



Item No. 21 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: MAY 20, 2020

SUBJECT: CIVIC CENTER PROJECT UPDATE

RECOMMENDATION

None. This report is informational only.

BACKGROUND

On March 19, the City Council suspended all construction work in the Town based on the San Mateo County Health Officers (SMCHO) Order dated March 16th in response to the COVID-19 pandemic.

On March 31, the SMCHO issued a revised Order that allowed public infrastructure projects that support an Essential Governmental Function and Essential Infrastructure Projects can resume. Based on this latest health order, City Council, on April 8, determined that the continuation of construction on the City Hall/Police building constitutes an essential governmental function and approved the contractor SJ Amoroso (SJA) to resume work providing they follow the County safety protocols and Council approved Exposure, Preparedness and Response Plan. Also, based on the March 31 County Health Order the City Council deemed the library project as non-essential and could not resume construction.

On April 29, SMCHO issued another revised Health Order that allowed all construction to resume beginning May 4 providing all the Project Safety Protocols outline in the health order are followed. On Monday May 4, SJA began to remobilize to begin work on the Library and Town Hall projects.

To date, the City Council in response to the SMCHO Orders, has suspended construction work on the City Hall/Police building from March 19 to April 8 for a total of 13 workdays and on the Library from March 19 to May 4 for a total of 30 workdays.

Below is a summary of major items and work-in-progress over the next few weeks.

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Week of May 11th

- Continue install of fire service lines to all buildings
- Continue install of communications and power from Library to City Hall/PD building
- Pour concrete for remainder of ground floor and 2nd floor of City Hall/PD building
- Continue under slab electrical and mechanical install for Ancillary building
- Continue building forms for rammed earth walls for Library
- Continue abatement of outside stucco walls of Town Hall

Week of May 18th

- Core test new Library rammed earth mock-up
- Continue install of fire service line to all buildings
- Continue underground electrical and plumbing to all buildings
- Begin install of exterior walls of City Hall/PD building
- Continue rough framing in Historic Town Hall
- Continue building forms for rammed earth walls for Library
- Begin erection of trash enclosure area

Week of May 25th

- Continue underground electrical and plumbing to all buildings
- Continue install of exterior walls of City Hall/PD building
- Continue rough framing in Historic Town Hall
- Continue erection of trash enclosure
- Begin hanging duck work City Hall/PD building
- Begin rough-in for fire protection City Hall/PD building
- Begin construction on Library rammed earth walls

Overall Project Activity

Since the resumption of work, SJA has focused on completing erection of the steel framing, pouring the concrete floors for the City Hall/Police building, installing the underground electrical, communications, and forming the rammed earth walls for the Library and completing some site utility fire line installations.

Live [webcams](#) for Library site work and the City Hall/PD site work are active on the Town's website. There is also a project progress [photo gallery](#).



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City Hall/Police Building/Ancillary Building

The contractor began erecting the steel the week of February 24 and was nearly completed when work was suspended on March 19. The outside main framework was completed the week of April 15. The concrete slab pours for both the ground floor and 2nd floors were completed the weeks of May 4 and May 12.



Adjacent to the main City Hall/Police Building is the new secure Police parking lot and Ancillary building. The contractor continues the installation on the underground electrical, communications, fire prevention piping systems and the roofing.

Historic Town Hall & New Library

Removal of the old windows and exterior stucco walls has been completed on the Town Hall building. Rough framing work, mechanical, electrical, and plumbing will begin in a few weeks. This building will ultimately become a part of the new Library connected via a deck and patio doors that spill out from the side of the building onto the new deck. The front doors of the entry way area are being saved and refinished for reinstallation at the end of the remodel.



Work has begun on framing the rammed earth walls. Work continues bringing in the electrical and

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communication lines into the under slabs. Once complete, the contractor will begin installing the under-slab foam to raise the floor height.



Rammed Earth Mock-Up

Since the second mock-up of the rammed earth wall did not pass the required strength tests, the contractor installed a third mock-up with a slight design change in collaboration with the structural engineer and on May 18 core testing will be performed.

Site Work

Fire water line work is continuing. Once all this underground site work is complete, the contractor can seal up the holes. The contractor continues to install all necessary utilities to all the building.

Work Variance Authorizations

To date, the City Manager has approved the following contractor work variance requests with the following conditions of approval noted below:

- Saturday hours of work: 9 AM to 5 PM
- No work allowed on Sunday or Holidays
- Other days hours of work as stated.
- Ingress/Egress limited to Fair Oaks Lane

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- Police and Code Department notification
 - Neighbor notifications required for immediate area
 - Work limited to what was requested
 - All current job safety and COVID-19 site requirements remain in force
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- ✓ Request #01 - Saturday, February 29 - Structural Steel Installation for City Hall Building
 - ✓ Request #02 - Saturday, March 6 - Structural Steel Installation/Delivery for City Hall Building
 - ✓ Request #03 - Saturday, March 21 - To make the project site safe and secure in response to the work suspension due to COVID-19.
 - ✓ Request #04 – Tuesday May 5, begin setting up concrete pump truck at 6:30 AM and work until 9 PM for a very large concrete pour for the City Hall/PD building.
 - ✓ Request #05 – Tuesday May 12, begin setting up concrete pump truck at 6:30 AM and work until 7 PM for a very large concrete pour for the City Hall/PD building.
 - ✓ Request #06 – Thursday May 14, begin setting up concrete pump truck at 6:30 AM and work until 7 PM for a very large concrete pour for the City Hall/PD building.

Project Change Orders & Payment Requests

Please see Attachment 1 for a summary of the currently approved project change orders and payment requests.

POLICY ISSUES

There are no significant policy issues associated with this staff report.

FISCAL IMPACT

There is no fiscal impact associated with this staff report.

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

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This item _____ has or X 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)

ATTACHMENT

Attachment 1: Summary of Town Center Payment Requests and Change Orders

