.
Ref. Worden Pinfast Collection, mobile furnishings

- (+) *Variety of wood veneer finishes available*
- (=) *Assortment of shelf profiles available*
- (-) *Trims and transitions not included, see pricing alternate.*

100% CD BID DRAWINGS DESIGN

BARE BONES + REDUCED SF

RECOMMENDED, BALANCED OPTION

PRICING ALTERNATES / DEFERRED DESIGN

Area Reduction

Area Reductions

Remove Adult Quiet Reading Room, This space is on the south end of the building is approximately 750sf.

- (-) Library usable space is reduced
- (-) Space needs to be distributed to other areas to accommodate

Remove (2) Small Meeting Rooms, These spaces on the south end of the building are approximately 350sf.

- (-) Library usable space is reduced
- (-) Space needs to be distributed to other areas to accommodate

Phasing

IT Scope

IT conduit, wiring and equipment.

Deferred IT Scope

Defer IT Scope

~~Remove:~~ IT Scope from project, deferred approval

- (-) Deferred Cost
- (-) Requires future coordination
- (-) Unpredictable future market costs

Town Hall Seismic Upgrade & Renovation

Seismic renovation of Town Hall along with Café addition. Removal of existing access ramp, stairs and trash area. Removal of council dias. Renovation of toilet room and Heritage spaces.

Defer Town Hall Seismic Upgrade & Renovation

Defer Town Hall Remodel

~~Remove:~~ Seismic upgrade, sitework, fire & electrical upgrades, renovation and expansion to the existing historic Town Hall

- (-) Deferred Cost
- (-) Requires future coordination
- (-) Unpredictable future market costs

Demolition of Library

Demolition of library, hazardous material removal and site utility removal/capping per original bid documents

Demolition of Library Under Separate Contract

Demolish Existing Library prior to Construction

- (+) Maintains more site area for Library construction
- (+) Utilize temporary housing
- (-) Possible risk if demo occurs prior to bid completion

Library & City Hall as one Contract

Library and City Hall to be constructed as one project.

Library Construction Under Separate Contract

Complete Library prior to City Hall

- (+) Maintains more site area for Library construction
- (+) Utilize temporary housing
- (+) Opportunity for additional bidders

Benchmarking

Provide Only CalGreen Mandatory Requirements

Remove Task lighting for IEQ6.1 (Controllability of Systems – Lighting).

- (-) Reduction in occupant control
- (-) Less energy efficient

Remove PV Provisioning

Other items such as EA2 (On-Site Renewable Energy) and EA5 (Measurement and Verification) would need to be **provisioned for a future PV system** under CalGreen requirements.

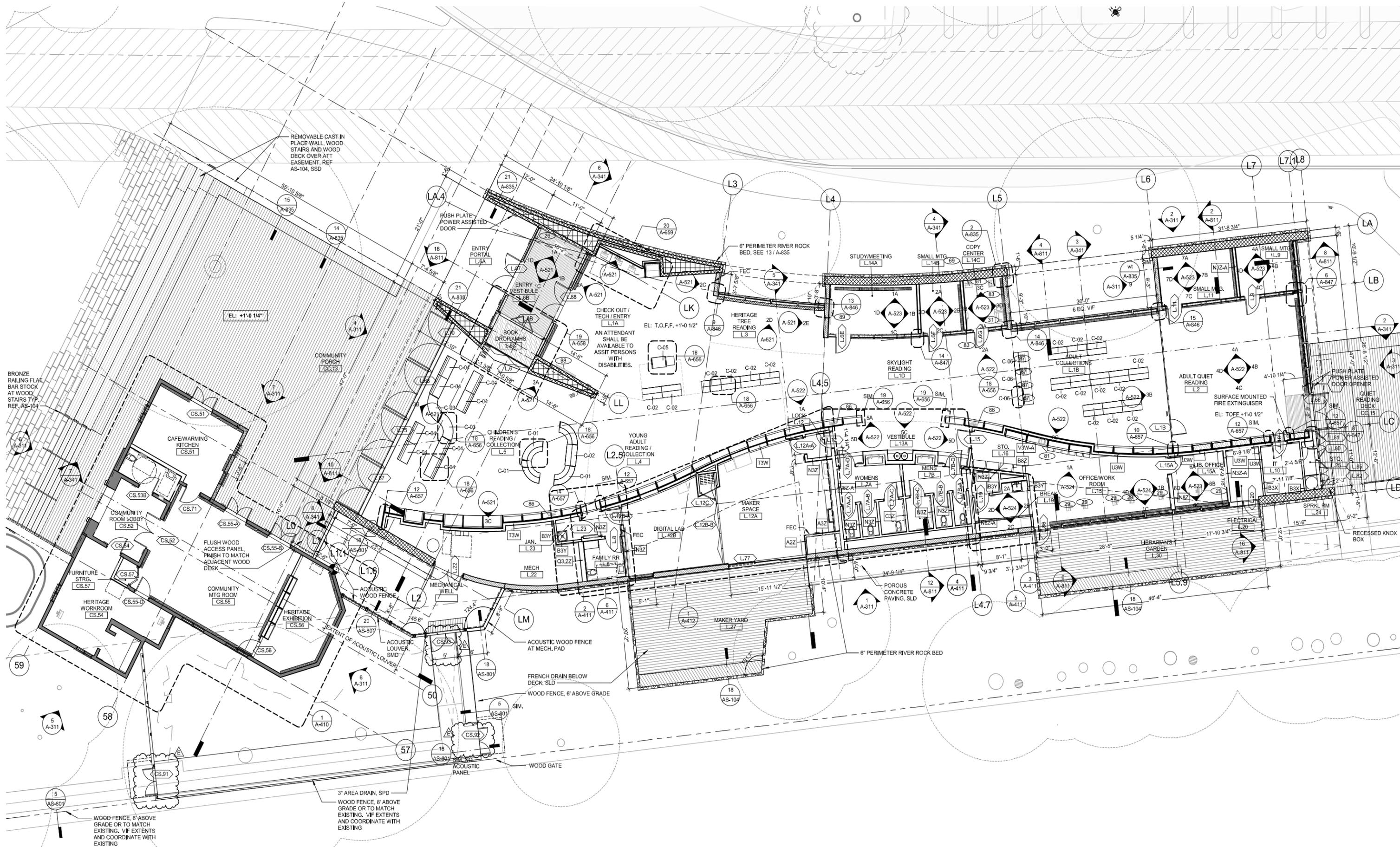
~~Remove:~~ PV modules, inverters and associated AC and DC wiring.

- (-) Limited future energy adaptability

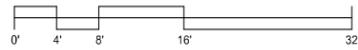
LEED Requirements

Delete or reduce LEED Requirements (not recommended)

- (=) 1989 Waste Management Act already requires 50% diversion from landfill
- (?) Need to understand what is qualified as the basis for these cost savings from Overaa? Are reductions double-counted?
- (?) Difficult to quantify value across systems



1 FLOOR PLAN LIBRARY - LEVEL 1
 1/8" = 1'-0"



Library

Item #	Description	Suggested by	mack5 Evaluation (\$)
1	Bid Alt #10 Hydroseed (Library Site)		(\$272,658)
2	Delete Microgrid	OC	(\$582,688)
3	Change Rammed Earth to metal framed stucco	OC	(\$694,778)
4	Change Teak Wood Windows to aluminum (Exterior Only)	OC	(\$860,201)
5	Eliminate Phasing (pro-rated between library 40% & CityHall 60%)	OC	(\$777,742)
6	Remove PVs, provide PV ready* VE Lighting	OC	see breakdown below
	6a. Structural steel MC10x28.5		(\$97,416)
	6b. PV panel		(\$751,038)
7	Simplify HVAC no Underfloor supply	OC	TBD
8	Change Teak Wood to Oak+	OC	NIC
9	Change Exterior Deck to cedar	OC	redundant,
10	Change construction of raised Library Floor	OC	TBD
12	Eliminate Acoustic Fabric Ceiling (replace w/ standard 2x2 ACT ceiling)	OC	(\$265,601)
13	Alternate glazing spec (Solarban 70XL in lieu of SB72)	HP	(\$32,644)
14	Eliminate Town Hall Remodel	WRNS	(\$1,608,297)
15	Change interior window system & material (Interior-change to aluminum frame)	WRNS	(\$139,482)
16	Change Zinc flashing and trim to painted metal	WRNS	TBD
17	Delete Mobile casework add to furniture (Savings on GC mark-up cost 23% x \$103K)	TofA	(\$23,805)
18	Change skylights at interior to square	WRNS	TBD
19	Remove IT/AV from GC scope Contract directly w/Supplier	WRNS	TBD
20	Manual Shades in lieu of wood shutters	WRNS	(\$5,205)
21	Eliminate deck at North Of Library (beside TownHall)		(\$400,105)
22	Eliminate deck at West Of Library (2-decks)		(\$152,928)
23	Eliminate deck at South Of library		(\$74,286)
24	Eliminate doors to front deck; paintedd alum framed curtainwall at North Entry, fixed lites, no operable door	TofA	(\$17,530)
25	Eliminate Operable Transom at windows	WRNS	(\$6,458)
26	Eliminate roof mechanical well provide screening	WRNS	TBD
27	Eliminate Shade Garden	WRNS	(\$80,126)
28	Eliminate Mock-Ups Sheet A-300	WRNS	(\$61,500)
29	Change rakks customized shelving to standard metal (make it FF&E, +savings in mark-up cost)	mack5	(\$302,457)
30	Delete mechanical lines between CityHall & Library	mack5	TBD
31	Delete scope for Corp Yard Site Improvement	mack5	(\$837,000)
	Sub-Total Deductions		(\$8,043,945)
	Reduce Program Area		
1	To L6.8 600 sf x \$1,000/sf (based on VE'd Unit Rate)	WRNS	(\$600,000)
2	To L6 addition 850 sf x \$1,000/sf (based on VE'd Unit Rate)	WRNS	(\$850,000)
	Total Deductions		(\$9,493,945)



ATHERTON NOW
BUILDING COMMUNITY

Campaign Committee

Didi Fisher, Co-Chair

Sandy Levison, Co-Chair

Kay Clarke

Brendan Cullen

Christine David

Rick Degolia

Herb Lechner

Beverly Lenihan

Elizabeth Lewis

Kimberly Young

July 10, 2018

TO: Town Council of Atherton
FROM: Atherton Now Campaign Committee

SUBJECT: Monthly Fundraising Update – June 30, 2018

Outstanding commitments/pledges	\$2,545,762
Cash Donations	\$3,960,965
Cash Grants to the Town	\$1,738,691
Next Payment Due 6/17/17	\$65,470
Total Cash & Pledges to date	\$6,506,727
Million Dollar Donors	4
Total # of Donors to date	140

Respectfully submitted.