



**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 15, 2020**

**SUBJECT: TOWN CENTER PROJECT UPDATE AND DIRECTION ON FUTURE  
FOUNTAIN DESIGN OPTIONS AND LOCATIONS**

**RECOMMENDATION**

Receive and file the Town Center project update and provide direction on future fountain design options, locations and next steps at Library and City Hall.

**BACKGROUND**

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

*Week of July 6th*

- Continue install exterior wall and clips on City Hall/PD building
- Begin stall of interior walls for City Hall/PD building
- Continue to install hydronic piping City Hall/PD building
- Continue under slab electrical and mechanical install for Ancillary building
- Continue fire service lines for second floor City Hall/PD building
- Continue electrical lines and HVAC equipment for City Hall/PD building
- Begin install of door frames for Ancillary building
- Continue forming and installing rammed earth walls at Library

*Week of July 13th*

- Continue install exterior wall and clips on City Hall/PD building
- Begin stall of interior walls for City Hall/PD building
- Begin install of roof sheathing and decking for City Hall/PD building
- Continue to install hydronic piping City Hall/PD building
- Continue under slab electrical and mechanical install for Ancillary building

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- Continue fire service lines for second floor City Hall/PD building
- Continue electrical lines and HVAC equipment for City Hall/PD building
- Begin forming and placing equipment pads for Ancillary building
- Continue forming and installing rammed earth walls at Library

### Week of July 20<sup>th</sup>

- Begin install of interior walls for City Hall/PD building
- Begin install of roof sheathing and decking for City Hall/PD building
- Continue to install hydronic piping City Hall/PD building
- Continue under slab electrical and mechanical install for Ancillary building
- Continue fire service lines for second floor City Hall/PD building
- Continue electrical lines and HVAC equipment for City Hall/PD building
- Continue forming and installing rammed earth walls at Library

### Fountain Design Options and Locations

During the Design and Development process the projected Mack5 cost estimates for the overall project were much higher than expected. The City Council Subcommittee and the Project Management Subcommittee (a subset of the Civic Center Advisory Committee) were tasked with recommending a potential list of value engineering (VE) project deducts to reduce costs. One of these recommendations and accepted by Council was to defer to a future date installation of any water fountains.

At the May 20, 2020 Council meeting, Council accepted naming requests for two proposed water features: one off of Fair Oaks and one in front of the Library. WRNS' early schematic design for these water features were concepts only; full design details were not completed and were not a part of WRNS' scope of work or the scope of work for the project contractor.

With much of the underground site utilities installed, it is now time to consider placement of these water features and the associated change orders required to accommodate the plumbing and electrical, as well as next steps for design. Staff is requesting direction from Council for one or more of the following potential options:

1. Request and approve a scope of work from WRNS for design of a fountain for the Library based on the early concepts proposed to Council during Schematic design (Attachment 1) or other directed input.
2. Request and approve a scope of work from WRNS for design a water wall feature in front of City Hall, based on the schematic below or other directed input.

If options 1 and or 2, are selected, should staff will also request a contract change order from S.J. Amoroso to install the fountains/water features as part of the overall project.

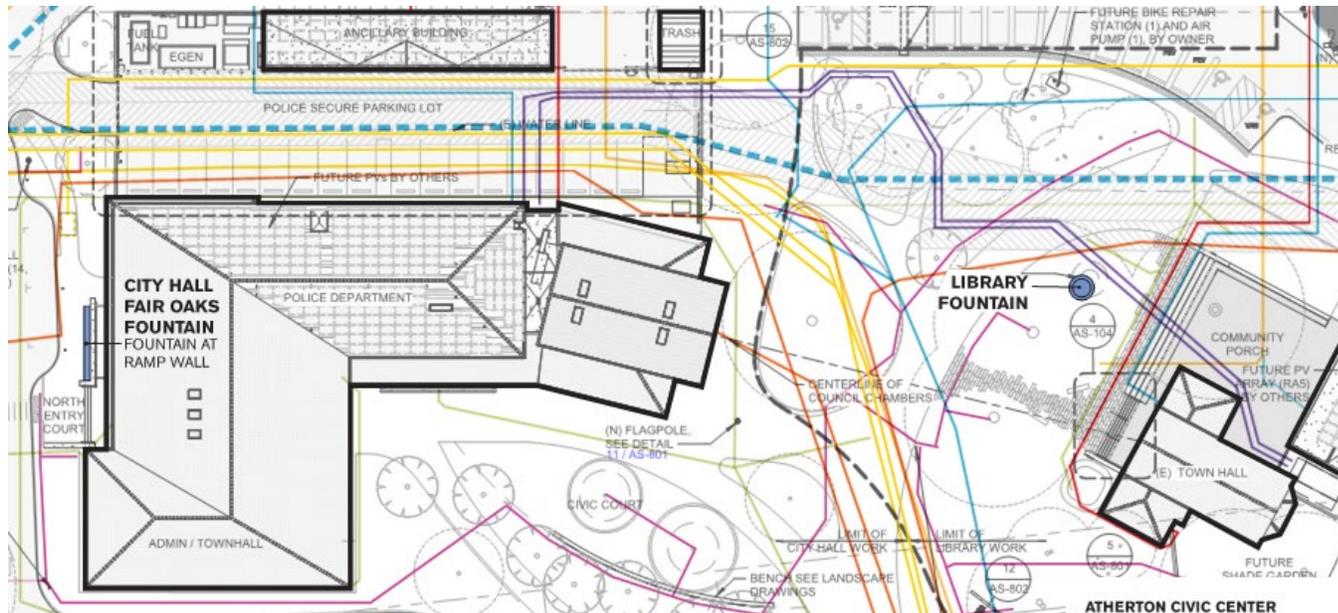
3. Engage an outside architect to do these designs through a request for proposal (RFP) for a future installation.

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- Engage S.J. Amoroso to provide the necessary connections and pull boxes. i.e., electrical, sanitary sewer, and water lines based on Council's direction for future water fountains and/or features.



It would also be appropriate for the Council to consider what level of engagement and review in the design process the Council would like to occur. This could be in the form of an Ad Hoc City Council Subcommittee and/or the full Council.

## Overall Project Activity

The contractor's primary focus is installing the mechanical, electrical and plumbing (MPE) for the City Hall/Police building and forming the walls and installing the rammed earth for the Library.

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](#).

## City Hall/Police Building/Ancillary Building

The contractor is in the process of installing all the interior fire service lines, framing mechanical walls, pouring interior walls curbs, hanging HVAC duct mains, installing electrical lines and framing interior walls for the City Hall building. This work will continue for a few more months.

The contractor continues to install the under slab at the mechanical area of the Ancillary building with door framing and roofing to begin in a few weeks.



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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 began on installing the forming for the rammed earth walls the week of June 22 with actual work installing the rammed earth the week of June 29. Structural steel installation will begin the beginning of August. Once complete, the contractor will begin installing the under-slab foam to raise the floor height.

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Rammed Earth Wall

The contractor will continue forming the six walls and installing the rammed earth for the remainder of July.



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### Site Work

Much of the underground site work for utilities has been completed. The contractor will be installing the chilled water pipes between the Library and City Hall sometime in August.

### 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
  - 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
- 
- ✓ 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.
  - ✓ Request #07 - Saturday, May 30 - Rammed Earth Wall
  - ✓ Request #08 - Saturday, June 6 - Rammed Earth Wall
  - ✓ Request #9 (Revised) - Thursday, June 25 - Friday, July 10 - Extended Hours/Rammed Earth
  - ✓ Request #10 - Monday, June 22 - Friday, July 10 - Extended Hours/Rammed Earth
  - ✓ Request #11 - Saturday, June 27 - Rammed Earth Formwork

### Project Change Orders & Payment Requests

Please see Attachment 2 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.

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**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**

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

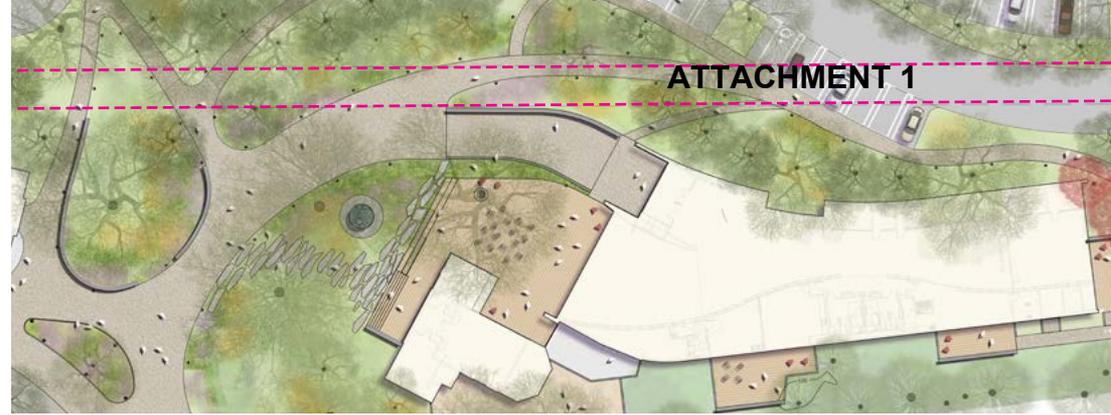
- \_\_\_ Audit/Finance Committee (meets every other month)
- \_\_\_ Bicycle/Pedestrian Committee (meets as needed)
- \_\_\_ PMC & Civic Center Advisory Committee (meets as needed)
- \_\_\_ Environmental Programs Committee (meets every other month)
- \_\_\_ Park and Recreation Committee (meets each month)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

**ATTACHMENT**

Attachment 1: Conceptual Library renderings with water features

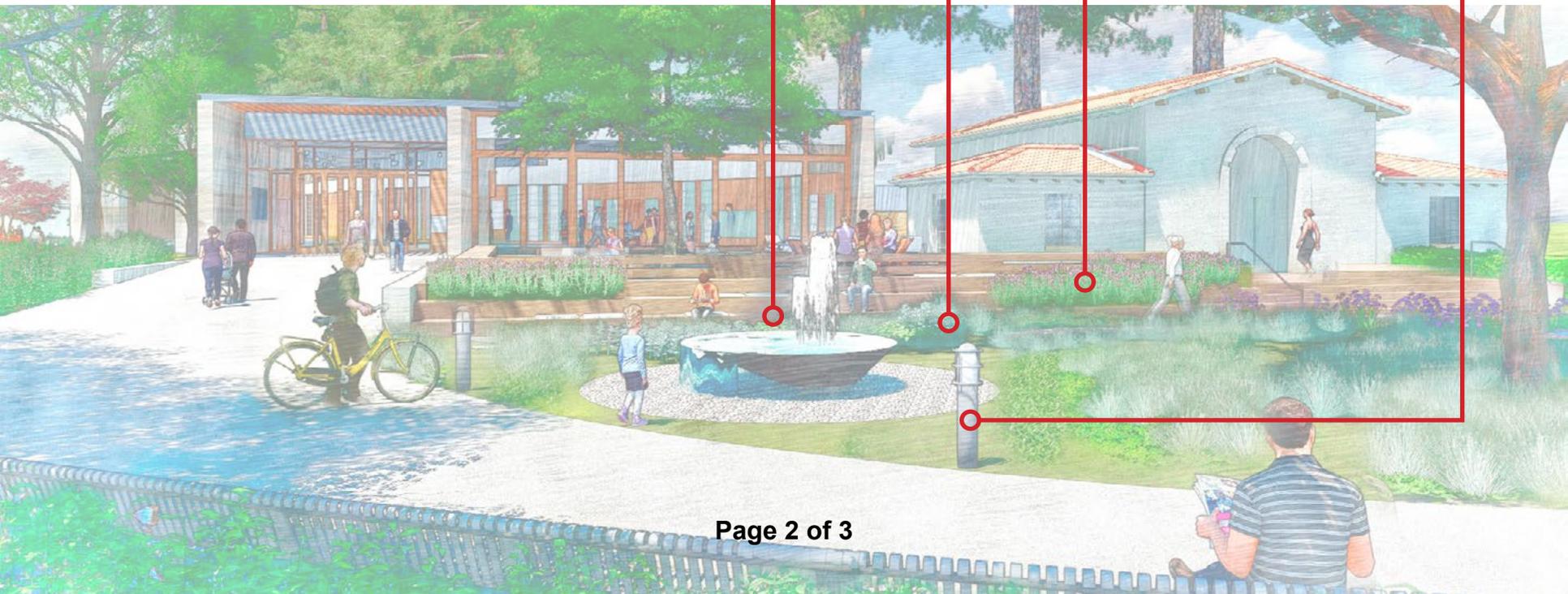
Attachment 2: Summary of Town Center Payment Requests and Change Orders

# Library Deck - opt2



# Library Deck

ATTACHMENT 1



# Library Deck



