



Item No. 14 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 19, 2021

SUBJECT: TOWN CENTER PROJECT UPDATE: FEEDBACK AND DIRECTION ON THE SCREENING OF THE CORPORATION YARD; FEEDBACK AND DIRECTION ON THE CITY HALL FOUNTAIN SELECTION; AND APPROVAL OF REMOVAL OF TREE #109 AND POTENTIAL REMOVAL OF TREE #110

RECOMMENDATION

Provide feedback and direction on the screening of the corporation yard; feedback and direction on the City Hall fountain; and approval of removal of Tree #109 and potential removal of Tree #110.

BACKGROUND

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

Week of May 10

- Continue demolition of roadway, curb and gutters on Station Lane.
- Continue sheetrock installation, taping and painting in City Hall/PD building
- Continue of electrical and mechanical systems for Library and City Hall/PD building
- Continue construction of walls in Library
- Continue renovations of Town Hall
- Continue install of chill water lines in City Hall/PD building
- Continue interior wall and ceiling insulation for City Hall/PD building
- Continue stucco exterior wall installation City Hall/PD building
- Continue elevator and main stairway installation.

Week of May 17

- Continue demolition of roadway, curb and gutters on Station Lane
- Complete stucco installation City Hall/PD building
- Begin install of lower roof clay tile for City Hall/PD building

Town Center Project Monthly Status Report

May 19, 2021

Page 2 of 9

- Continue sheetrock installation, taping and painting in City Hall/PD building
- Continue of electrical and mechanical systems for Library and City Hall/PD building
- Continue renovations of Town Hall
- Complete install of Lobby stairway
- Continue install of chill water lines in City Hall/PD building

Week of May 24

- Continue demolition of roadway, curb and gutters on Station Lane
- Begin install of lower roof clay tile for City Hall/PD building
- Continue sheetrock installation, taping and painting in City Hall/PD building
- Continue of electrical and mechanical systems for Library and City Hall/PD building
- Continue renovations of Town Hall
- Continue install of chill water lines in City Hall/PD building

Overall Project Activity

The contractor's primary focus is installing electrical, mechanical, communications, taping, texturing and painting of ceilings and walls for City Hall, chill water lines between Library and City Hall, and continuing install of interior walls, roof, and mechanical/electrical systems for the Library, continue renovations on the historic Town Hall, and has begun major demolition work of the existing Station Lane roadway.



Live [webcams](#) for Library site work and the City Hall/PD site work are active on the Town's website.

City Hall, Police and Council Chambers Building

The contractor continues installation of all electrical, mechanical, and communication lines, exterior stucco, taping, texturing, painting of walls and ceilings. The elevator and main stairway are also in progress.

Exterior scaffolding has been removed from portions of the building where the stucco work has been completed.



Town Center Project Monthly Status Report

May 19, 2021

Page 3 of 9



Adjacent to the main City Hall and Police Building is the new secure Police parking lot and Ancillary building. Work continues on the interior of this area as well.

Historic Town Hall & New Library

The contractor continues work on the interior walls, roof, and mechanical/electrical systems for the Library, and renovations on the historic Town Hall. The Town Hall building with a café 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.



Site Work

Much of the underground site work for utilities has been completed. The contractor has completed for now working at the intersection of Maple and Station lane and has begun removing the existing Dinkelspiel Station Lane roadway.

The contractor has also begun excavation of the roadway areas central to the project site.





Corporation Yard Screening – Maple Ave and Station Lane

On Monday April 19, staff held a neighborhood meeting with the neighbors on Maple Avenue and Station Lane regarding the screening of the Corporation Yard. This was an informal neighborhood meeting and not a publicly noticed community meeting.

The intention of the meeting was to discuss some of the neighbor’s concerns regarding the current planting plan to screen the Corporation Yard (current design) as well as the possibility for changes to the design to address screening concerns both immediate and long term. There were also concerns related to the approach to the corporation yard gate. This rear gate is used quite often now but will return to infrequent use in the future. It needs to be retained but will be less used. Attached (Attachment 1) are three alternatives that were presented to the neighbors. Most of the neighbors present preferred Alternative #3. There was also a suggestion to paint the building to a green color to blend in with the existing Oak trees.

Alternative #1: This image is the current design - it clearly needs enhancement though the plantings will grow to approximately 7 feet tall, the building itself is no longer screened the way it used to be with the dense overgrowth and understory of the prior vegetation.



Figure 1 - Alternative #1

Town Center Project Monthly Status Report

May 19, 2021

Page 5 of 9

Alternative #2: This image shows a change out of the vegetation to Pacific Wax Myrtle. The growth is shown at 2-3 years (10 feet) but the growth can easily continue to fully screen the building. However, with the gate in the same location, it will still show a portion of the diesel fueling station.



Figure 2 - Alternative #2

Alternative 3: This image shows a realignment of the gate to be more straight on with Dinkelspiel/Station Lane. This will allow for more vegetation to screen all facilities in the corporation yard.

This was the Alternative supported by a consensus of the neighbors.

Staff is requesting City Council feedback on the three alternatives and any potential direction to the City Manager to move forward with one of these alternatives. The work is in the Library Scope Area of the Project. In addition, the costs for the changes would only represent the net cost of the new landscaping and fence design.



Figure 3 - Alternative #3

Subcommittee Feedback/Direction (DeGolia/Widmer) Fountains

Town Center Project Monthly Status Report

May 19, 2021

Page 6 of 9

Library Fountain

Per City Council direction at the February 17 meeting, staff requested SJ Amoroso – General Contractor to provide a rough order of magnitude (ROM) cost estimate to install the required utility connections (sewer, water and electric) for the preferred Library fountain, Stone Forest, Inc. 36" Natural Round Millstone with a cost of \$1,985.00.



The costs were minimal, and staff has provided direction to proceed on a time and materials basis.



City Hall Wall Fountain

Also, at the February 17 meeting, staff presented a Tera Cota Moss wall fountain (adjacent), at a cost of \$1,386.57 fountain from A. Silvestri Company.

Council feedback was that this fountain may be too small for the space on the northeast side of City Hall and directed staff to inquire with A. Silvestri for a larger model. Staff and the subcommittee researched other fountain options from A. Silvestri and have the following three for Council’s feedback and direction:

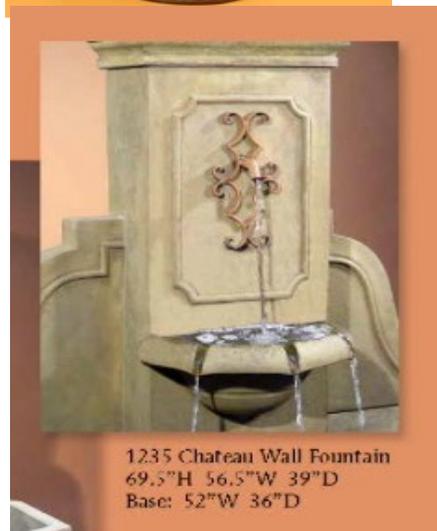


Figure 5 - #1235 - Chateau Wall Fountain
\$3,383.21 (Attachment 1)



Figure 4 - #1163 – Mondo Vecchio Wall Fountain \$3,772.54
(Attachment 2)



Figure 6 - #1166 – Portovenere Wall Fountain \$4,190.14 (Attachment 3)

Staff and the Subcommittee are seeking feedback and direction on how to proceed for the fountain options

Town Center Project Monthly Status Report

May 19, 2021

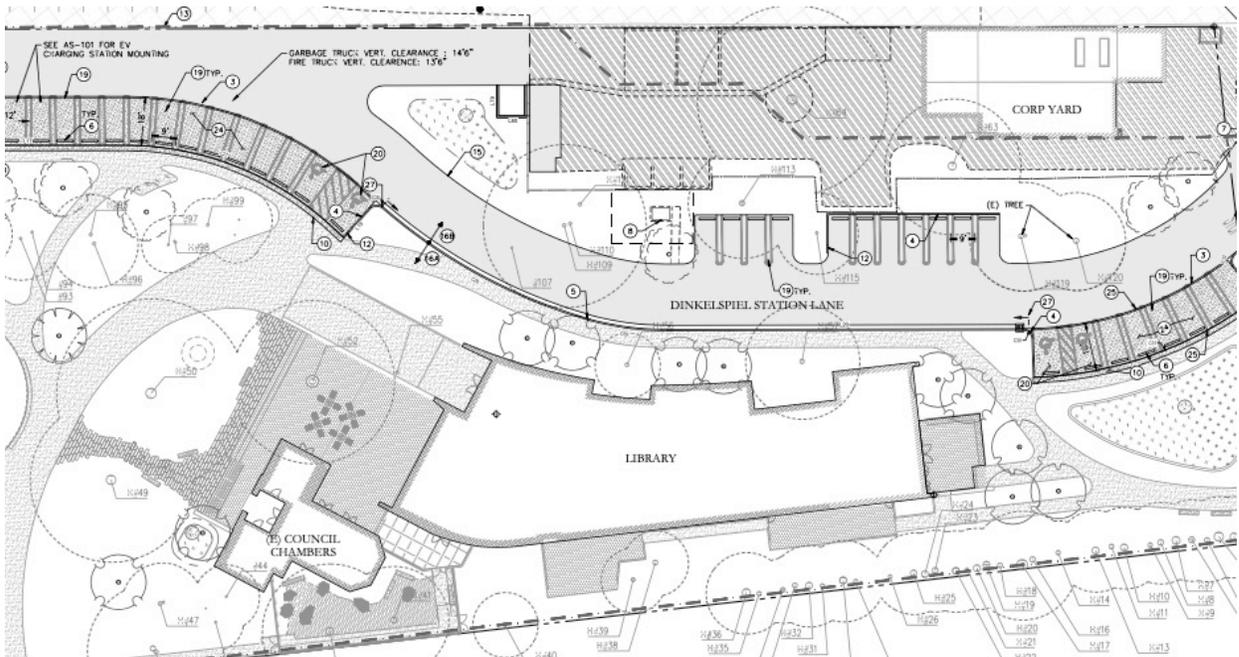
Page 7 of 9

listed above.

The cost for S.J. Amoroso will be stub outs of electrical and water and will be done on a time and materials basis.

Tree Pruning/Removal

Early on during the project design it was noted that Tree #109 and Tree #110 may be at issue with respect to the roadway design and installation given their location at the curve. The direction at the time was to move forward with the project and once the project reaches the point of concern to address the tree issue(s)



at that time. Tree(s) #109 and #110 are shown on the above plan near the center of the image immediately adjacent to the roadway as it curves eastward toward the rail corridor.

Town Center Project Monthly Status Report

May 19, 2021

Page 8 of 9

Images of the trees are shown to the right. The lower limb of Tree #109, at final grade, will significantly interfere with the flow of normal vehicles along the roadway and is currently delaying installation of the roadway. The lower limb will be removed immediately.

The upper limb is at a height of 10 feet above the roadway where the required height is 14 feet. For safety, staff recommends that the entirety of Tree #109 be removed.

Adjacent to Tree #109 is Tree #110 – shown in the image below to the left of the leaning Tree #109.



With the removal of Tree #109, Tree #110 will likely need to be removed as well given the high probability that the root systems are intertwined.



Staff recommends that both trees be removed and replaced with appropriately sized trees in the same planting area.

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.

Project Change Orders & Payment Requests

Please see Attachment 5 for a summary of the currently approved project change orders and payment requests.

PUBLIC NOTICE

Town Center Project Monthly Status Report

May 19, 2021

Page 9 of 9

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>.

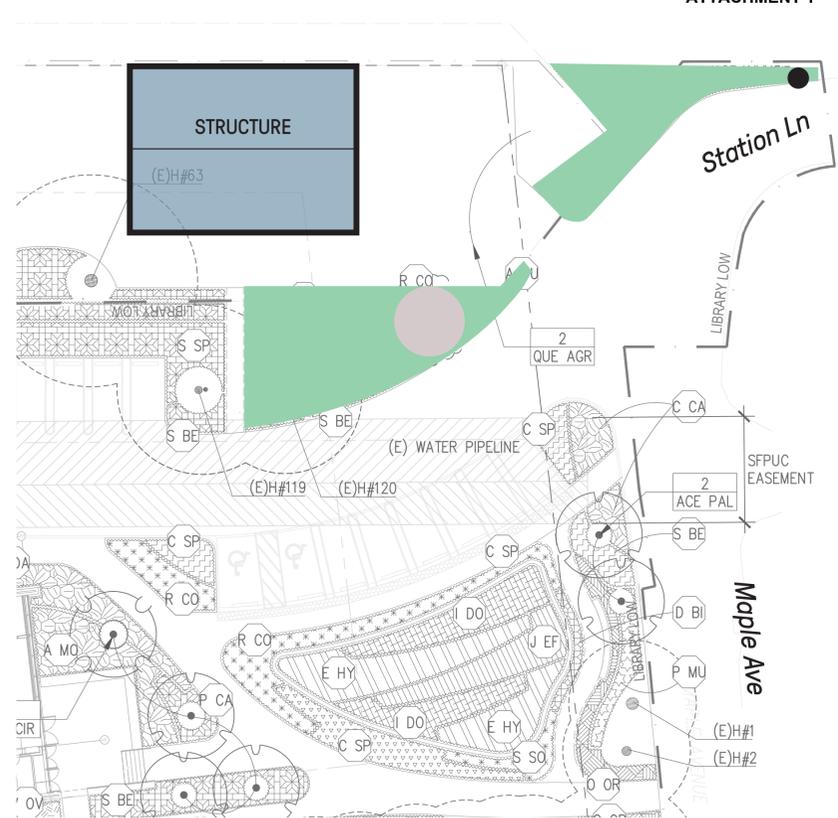
COMMISSION/COMMITTEE FEEDBACK/REFERRAL

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

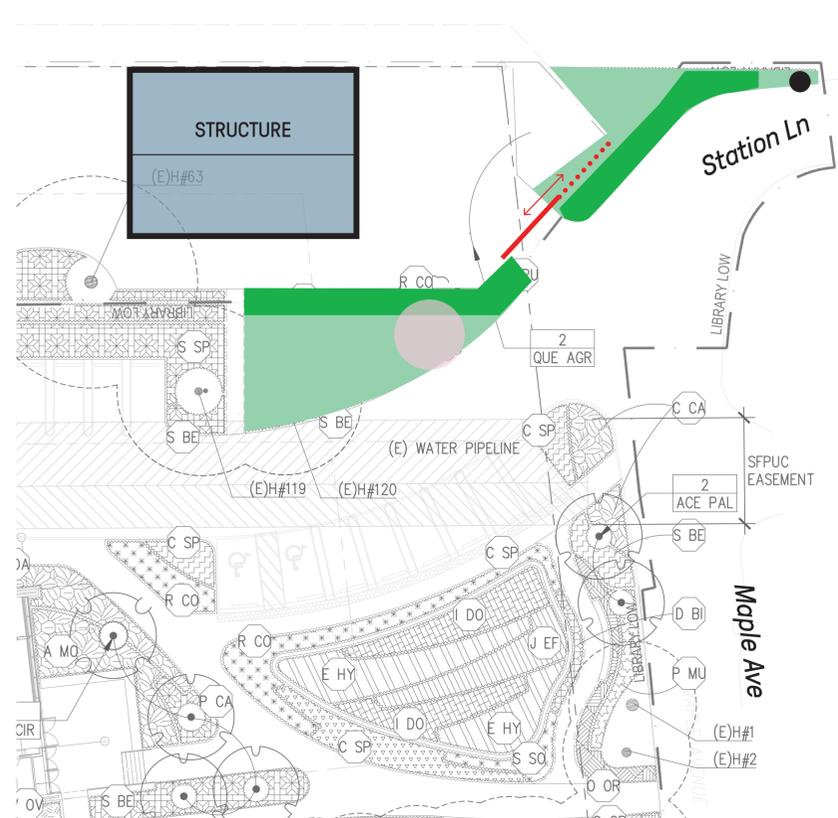
- ___ Audit/Finance Committee (meets every other month)
- ___ Bicycle/Pedestrian Committee (meets as needed)
- ___ PMC & Civic Center Advisory Committee (meets as needed)
- ___ Environmental Programs Committee (meets every other month)
- ___ Park and Recreation Committee (meets each month)
- ___ Planning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

ATTACHMENTS

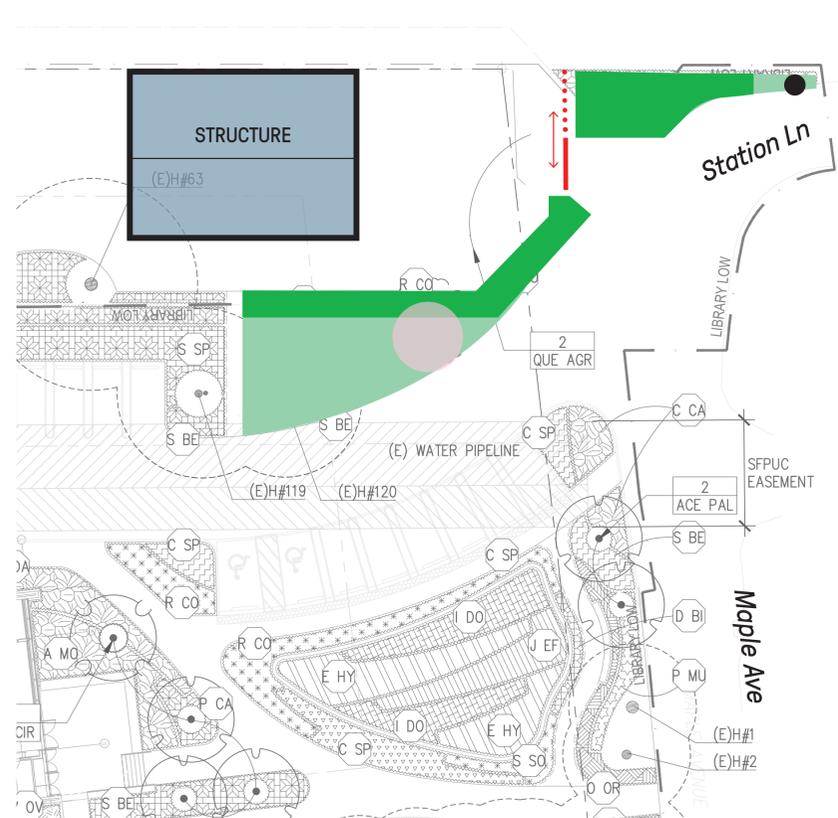
- Attachment 1: Corp Yard Screening Alternatives
- Attachment 2: Chateau Wall Fountain Cost estimate
- Attachment 3: Mondo Veccio Wall Fountain Cost Estimate
- Attachment 4: Portovenere Wall Fountain Cost Estimate
- Attachment 5: Summary of Town Center Payment Requests and Change Orders



Alternate 1: Current Proposed Design
 Primary Planting: *Romneya coulteri* 'Matilija Poppy' - seasonally 6-7' tall and then cut back



Alternate 2: Hedge with Steel+Wood Rolling Gate
 Primary Planting: *Myrica californica* 'Pacific Wax Myrtle' - shown at 2-3 years (10') - continues growing to 20' at 5 years, can be shaped and hedged easily



Alternate 3: Hedge with Steel+Wood Rolling Gate - Driveway shifted towards Station Ln
 Primary Planting: *Myrica californica* 'Pacific Wax Myrtle' - shown at 2-3 years (10') - continues growing to 20' at 5 years, can be shaped and hedged easily



Myrica californica - Pacific Wax Myrtle
Native, easily hedged, grows to 20' + after 5 years



Cercis occidentalis - Western Redbud
Native flowering tree, garden scale



Carpenteria californica - Bush Anenome
Native, grows to 5-6' in height



Romneya coulterii - Matilija Poppy
Native, grows to 6-7' in height, cut back yearly in fall



Fence and Gate Precedents:
Wood (Redwood or Thermory) and Powdercoated Steel

ATTACHMENT 2

Quote

A. Silvestri Company
Fine Statuary Since 1956
 2629 Bayshore Blvd
 San Francisco, CA 94134
 (415) 239-5990 P
 (415) 239-0422 F

Date	Quote #
5/11/2021	4662

Name / Address
HANNEMAN, MARTY 916-804-0336 MHANNEMAN@CLATHERTON.CA.US ATHERTON, CA

P.O. No.	Rep	Project
	LAURA	

Qty	Item	Description	Cost	Finish	Total
1	1235	CHATEAU WALL FOUNTAIN	2,711.00	to be determined	2,711.00T
	Delivery	FEE SUBJECT TO CHANGE IF DELIVERY INVOLVES STAIRS-PLS. ADVISE	400.00		400.00T
		* NUMBER OF STAIRS _____			
		*C.O.D. TO DRIVER \$ _____			

Subtotal	\$3,111.00
Sales Tax (8.75%)	\$272.21
Total	\$3,383.21

ATTACHMENT 3

Quote

A. Silvestri Company
Fine Statuary Since 1956
 2629 Bayshore Blvd
 San Francisco, CA 94134
 (415) 239-5990 P
 (415) 239-0422 F

Date	Quote #
5/11/2021	4660

Name / Address
HANNEMAN, MARTY 916-804-0336 MHANNEMAN@CLATHERTON.CA.US ATHERTON, CA

P.O. No.	Rep	Project
	LAURA	

Qty	Item	Description	Cost	Finish	Total
1	1163	MONDO VECCIO WALL FOUNTAIN	2,969.00	to be determined	2,969.00T
	Delivery	FEE SUBJECT TO CHANGE IF DELIVERY INVOLVES STAIRS-PLS. ADVISE	500.00		500.00T
		* NUMBER OF STAIRS _____			
		*C.O.D. TO DRIVER \$ _____			

Subtotal	\$3,469.00
Sales Tax (8.75%)	\$303.54
Total	\$3,772.54

ATTACHMENT 4

Quote

A. Silvestri Company
Fine Statuary Since 1956
 2629 Bayshore Blvd
 San Francisco, CA 94134
 (415) 239-5990 P
 (415) 239-0422 F

Date	Quote #
5/11/2021	4661

Name / Address
HANNEMAN, MARTY 916-804-0336 MHANNEMAN@CLATHERTON.CA.US ATHERTON, CA

P.O. No.	Rep	Project
	LAURA	

Qty	Item	Description	Cost	Finish	Total
1	1166	PORTOVENERE WALL FOUNTAIN	3,253.00	to be determined	3,253.00T
	Delivery	FEE SUBJECT TO CHANGE IF DELIVERY INVOLVES STAIRS-PLS. ADVISE	600.00		600.00T
		* NUMBER OF STAIRS _____			
		*C.O.D. TO DRIVER \$ _____			

Subtotal	\$3,853.00
Sales Tax (8.75%)	\$337.14
Total	\$4,190.14

