



Item No. 2 Town of Atherton

CITY COUNCIL STAFF REPORT – ACTION ITEM

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: SEPTEMBER 5, 2018

SUBJECT: REVIEW AND DISCUSS THE CIVIC CENTER PROJECT UPDATE TO INCLUDE A DISCUSSION OF PROJECT FUNDING; REVIEW, DISCUSS AND PROVIDE DIRECTION ON DESIGN CHANGES AND VALUE ENGINEERING OPTIONS FOR THE ADMINISTRATIVE/POLICE BUILDING; DIRECT STAFF TO REQUEST A RE-DESIGN PROPOSAL FROM WRNS STUDIOS; AUTHORIZE THE CITY ATTORNEY TO PREPARE AND CITY MANAGER TO EXECUTE AN AGREEMENT AMENDMENT WITH WRNS STUDIOS TO PERFORM RE-DESIGN WORK FOR THE LIBRARY; AND AUTHORIZE ADVERTISEMENT FOR PUBLIC BIDS TO PROVIDE DEMOLITION AND ABATEMENT SERVICES FOR THE LIBRARY BUILDING

RECOMMENDATION

1. Review and Discuss the Civic Center Project Update to include a discussion project funding;
2. Review, discuss and provide direction on design changes and value engineering (VE) options for the Administrative/Police building; and
3. Direct staff to request a re-design proposal from WRNS Studios for Council approved VE options for the Administrative/Police building; and
4. Authorize the City Attorney to prepare and City Manager to execute an agreement amendment with WRNS Studios to perform re-design work for the library; and
5. Authorize advertisement for public bids to provide demolition and abatement services for the library building.

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BACKGROUND

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. The City Council directed that all bids be rejected and that the project be redesigned to include more VE options, reduced in scope as necessary, and rebid to the open market by the end of the calendar year.

On August 17th, the design team presented City Council with the VE options and estimated net cost savings for the Library recommended by the PMC, design team and Library staff; and requested direction to request a re-design proposal from WRNS Studios; received an update on progress of value engineering (VE) options for the Admin/PD building; review, discuss and provide direction on funding issues related to the overall project and provide direction on potential demolition of library building. Attached is the Council meeting summary (Attachment 1).

Today the design team is presenting the VE options and estimated net cost savings for the Admin/PD building recommended by the PMC, design team for review, discussion and Council direction (Attachment 2).

Additional Services

Per Council's direction on August 17th, staff requested WRNS Studios to provide a proposal for the Council approved Library VE re-design services. Attachment 3 is the WRNS proposal letter dated August 26, 2018 for Council consideration. This proposal includes; 1) the scope of work for the Library re-design for a not to exceed fee of \$199,975; and 2) the costs incurred during the re-work period for WRNS and their sub-consultants of \$85,740. The total cost for both these efforts is \$285,715.

Library Demolition and Abatement Bid Package

Per Council's direction at the August 17th meeting, staff has prepared a bid package to demolish and abate the library building prior to contracting with a General Contractor to perform the remainder of the Civic Center project work. Attachment 4 is the Library Demolition and Abatement Notice Inviting Bids.

Council direction is required to authorize staff to proceed with some or all of the value engineering options being recommended for the Admin/PD building; direct staff to request a re-design proposal from WRNS Studios for Council approved VE options for the Administrative/Police building; authorize the City Attorney to prepare and City Manager to execute an agreement amendment with WRNS Studios to perform re-design work for the library and re-work performed to date for a not to exceed fee of \$285,175; and authorize release of Notice Inviting Bids for public bids to provide demolition and abatement services for the library.

Project Funding

As the Council is aware, part of the challenge for the Civic Center Project has involved securing

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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. However, over time and via clarification by an Advisory Measure, the funding premise for the building has changed. Currently, the identified funding for the Project is 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).

Earlier this evening, the Council heard a presentation from Urban Futures regarding the potential of Certificates of Participation, Private Placement Funding, and/or Revenue Anticipation Notes. Staff suggests that the Council continue to have a discussion around possible funding options for the Project and, provide staff with feedback related to funding alternatives.

POLICY ISSUES

There are no policy issues associated with this report.

FISCAL IMPACT

Attachment 5 is a summary of the project finances via the Monthly Budget Summary.

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)
- X 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)

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ATTACHMENTS

Attachment 1: Council Meeting Summary 8-17-18

Attachment 2: Proposed Admin/PD VE Options 8-27-18

Attachment 3: WRNS Library Redesign Proposal Letter dated 8-26-18

Attachment 4: Library Demo & Abatement Notice Inviting Bids

Attachment 5: Monthly Budget Summary

Attachment 5

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	\$993,216	\$433,724	\$581,357	\$2,479,255	\$4,487,553
Project Management	\$567,200	\$182,200	\$44,383	\$671,253	\$1,465,036
Geo-Tech/Environmental	\$48,706	\$95,442	\$53,222	\$0	\$197,371
Totals	\$1,609,122	\$711,366	\$678,963	\$3,150,508	\$6,149,960
Remaining FY 17-18 Budget	\$2,958,947	\$862,483	\$202,537	\$898,710	\$4,922,678

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	August 21, 2018
Date of Meeting	August 17, 2018
Place of Meeting	Town Hall – 91 Ashfield Road
Prepared By	John Schlueter
Project Name	Atherton CC: Library VE Meeting
Project No.	WRNS: 15007.00
Purpose	Discuss City Hall VE Options
Participants	<p>Cary Wiest, Mayor Bill Widmer, Vice Mayor Michael Lempres, Council Member Elizabeth Lewis, Council Member Rick DeGolia, Council Member George Rodericks, City Manager Bill Conners, City Attorney Theresa DellaSanta, City Clerk Robert Barron, City Finance Robert Ovadia, Public Works Joe Wade, Police Commander Marty Hanneman, Project Manager Paul Beamer, Construction Manager John Schlueter, WRNS Studio</p>
Distributed	<p>Participants Eileen Ong Adam Woltag Pauline Souza Steven McCulley</p>

Item No.	Description	Action Req'd by
7.0	<p>Special Meeting to discuss Library Value Engineering VE Options City Council focus on 5 key items.</p> <ol style="list-style-type: none"> 1. Receive, discuss and provide direction on funding issues related to the overall Civic Center project. 2. Provide Direction on Design Changes and Value 	

		<p>Engineering options for the library portion of the project.</p> <ol style="list-style-type: none"> 3. Direct Staff to request a re-design proposal from WRNS Studio. 4. Receive update on progress of Value Engineering Options for Administrative / Police Building 5. Provide direction on the demolition of the library building. 	
7.1		Receive, discuss and provide direction on funding issues related to the overall Civic Center project.	
	7.1.1	Funding scenarios for the library and city hall building projects were presented by City Manager George Rodericks.[GR]	
	7.1.2	The intent is to rebid the project in early 2019. With an anticipated open date of fiscal year 21/22. It was noted that the Library JPA revenue futures would yield a fund increase of approximately \$1.45 million per year.	
7.2		Provide Direction on Design Changes and Value Engineering options for the library.	
	7.2.1	Maintaining the stabilized rammed earth as the building exterior and structural system was agreed to as it was noted to be the preference of the library staff and recommended by the PMC because of it's structural, thermal and acoustic advantages. It was suggested that a concrete exterior wall could be carried as a bid-alternate in lieu of the rammed earth. [CW]	
	7.2.2	The recommendation of Aluminum framed curtain wall in lieu of the wood framed curtain wall was approved. The western elevations are to be aluminum framed storefront assembly. Solarban 70XL was approved in lieu of Solarban 72 for the insulated exterior glazing.	
	7.2.3	The building mechanical system was recommended to reduce from a central plant air-cooled Heat pump located at the library to a split heat pump system at the library and possibly at the city hall building. Additional cost analysis is being studied for the city hall building systems. Mechanical system options will be re-evaluated at the September 5 th council meeting based on operations, maintenance and warranty information. The distribution system of underfloor air was recommended because it allows for lower velocity of air to be distributed and is quieter, healthier and more comfortable.	
	7.2.4	The toilet rooms of the library are to remain as designed which allows for the toilet rooms to be easily converted to gender neutral in the future by removing the dividing wall between the two rooms. This includes full height partitions with dedicated lighting and exhaust for each stall.	
	7.2.5	VE of the lighting fixtures was discussed and it was noted that the design coordination around performance, analysis and fixture selection is one of the more complicated design efforts. It was noted that the selection of ceiling systems will influence the lighting system. See 7.2.11 below. Spare site conduits were recommended for removal.	

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7.2.6	It was elected to remove the microgrid equipment from the library project, but to maintain the infrastructure.	
7.2.7	The roof-mounted photovoltaics (PV's) were directed to remain on the library roof per the bid document design. This includes all inverters, stanchions and panels in the project.	
7.2.8	The exterior decks were determined to be important to the overall flexibility of the space. All decks are to remain with the exception of the librarian's deck which will be redesigned as a graded path and landing. Deck material was recommended to be maintained as Garapa or an equal performing hardwood due to durability concerns around the use of redwood or cedar as a public-use decks.	
7.2.9	Planting and irrigation are to remain as designed which includes the use of native and decorative planting. It was noted that the Police/ City Hall portion of the site would need to be evaluated in a future meeting as well and that based on planting selection and possibly phasing there may be variable establishment of the planting across the overall site.	
7.2.10	The southernmost line of fencing as proposed at the shade garden, west of the library is to be removed. The northern gate and fence are to remain per the bid design but in cedar. The site furnishings and shade garden including all associated infrastructure are to be removed from the design documents.	
7.2.11	Interior Assembly modifications accepted included reducing the amount of acoustic wall panels along the book shelving wall. High portions of the shelf wall will still require acoustic panel treatment. The acoustic fabric ceiling was noted to be highly visible and important to the visual and acoustical performance of the space. It is preferred in lieu of an acoustical ceiling tile plank system. The fabric system was recommended to remain in the design. Lighting modifications can still be incorporated into the design to reduce cost.	
7.2.12	The Interior window system was recommended to be modified from a wood framed storefront to an aluminum framed system with acoustic fabric panels above.	
7.2.13	The bookwall shelving system, a combination of Rakks shelving units with custom wood casework, was eliminated from the project. The book shelving and mobile casework are to be from the San Mateo County Library FF&E budget.	
7.2.14	Area reductions to the building program were not recommended to be taken as Value engineering for the library.	
7.2.15	The seismic upgrade and renovation of the town hall was approved to remain in the project.	
7.2.16	Demolition of the existing library was approved to be commenced prior to the receipt of bids on the project. Town staff indicated that the library staff are free to move into temporary housing onsite as they are ready.	
7.2.17	The sum total of anticipated savings for the VE items listed within item 7.2 was preliminarily estimated to be \$3.14M. It was noted	

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		that the original goal \$16M for the library and site will be revised pending a cost/financing review meeting with San Mateo County Library. (SMCL) The current anticipated library budget (including the library portion of site costs) is estimated at \$20.1M.	
7.3		Direct Staff to request a re-design proposal from WRNS Studio.	
	7.3.1	<ul style="list-style-type: none"> • Council approved the direction to request a re-design proposal from WRNS Studio for the approved library VE scope. This fee proposal will be available for review at the 9/5/2018 Council meeting. 	
7.4		Receive update on progress of Value Engineering Options for Administrative / Police Building.	
	7.4.1	City Manager George Rodericks gave an overview of the city hall / admin. VE effort. A similar effort for Value Engineering of the city hall Admin/PD building is underway and will be presented at the Sep. 5 th Council Meeting for approval and direction.	
7.5		Provide direction on the potential demolition of the library building.	
	7.5.1	Timing to release the demolition of the existing library building was discussed. The key variable was whether or not to demolish prior to receiving new bids for the project. Demolishing prior to bid receipt offers the advantages of simplifying the site mobilization and front-end effort for a contractor. The risk associated with moving forward to demolish prior to bid receipt is that the library staff will be already re-located to temporary housing should the bids not be satisfactory.	
	7.5.2	It was approved to direct town staff and WRNS studio to begin preparation on the library demolition package.	
7.6		Next Steps:	
	7.6.1	<ul style="list-style-type: none"> • September 5th Council Meeting: Presentation of City Hall VE options and fee proposals for the Library VE effort to City Council. Receive request for WRNS to propose fees for the redesign of the city hall portion of the project. Review Library Demo package. • September 19th Council Meeting: A cost presentation of the library and city hall projects with funding scenarios. Presentation of the project financing for San Mateo County, JPA approval and review of the bid package for the library demolition. Presentation of Design fees for the City Hall Portion of the project. 	
		<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>	

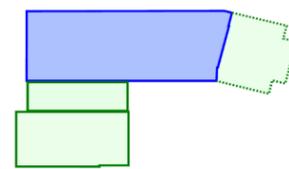
	100% CD BID DRAWINGS DESIGN	REDUCED PROGRAM, MATERIALS & SYSTEMS / DEFERRED DESIGN	RECOMMENDED OPTION REDUCED MATERIALS & SYSTEMS	PRICING ALTERNATES / DEFERRED DESIGN
Exterior Assemblies / Superstructure				
2 Story Building(s)	Police, Administration and Community Development Center are 2 story building. Council Chamber is single story.	Build Police Dept. defer Administration & Comm. Development Center (7266 sf), remove Lobby (3606 sf) \$7,374,000	Building w/reduced finishes (itemized below)	Remove Lobby, Level 2 walkway Remove Clay Tile over Level 1 roof \$1,283,000
Exterior Materials	Cement Plaster walls w/precaster base and window sills. Decorative concrete at arched openings. Clay tile roofs with wood deck overhang and wood rafter tails. Aluminum window systems with steel windows and doors at Lobby	Exterior glazing Solarban 70XL Reduce Security Glazing to Level 3 Eliminate Exterior Mock-up \$93,000	Aluminum storefront windows in lieu of steel Exterior glazing Solarban 70XL Reduce Security Glazing to Level 3 Eliminate Exterior Mock-up Reduce exterior precast elements \$595,000	Clay tile Roof as designed in lieu of Asphalt Shingles \$292,000
Ancillary Building & Secure Parking	CMU (concrete block) walls with cement plaster finish	Concrete masonry walls at Ancillary & Secure Parking, eliminate plaster finish & precast cap. Secure Parking wall extends along Fair Oaks to Ancillary Building \$82,000	Asphalt Shingle Roof in lieu of Clay Tile Concrete masonry walls at Ancillary & Secure Parking, provide vertical planting in front of wall. Eliminate plaster finish & precast cap. Secure Parking wall extends along Fair Oaks to Ancillary Building \$82,000	
Building Systems				
Mechanical System and Distribution	Campus air source heat pump. Radiant ceilings and Lobby floor.	VRF system w/o Radiant Ceiling and floors (PD only) \$194,000	VRF system w/o Radiant Ceiling and floors (Mack5 Confirm) \$398,000	Add air source heat pump (60 ton) for City Hall, remove site piping and downsize pumps \$198,000
System Monitoring	All System monitoring thru single program. Control of systems thru individual programs	Per original scope HVAC & Lighting monitored and controlled thru single program. All other systems to be monitored & controlled thru individual programs	Per original scope HVAC & Lighting monitored and controlled thru single program. All other systems to be monitored & controlled thru individual programs	
Electrical		VE Lighting Remove site spare conduits \$26,000		
Emergency Power	500 kw Generator with 4000 gal fuel supply			Microgrid system for Emergency Power in lieu of Generator and Fuel Storage Tank system \$1,655,000
Alternate PV System	Alternate PVs and supports, Fall Arrest system and changing roof below to Asphalt Shingles			Provide & Install PVs on the police department roof, Replace clay tile roof with asphalt shingles add savings (-\$59,000) \$650,000
				Carport Canopies, excluding corp yard, PV on carports and Ancillary building \$973,000
Site				
Planting & Irrigation	Ground cover, trees, plants and irrigation.	Hydroseed in lieu of planting as designed \$162,000	Hydroseed in lieu of planting as designed \$162,000	
Furnishing & Fencing	Site Benches, chairs and table Garapa wood fence at New Ashfield Road property line	Remove site furnishings \$18,000	Remove site furnishings \$18,000	
		Change Wood Fencing to Cedar at Ashfield Road relocation \$12,000	Change Wood Fencing to Cedar at Ashfield Road relocation \$12,000	
Corp Yard Scope	Canopies over waste staging & mixing area. Metal fencing & gates at new boundry. Relocate (e)generator. Demolish (e) Public Works bldg.	Delete Corp Yard canopies, fencing & paving \$837,000	Delete Corp Yard canopies, fencing & paving \$837,000	
Interior Assemblies				
Lobby Finishes	Acoustic fabric ceiling between wood clad beams. Iron railing system with teak top rail. Acoustic wood panel ceiling at Level 1 bridge. Wood sliding gate at Comm. Dev. Ctr. Veneer plaster to match acoustic Plaster. Tile, carpet & wood flooring	see above "2 Story Building(s)" row	Eliminate Acoustic Fabric Ceiling, acoustic wood panel ceiling, veneer plaster & wood cladding & wood beams Simplify railing and replace teak with alternate wood Eliminate Sliding wood gate at Comm. Dev. Reception \$426,000	
Casework Finishes	Wood veneer casework		Reduce casework at Comm. Dev. Office (provide as FF&E) \$52,000	Plastic Laminate finish on casework (additional savings) \$13,000
Secure Walls	Dimising walls between PD & Lobby are security Level 5	Reduce to security Level 3 \$143,000	Reduce to security Level 3 \$143,000	
Ceiling Fans	Fans located in Office spaces, fitness & breakrooms	Remove ceiling fans \$37,000	Remove ceiling fans \$64,000	
Area Reduction				
Council Chamber		Defer Council Chamber \$1,655,000		Defer Council Chamber \$1,655,000
Adimistrative/Comm. Development Areas		Eliminate Temporary Admin Trailer pad & utility connections \$39,000	Eliminate Temporary Admin Trailer pad & utility connections \$39,000	
Police Areas				
Phasing				
Reduced Phasing		Estimated Saving for Reduce Phasing \$400,000	Estimated Saving for Reduce Phasing \$400,000	
Reconciled Estimate				
Building	\$24,208,000			
Site	\$8,454,000			
Total	\$32,666,000	Estimated Savings \$11,072,000	Estimated Savings \$3,228,000	
Construction Cost Goal				
Target	\$24,000,000			
Contingency (10%)	\$2,400,000			
Goal	\$21,600,000	Estimated Construction Cost \$21,594,000	Estimated Construction Cost \$29,438,000	
Gap	\$11,066,000	Budget Gap \$6,000	Budget Gap \$7,838,000	



PROJECT AS BID



REDUCED PROGRAM/DEFERRED



INCREASE BUDGET

Summary Notes:
 1. All Estimated Cost based upon information provided by Mack5, including Reconciled Construction Cost Estimate
 2. **Italicized** cost are only removed from Construction Cost and will be accounted for inproject soft cost.
 3. All costs, unless noted otherwise are net, or loaded construction costs, which include markup, overhead and profit.
 4. Soft costs for design are not included on this chart. WRNS provided a preliminary estimated fee range of \$325-585K as approved in "Option 3b" on 7/18/8. This was based on the mobilization effort of one modified bid package, but with a limited understanding of scope to be modified.

ATHERTON CIVIC CENTER

City Council Meeting, September 5, 2018

City Hall Value Engineering Descriptions

(+) Good Value - Minimal Impact

(=)Balanced Value - Includes Trade-offs

(-) Poor Value - Constrains other criteria

100% CD BID DRAWINGS DESIGN

REDUCED PROGRAM, MATERIALS & SYSTEMS / DEFERRED DESIGN

RECOMMENDED OPTION REDUCED MATERIALS & SYSTEMS

PRICING ALTERNATES / DEFERRED DESIGN

Exterior Assemblies / Superstructure

Essential Service Building

City Hall and Ancillary Building are designed as Essential Service Building with 1.5 importance factor used in the structural design of building and attachment of equipment. Only Police Department and EOC need to be designed as Essential Service

Material: Clay Tile Roof Assembly

Hipped roof with Clay Tile at Roofs.

Material: Exterior Windows

Steel window and doors at Lobby levels 1 and 2.

Secure Windows at Police Dept. Level 1.

Secure exterior windows and Reception Desk windows are design with Ballistic Level 5 glazing and frames. Protects against automatic rifles.

Material: 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%

Material: Precast Concrete Elements

Precast Concrete sills, bases & entry arch decoration

Ancillary Building and Secure Parking

CMU walls with Cement Plaster Finish, on exterior side of walls. Metal deck on CMU walls and beams at larger spaces. CMU walls along north side of Police Secure Parking with cement plaster finish on pulbic side of wall. Walls topped with precast concrete cap.

New Police Facility defer Admin & Comm. Dev. Center

Build new Police Building and Secure Parking. Defer City Hall: Administration and Community Development Center and house in temporary facilities

(+) Removes approximately 10,500 sf of new construction
(+) Simplifies phasing.
(=) Defer building of new Admin/Comm. Dev
(-) Housing of City Administration and Community Development Center in temporary facilities for unknow length of time.

High Gable Roof Clay Tile only

Eliminate clay tile roof at Level 1 roofs. Provide parapet and built-up roofing. Eliminate rafter tails.

(+) Simplify structure
(+) Reduct clay tile
(+) Reduce soffit, gutters and rafter tails
(-) May need fall protection or raised parapet

Exterior Windows

Reduce secure windows to ballistic Level 3.

(+) Improved light transfer thru windows
(-) Decreases in security protection (handgun)

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

CMU Wall no Cement Plaster

CMU wall, no cement plaster finish. Provide CMU "4" soap" at top of walls. Provide additional planting at walls

(+) Wall cap to match CMU
(+) Additional planting softens wall
(-) More commercial material.
(-) Will take several years for plants to grow in

Essential Service Building with Reduced Materials

See Exterior and Interior Finish descriptions of material reductions

Asphalt Shingle Roof

Asphalt Shingles in lieu of clay tile

(+) no redesign of roof required
(+) elevator and HVAC equipment fits below roof
(-) does not meet original design intent

Exterior Windows

Painted Aluminum Storefront and doors at Lobby Entries. Aluminum windows at Level 2

(+) Matches storefront system at Level 1 PD Lobby entrance .
(+) Matches window system at Level 2.
(-) Departs from design intent

Reduce secure windows to ballistic Level 3.

(+) Improved light transfer thru windows
(-) Decreases in security protection (handgun)

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

Exterior Precast

Remove precast concrete at base and arched openings.

Stucco finish in lieu of precast at arched openings. Extend concrete curb at base. Delete precast concrete cap at CMU. Precast elements maintained at window sills.

(-) Reduced protection of finishes at entrance corners .

Separate Building with Level 2 Bridge

Remove lobby spaces at Levels 1 and 2. Provide walkway connecting Level 2 Admin/Comm. Dev. building.

(+) No additional elevator and stair required.
(=) Design of walkay parapet/railing & finishes required.
(-) Open walkway between buildings
(-) Some redesign of entries into each level

Clay Tile Roof as designed

Retain Clay Tile Roof as designed. Where PVs installed provide Asphalt Shingles (cost savings included in PVs below)

(+) no redesign of roof required
(+) elevator and HVAC equipment fits below roof
(-) complex roof framing

ATHERTON CIVIC CENTER

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City Hall Value Engineering Descriptions

(+) Good Value - Minimal Impact
 (=)Balanced Value - Includes Trade-offs
 (-) Poor Value - Constrains other criteria

100% CD BID DRAWINGS DESIGN

REDUCED PROGRAM, MATERIALS & SYSTEMS / DEFERRED DESIGN

RECOMMENDED OPTION REDUCED MATERIALS & SYSTEMS

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

Radiant Panel Ceiling at spaces throught building. Allows for tempering of spaces to lower heating and cooling requirements.

Radiant Floor at Level 1 Lobby. Provides for tempering of space to lower heating and cooling requiemment

System Monitoring

Single system provides monitoring of HVAC, Lighting, Power, Irrigation and Water use along with Life Safety systems.

Adjustments to systems via each system software

Electrical

Emergency Power

Diesel run emergency genrator with 1,000 gallon belly tank and 3,000 gallon above grade fuel tank.
 Require monthly testing and annual permit renewel by BAAQMD and MPFPD. (Microgrid is Bid Alternate)
 Required 96 hours of emergency power and 128 hours of fuel supply.

PV System

PV system for City Hall building

Includes: Panels and roof-mounted racking system, conduits and power-inverters (PV system is Bid Alternate)

Mechanical System

VRF system without Radiant Ceiling and Floors
Remove: DOAS air handlers to be removed
Add: (3) outside air fans with MERV-13 filter bonaks
Provide: 60 tons of VRF condensing units, dedicated fan coil in each room.

- (+) Reduction in campus distribution piping
- (+) Removes radiant ceiling and floors
- (+) Duct sizes do not increase.
- (+) All-electric service, simplified energy sourcing, renewable.
- (+) Reduced long-term energy costs
- (=) deferred cost for city hall HVAC system
- (-) VRF condensing unit will need to be accommodated.

Mechanical Distribution

Eliminate Radiant Panel Ceilings and floor
Remove: radiant panel ceilings and radiant floor system with associated piping and pumps.

- (+) Eliminates piping to radiant ceiling and floors

System Monitoring

Limit system monitored. Provide combined monitoring of HVAC and Lighting only.

- (-) Simpler system
- (=) Monitoring of power, water and irrigation systems through each system software,

Mechanical System

VRF system without Radiant Ceiling and Floors
Remove: DOAS air handlers to be removed
Add: (3) outside air fans with MERV-13 filter bonaks
Provide: 60 tons of VRF condensing units, dedicated fan coil in each room.

- (+) Reduction in campus distribution piping
- (+) Removes radiant ceiling and floors
- (+) Duct sizes do not increase.
- (+) All-electric service, simplified energy sourcing, renewable.
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- (=) deferred cost for city hall HVAC system
- (-) VRF condensing unit will need to be accommodated.

Mechanical Distribution

Eliminate Radiant Panel Ceilings and floor
Remove: radiant panel ceilings and radiant floor system with associated piping and pumps.

- (+) Eliminates piping to radiant ceiling and floors

System Monitoring

Limit system monitored. Provide combined monitoring of HVAC and Lighting only.

- (-) Simpler system
- (=) Monitoring of power, water and irrigation systems through each system software,

Mechanical System

Air source heat pump with Air Handler
Provide: 60 tons air source heat pump for City Hall Ref. Multistack ARA-030XN.
Remove: Site Piping and downsize pumps
Remain: Radiant ceiling and floors as currently designed.

- (+) Reduction in campus distribution piping
- (+) Improved energy performance
- (+) All-electric service, simplified energy sourcing, renewable.
- (+) Reduced long-term energy costs
- (-) Add Air Handler cost to City Hall.
- (-) Locate near City Hall

Mechanical System

Retain Campus Heat Pump at Library

- (+) No redesign of system required.
- (+) Cost savings over City Hall only Heat Pump
- (-) Larger Heat Pump connected to Emergency Power
- (-) Piping runs between buildings

Electrical Alternate

Microgrid with 12 battery units. To provide emergency power for 96 hours of Police/EOC operation.
 Includes: batteries, inverters and conduit and panel distribution.

- (+) Less maintenacne than Generator and Fuel Tank.
- (+) Energy adaptability
- (+) Storage capacity

Electrical Alternate

Provide and Install PV system.

Includes: Panels and roof-mounted racking system, conduits and power-inverters.
Replace: Clay tile roof with Asphalt Shingle where PVs installed.

- (+) Ability to generate and offset power cost
- (+) With Microgrid can provide power beyond required time frame.

Provide and Install PV System on Carport Canopies

Includes: PV and carport at new Station Lane and PVs on Ancillary building
 Excludes PV in Corp Yard.

- (+) Ability to generate and offset power cost
- (+) With Microgrid can provide power beyond required time frame.

ATHERTON CIVIC CENTER

City Council Meeting, September 5, 2018

City Hall Value Engineering Descriptions

(+) Good Value - Minimal Impact

(=)Balanced Value - Includes Trade-offs

(-) Poor Value - Constrains other criteria

100% CD BID DRAWINGS DESIGN

REDUCED PROGRAM, MATERIALS & SYSTEMS / DEFERRED DESIGN

RECOMMENDED OPTION REDUCED MATERIALS & SYSTEMS

PRICING ALTERNATES / DEFERRED DESIGN

Site

Site Planting & Irrigation

Conventional design with ground cover, trees, shrubs and irrigation.

Site Furnishings

Low tables and chairs at public courtyard. Benches at City Hall Entries.

Fence along Ashfield Road property line. Metal frame with Garapa horizontal slats.

Corp Yard Scope

Demolish Public Works building and relocated generator. New aluminum fencing around perimeter. Canopies over vehicle wash, waste staging and mixing areas. Vehicle charging stations for two cars.

Site Planting & Irrigation

Hydroseed typical planting type, irrigation included

(-) Requires irrigation system
 (-) Less variety
 (-) Does not provide seasonally expressive design intent

Site Furnishings

Remove site furniture

(-) Deferred cost for furnishings

Cedar Fencing in lieu of Garapa

(-) Less durable, requires more maintenance.

Remove Corp Yard Scope

Remove new fencing, canopies and electric vehicle charging stations

(-) Vehicle wash area, Waste staging and mixing areas non-compliant with BARWQCD

Site Planting & Irrigation

Hydroseed typical planting type, irrigation included

(-) Requires irrigation system
 (-) Less variety
 (-) Does not provide seasonally expressive design intent

Site Furnishings

Remove site furniture

(-) Deferred cost for furnishings

Cedar Fencing in lieu of Garapa

(-) Less durable, requires more maintenance.

Remove Corp Yard Scope

Remove new fencing, canopies and electric vehicle charging stations.

(-) Vehicle wash area, Waste staging and mixing areas non-compliant with BARWQCD

Site Planting & Irrigation

Combination Hydroseed and Native Planting

(+) reduced irrigation demand

ATHERTON CIVIC CENTER

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RECOMMENDED OPTION REDUCED MATERIALS & SYSTEMS

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Interior Assemblies

Ceiling Acoustical Fabric System

Acoustic stretched fabric ceiling at Lobby Level 2
1" acoustic backing and fabric wrap, by Eurospan.
NRC: 0.80

Ceiling Acoustic Wood Panel & Beams

Acoustic wood panel ceiling (AWC-1) & beams at Lobby Level 1 and Comm.
Dev. Counter
AWC-1: Navy Island
NRC: 0.90

Railings and Wood Trim

Ornamental wrought iron railings with teak wood trim at Lobby

Casework

Teak wood veneer casework with solid surface countertops at Lobby spaces
Wood veneer casework with solid surface countertops at back of house spaces

Wall Finishes

Veneer Plaster, IP-1 at Lobby to match look and texture of Acoustic Plaster IP-2.

Ceiling Fans

Ceiling Fans located in offices and training rooms.

Secure Walls

Secure walls designed with ballistic **Level 5 protection**.

Protects against automatic rifles.

Remove Ceiling Fans

Remove all ceiling fans. Electrical connection to remain for later installation.

(-) Removes occupant ability to control comfort level. More reliance on HVAC system.

Secure Walls

Provide secure walls with ballistic **Level 3 protection**.

(+) Simplifies construction
(-) Decreases in security protection (handgun)

Eliminate Acoustic Fabric Ceiling and Wood Beams

Remove Sloped Acoustical fabric ceiling 1x6,Ref Armstrong Ultima High NRC w/
Interlude XL HRC Dimensional Tee
Provide: Underdeck black-faced insulation, edge trim
Remove: Eurospan Fabric Ceiling and wood beams

(+) 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

Eliminate Acoustic Wood Ceiling and Wood Beams

Remove Acoustical Wood panel ceiling replace with 1x6,Ref Armstrong Ultima
High NRC w/ Interlude XL HRC Dimensional Tee
Provide: Underdeck black-faced insulation, edge trim
Remove: Navy Island Ceiling and wood beams

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

Simplify Railing and Trim

Simplify railing design and replace teak wood trim with alternate wood.

Casework

Wood veneer casework with solid surface countertop for all casework. Reduce casework and move to FF&E. Remove wood sliding screen at Community Development Reception Desk

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

Wall Finishes

Veneer Plaster, remove at lobbies, paint to match Acoustic Plaster IP-2
Acoustic Plaster wall to remain.

(+) Reduces cost
(-) Texture of painted walls different than Acoustic Plaster wall

Remove Ceiling Fans

Remove all ceiling fans. Electrical connection to remain for later installation.

(-) Removes occupant ability to control comfort level. More reliance on HVAC system.

Secure Walls

Provide secure walls with ballistic **Level 3 protection**.

(+) Simplifies construction
(-) Decreases in security protection (handgun)

Casework

Plastic Laminate casework with solid surface countertop
Remove wood sliding screen and replace with accordian gate.

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

ATHERTON CIVIC CENTER

City Council Meeting, September 5, 2018
 City Hall Value Engineering Descriptions

(+) Good Value - Minimal Impact
 (=)Balanced Value - Includes Trade-offs
 (-) Poor Value - Constrains other criteria

100% CD BID DRAWINGS DESIGN

REDUCED PROGRAM, MATERIALS & SYSTEMS / DEFERRED DESIGN

RECOMMENDED OPTION REDUCED MATERIALS & SYSTEMS

PRICING ALTERNATES / DEFERRED DESIGN

Area Reduction

City Council Chamber (2853 sf)
Lobbies (3606 sf)
Meeting Room (72 sf)
Open Office (183 sf)
General Storage (163 sf)
Tactical & Physical Training (819 sf)
Tactical Training Storage (93 sf)
Officer Resting Rooms (2@ 107 sf = 214 sf)
Computer Equip. Storage (96 sf)
Asphalt Pad and Utility Connections for Temporary Administration Trailer

City Council Chamber (2853 sf)
Lobbies (3606 sf)
Administration (3708 sf)
Community Development Center (3558 sf)

Eliminate Asphalt Pad and Utility Connections for Temporary Administration Trailer

Eliminate Asphalt Pad and Utility Connections for Temporary Administration Trailer

City Council Chamber (2853 sf)

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*

New City Council Chamber

Construction of new Council Chamber/EOC and associated storage, restrooms and pantry.

Defer New City Council Chamber

Defer construction of new City Council Chamber/EOC

(=) *Deferred Cost*
 (-) *Requires EOC to occupy Town Hall or Briefing Room*
 (-) *Requires storage space for EOC supplies*
 (-) *Requires future coordination*
 (-) *Unpredictable future market costs*

Benchmarking

CalGreen Requirements

Prescriptive approach to meet CalGreen/Title 24 requirements

(+) *Less restrictive than performance approach*
 (+) *Allows systems/assembly trade offs to meet goals*
 (-) *Must run energy model to validate system/assembly changes.*

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*

VE Options Considered - Not Recommended

Separate/Minimize Essential Service Areas

Seismic Joint between PD and Admin/Comm Dev: More costly than base bid

Reduce area in Essential Service Building: Add second level to Ancillary Building, no cost benefit. Would require redesign of PD and Ancillary.

Miscellaneous Cost Savings studied

Provide temporary facility for Administration and Community Development Center in existing City Hall. Cost of remodel would not provide enough cost savings.

Provide EOC in PD : Could not provide enough space without redesign of future council chamber and providing separation of EOC from PD secure areas.

Construct Ancillary building w/Metal Studs and Cement Plaster in lieu of CMU. No cost savings.

VE Lighting to less expensive fixtures & controls.

Remove site spare conduits.

Not recommended as cost savings are negated by design and coordination effort

Packaged AC Unit with Boiler Plan t VAV reheat with boiler and air cooled chiller
\$55,009 add:

\$690,449 HVA Variance
 -542,430, remove site piping,
 -93,010, Replace Radiant ceiling with ACT plank 1x4.
 Remove: Remove site piping, and main distribution piping within the mechanical room and radiant panel ceilings (see below).
 Police Dept.
 Add: (2) 400 MBH boilers, chiller
 Replace: AHUs with 10,000 cfm units
 Provide: 40 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.
 Admin/Comm Dev (separate bldg)
 VAV Reheat w/Packaged 25 ton AC Unit. VAV boxes and reheat coils.

(+) *Reduction in campus distribution piping*
 (-) *Poor energy performance*
 (-) *Combustible energy source (gas)*
 (-) *Increased long-term energy costs*
 (-) *Duct sizes increase throughout building.*

August 26, 2018

George Rodericks
City Manager
Town of Atherton
91 Ashfield Road
Atherton, CA 94027

Re: Town of Atherton Civic Center Library Rebid Scope
Job no. 15007.108 Additional Service Request No. 35

Dear George,

Thank you for the opportunity to provide you with an Additional Service proposal for the Revised Atherton Civic Center Library Scope. This scope reflects the decisions made at the City Council on August 17, 2018 and as memorialized in a memo to you on August 20, 2018. This amended scope reflects the areas of work which will require modification as noted below:

- Window Systems - Aluminum curtain wall in lieu of wood framed curtain wall
- Glazing - Insulated glazing to be Solarban 70XL vs Solarban 72
- Central Plant -Change of campus Central plant air cooled heat pump to Split heat pump designed solely for the library
- Microgrid – removal of microgrid equipment but documentation of infrastructure and pathways for future to remain
- Librarian Deck- eliminate
- Shade Garden and Shade Garden fencing – remove
- Acoustic treatment – modify in main space but ensure acoustic target is maintained
- Bookshelf wall and associated Rakk shelving – eliminate
- Mobile and modular furniture and bookshelves – eliminate (will be in SML budget)

This effort will require redesign studies, revised energy, mechanical and acoustical calculations, modified floor plans, updated utility and grading plans, reflected ceiling plans, details, line diagrams, and specifications to extension of the project schedule by approximately 2- 1/2 months for documentation and 1-1/2 months for Permit from the approval of this proposal excluding holidays.

SCOPE OF SERVICES

Design team to research systems and materials required to meet identified changes above. Current Permit Drawings, Specifications and Calculations will be updated to reflect the necessary changes. Energy Models, Acoustical reports, and the Basis of Design documents will be amended to reflect the updated scope and requirements. Changes to the collection due to changes in the shelving will be the responsibility of the San Mateo County Library.

Updated documentation will be submitted to the Town of Atherton for revised permitting through the Building Department and San Mateo Fire Department. It is anticipated that the documents will be reviewed as a Revision to the original Permit and not a new submission. It is assumed that there will not be additional submission for Planning, Site Permit or Design Review, No additional Estimating or Value Engineering is anticipated. It is anticipated that there will be a Bidding Phase of approximately six weeks maximum, with bid questions to end 10 working days prior to Bid Opening. The design team will assist in responding to Bid Questions.

The fees do not reflect Construction Administration nor Close Out. Should these phases be engaged, it is anticipated that an updated proposal to reflect the extension of the project will be

required. The Rebid Effort experienced to date has included analysis, research and development for the Town, the Estimating entities, the Project Management Committee, and the Town's Agencies. Disciplines engaged in this effort includes: Civil, Landscape, Structural, Police, Mechanical, Electrical, Plumbing, Daylighting, Acoustic, Energy Modeling, Photovoltaics, Interior, Architecture and Furniture.

The Rebid Scope reflects the Value Engineering Analysis the design team has done to respond to the Bid Proposal and Mack5 Revised Estimates. Previous work was estimated as on budget, but recent validations have required a menu of options for cost reduction and scope reduction. This work included the Campus, Police, City Hall, Town Hall, and Library. Such work required the following consultants to participate in the effort over the last three months:

- Civil
- Landscape
- Structural
- Mechanical
- Electrical
- Plumbing
- Energy Modeling
- Renewable/PV/Microgrid
- Furniture
- Police
- Acoustics

Proposed Fee:

For the **two** Scopes-of-Work described above we respectfully request an amount of \$ 285,715.00 (Two Hundred Eighty-Five Thousand, Seven Hundred and Fifteen Dollars) for the design services noted above.

Architectural Services	105,750.00
Civil	5,250.00
Structural	5,500.00
Mechanical and Energy Modeler	38,850.00
Plumbing	5,875.00
Electrical	29,500.00
Landscape	4,250.00
Specifications	5,000.00
Sub Total	\$ 199,975.00
<hr/>	
Rebid Scope Analysis and Investigation	\$ 85,740.00
Sub Total	\$ 85,740.00

Total

\$ 285,715.00

Reimbursables:

Per the Prime Agreement This does not include Presentation Materials or Bidding sets. All interim submission will be provided electronically.

Additional Services:

When approved in writing by the Owner, effort expended for additional services will be billed on an hourly basis and charged against the project at the hourly or, for a mutually agreed-upon lump-sum fee.

Reimbursable Expenses:

Reimbursable expenses are billed in addition to the not-to-exceed fee proposed, and include only actual expenditures made in the interest of the project. Allowable reimbursable costs include, but are not limited to the following: cost of plotting/reproduction, photography and express delivery as specifically requested by the Owner, travel outside the 50-mile radius of the project site as specifically requested by the Owner, and will be billed at 1.10 times our direct cost.

Assumptions/Exclusions:

The assumptions and/or exclusions outlined below represent our initial understanding of the project, as well as your expectations of products WRNS will be developing in support of this project. If these are not correct, the scope-of-work as described in the above tasks may require review and modification.

ASSUMPTIONS

1. Schedule reflects effort for the Library only and not the City Hall nor Police Facility

We hope this proposal meets with your approval and reflects the effort and intentions as described in our discussion. Please let us know if you should need additional information.

Sincerely,

Accepted



Pauline Souza, AIA, LEED AP
Project Manager, Partner
WRNS STUDIO

George Rodericks
City Manager
Town of Atherton

WRNSSTUDIO^{LLP}

Cc:

Marty Hanneman, Town of Atherton

Attachment:

180815 Council Mtg Library VE Notes
180815 PMC City Hall VE Meeting Minutes



NOTICE INVITING BIDS

TOWN OF ATHERTON, CA

The Town of Atherton will accept bids for the following:

DEMOLITION AND ABATEMENT OF LIBRARY BUILDING PROJECT

PROJECT NO. 56087

The Demolition and Abatement of Library Building located at 2 Dinkelspiel Station Lane Atherton, CA 94027. Contractor will furnish all labor, equipment and materials and perform all work necessary and incidental to demolish Library building at 2 Dinkelspiel Station Lane, mobilize equipment and personnel, clear and grub all rubbish and debris in the work area, remove and dispose of any lead and asbestos containing material from the existing structure, transport and legally dispose of all rubbish and debris to an appropriate dump site, demolish and haul away of existing structure and foundations, excavate and remove of abandoned utility lines, protect all nearby trees, protect Historic Town Hall building, protect nearby residential homes, coordinate with all affected utility companies to cap abandoned utility lines, filling all ground surface voids and grade site to produce smooth and uniform surface, provide positive drainage.

Plans & Specifications may be obtained at <http://www.ci.atherton.ca.us/bids.aspx> at no cost. The Contractor shall be responsible for any addendums that may be posted on the Town's website.

A non-mandatory pre-bid site conference will be held for the project scheduled for **Wednesday, September 19, 2018, at 10:00 A.M.** at the Historic Town Hall Council Chambers at 94 Ashfield Rd, Atherton, CA.

SEALED BIDS will be received at the office of the City Clerk, 91 Ashfield Road, Atherton, California 94027, **until 2:00 p.m. Pacific Standard Time on Wednesday October 3rd, 2018**, at which time bids will be publicly opened and read aloud.

Bids must be for the entire work, and shall be submitted in sealed envelopes clearly marked: "Bid of (Contractor) for **“DEMOLITION AND ABATEMENT OF LIBRARY BUILDING PROJECT, Project No: 56087”**, along with date and time of bid opening.