



ATHERTON TOWN CENTER PROJECT
City Council Chambers
Pre-Bid Site Conference
10 AM on 1/16/2019

Agenda

Project Introduction:

Project Team
Communication & Protocol
Goals & Objectives for the Community
Available Documents & Printing
Current Status: Permit, PG&E, Site Preparation

Scope:

Construction Sequence & Phasing
Demolition & HazMat Reports
City Hall, Administration, Police Department & Ancillary Buildings
Library & Town Hall Renovation
Site Improvements
Bid Alternate: 1
Owner Provided Temporary Facilities and FF&E

Schedule:

Last Date for RFI's: Wednesday 1/30/19
Final Addendum Issued: Wednesday 2/6/19
Bid Due Date: Wednesday 2/13/19 at 11:00 AM
Council Approval: Wednesday 2/20/19
Notice To Proceed: Wednesday 3/6/19
Tentative Ground Breaking date: Wednesday 3/13/19
Project Schedule: 3/7/19 to 3/3/21, **520** working days

Budget:

Engineer's Estimate: **\$48,500,000**

Construction Management:

Working Hours: 8:00 AM to 5:00 PM Monday through Friday
Delivery Routes
Parking

Site Walk



Issued January 3, 2019

**NOTICE INVITING BIDS
TOWN OF ATHERTON, CA**

The Town of Atherton will accept bids for the following Public Works Project:

TOWN CENTER PROJECT-- PROJECT NO. 54015

BACKGROUND: In March 2018 The Town of Atherton requested bids from a group of pre-qualified General Contractors (GC's) for the Town Center Project. In June 2018 the Town received bids from two of the selected GC's, with the lowest being 40 percent higher than the Engineers' estimated costs. The City Council rejected both bids and directed the design team to value engineer (VE) the project to reduce the cost per square foot and have the revised bid documents completed by end of calendar year 2018. This project now reflects all of the City Council's approved VE changes and is now open to all qualifying General Contractors on which to submit bids. The changes include: reducing the number of add alternatives from nine to one, making a number of finish and material changes, removing improvements in the Corporation Yard, simplifying site access and logistics, removing the photovoltaic (PV) from the Library, deleting all required tree removals, and demolishing of the Library and Public Works buildings prior to bid.

SCOPE OF WORK: The work to be completed includes furnish all labor, equipment and materials and perform all work necessary and incidental to construct the Atherton Town Center Project. The Town Center project generally consists of demolishing the existing Administration/Police Department (PD) buildings (fixed and modular), PD garage, renovation of the historic Town Hall building, new City Hall and Library, site improvements and removing, realigning and rebuilding sections of the existing Ashfield Road and Dinkelspiel Station Lane.

PLANS & SPECIFICATIONS: A complete set of Plans & Specifications may be obtained at the Town of Atherton's website at: <http://www.ci.atherton.ca.us/bids.aspx> at no cost. Additional information is contained in Town of Atherton Standard Specifications, which are available at: <http://www.ci.atherton.ca.us/DocumentCenter/View/285>. Contractor shall be responsible for any addendums that may be posted on the Town's website. No Plan holders' list will be made available. Drawings and Specifications can be obtained at Contractor's Expense from: BPXpress Reprographics

Attn: Will Brown
4903 Central Avenue
Richmond, CA 94804
Office-(510) 559-8299

PRE-BID CONFERENCE: On Wednesday, January 16, 2019, at 10:00 A.M., a PRE-BID CONFERENCE will be held 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 11:00 A.M. Pacific Standard Time on Wednesday February 13, 2019, at which time bids will be publicly opened and read aloud.

Atherton Civic Center - Atherton

Project Schedule - January 16, 2019



| ID | Task Name | Duration | Start | Finish | January | | | |
|-----|---|-----------|--------------|--------------|---------|------|------|---|
| | | | | | 1/13 | 1/20 | 1/27 | 2 |
| 1 | ACC Documentation | 0 days | Mon 6/30/14 | Mon 6/30/14 | | | | |
| 2 | Project Setup & Initiation | 204 days | Wed 7/23/14 | Mon 5/4/15 | | | | |
| 34 | | | | | | | | |
| 35 | Design Phase | 1002 days | Tue 4/7/15 | Wed 2/6/19 | | | | |
| 36 | Master Plan Review & Programming | 105 days | Tue 4/7/15 | Mon 8/31/15 | | | | |
| 44 | | | | | | | | |
| 45 | Conceptual Design | 90 days | Tue 5/5/15 | Mon 9/7/15 | | | | |
| 54 | | | | | | | | |
| 55 | Schematic Design | 155 days | Fri 10/16/15 | Fri 5/20/16 | | | | |
| 71 | | | | | | | | |
| 72 | Design Development | 176 days | Mon 6/6/16 | Tue 2/7/17 | | | | |
| 88 | | | | | | | | |
| 89 | Construction Documents | 514 days | Thu 2/16/17 | Wed 2/6/19 | | | | |
| 90 | CD Kick-Off Meeting | 0 days | Thu 2/16/17 | Thu 2/16/17 | | | | |
| 91 | CD Progress | 3 wks | Fri 2/17/17 | Thu 3/9/17 | | | | |
| 92 | Coordination Meeting | 0 days | Thu 3/9/17 | Thu 3/9/17 | | | | |
| 93 | Arch to issue Coordination Set | 1 wk | Fri 3/10/17 | Thu 3/16/17 | | | | |
| 94 | CD Progress | 4 wks | Fri 3/10/17 | Thu 4/6/17 | | | | |
| 95 | Coordination Meeting 25% CD's | 0 days | Thu 4/6/17 | Thu 4/6/17 | | | | |
| 96 | Arch to issue Coordination Set | 1 wk | Fri 4/7/17 | Thu 4/13/17 | | | | |
| 97 | CD Progress | 10 wks | Fri 4/7/17 | Thu 6/15/17 | | | | |
| 98 | Coordination Meeting 50% CD's | 0 days | Thu 6/15/17 | Thu 6/15/17 | | | | |
| 99 | Arch to issue Coordination Set | 1 wk | Fri 6/16/17 | Thu 6/22/17 | | | | |
| 100 | CD Progress | 66 days | Fri 6/23/17 | Fri 9/22/17 | | | | |
| 101 | Arch issues Planning Submittal | 1 day | Mon 9/25/17 | Mon 9/25/17 | | | | |
| 102 | CD Progress | 4 wks | Tue 9/26/17 | Mon 10/23/17 | | | | |
| 103 | Coordination Meeting 90% CD's | 0 days | Mon 10/23/17 | Mon 10/23/17 | | | | |
| 104 | Arch to issue Coordination Set | 2 wks | Tue 10/24/17 | Mon 11/6/17 | | | | |
| 105 | Arch to receive Consultant Team 90% CD Permit Set | 1 wk | Tue 11/7/17 | Mon 11/13/17 | | | | |
| 106 | Arch issues Permit Set | 1 day | Tue 11/14/17 | Tue 11/14/17 | | | | |
| 107 | CD 90% Cost Estimate | 3 wks | Wed 11/15/17 | Tue 12/5/17 | | | | |
| 108 | CD Progress | 8 wks | Wed 11/15/17 | Tue 1/9/18 | | | | |
| 109 | Arch receives/distributes Plan Check Comments | 0 days | Wed 1/10/18 | Wed 1/10/18 | | | | |
| 110 | CD Progress | 3 wks | Thu 1/11/18 | Wed 1/31/18 | | | | |
| 111 | VE Progress | 26 wks | Wed 6/6/18 | Tue 12/4/18 | | | | |
| 112 | VE Estimate & Peer Review | 3 wks | Wed 12/5/18 | Tue 12/25/18 | | | | |
| 113 | Arch to receive Consultant Team 100% CD Documents | 4 days | Thu 1/24/19 | Tue 1/23/19 | | | | |
| 114 | Issue Conformed Construction Documents, Project Manual | 0 days | Wed 2/6/19 | Wed 2/6/19 | | | | |
| 115 | | | | | | | | |
| 116 | Town Approvals | 897 days | Tue 9/1/15 | Wed 2/6/19 | | | | |
| 117 | Design Review | 897 days | Tue 9/1/15 | Wed 2/6/19 | | | | |
| 118 | Programming | 10 days | Tue 9/1/15 | Mon 9/14/15 | | | | |
| 121 | Conceptual Design | 22 days | Tue 9/8/15 | Wed 10/7/15 | | | | |
| 124 | Schematic Design | 10 days | Mon 5/23/16 | Fri 6/3/16 | | | | |
| 127 | Design Development | 21 days | Thu 1/19/17 | Thu 2/16/17 | | | | |
| 130 | Construction Documents | 424 days | Fri 6/23/17 | Wed 2/6/19 | | | | |
| 131 | 50% CD Review | 10 days | Fri 6/23/17 | Thu 7/6/17 | | | | |
| 132 | Written Comments issued to Design Team | 0 days | Thu 7/6/17 | Thu 7/6/17 | | | | |
| 133 | 90% CD Review | 10 days | Wed 12/6/17 | Tue 12/19/17 | | | | |
| 134 | Written Comments issued to Design Team | 0 days | Tue 12/19/17 | Tue 12/19/17 | | | | |
| 135 | VE Review | 10 days | Wed 12/5/18 | Tue 12/18/18 | | | | |
| 136 | Written Comments issued to Design Team | 0 days | Wed 12/19/18 | Wed 12/19/18 | | | | |
| 137 | Conformed CD Review | 10 days | Thu 1/24/19 | Wed 2/6/19 | | | | |
| 138 | Written Direction to Issue Documents for Re-Bid | 0 days | Wed 12/19/18 | Wed 12/19/18 | | | | |
| 139 | | | | | | | | |
| 140 | Entitlements | 341 days | Wed 7/23/14 | Wed 11/11/15 | | | | |
| 152 | | | | | | | | |
| 153 | Permitting | 698 days | Fri 5/20/16 | Wed 1/23/19 | | | | |
| 154 | Atherton Civic Center | 698 days | Fri 5/20/16 | Wed 1/23/19 | | | | |
| 155 | Preliminary Planning/Building Review | 0 days | Fri 5/20/16 | Fri 5/20/16 | | | | |
| 156 | Preliminary Planning/Building Review | 0 days | Wed 1/18/17 | Wed 1/18/17 | | | | |
| 157 | Submission to Planning | 0 days | Mon 9/25/17 | Mon 9/25/17 | | | | |

Atherton Civic Center - Atherton

Project Schedule - January 16, 2019



| ID | Task Name | Duration | Start | Finish | January | | |
|-----|--|-----------|--------------|--------------|---------|------|------|
| | | | | | 1/13 | 1/20 | 1/27 |
| 158 | Processing by Planning | 22 days | Tue 9/26/17 | Wed 10/25/17 | | | |
| 159 | Receipt of Planning Commission Approval | 0 days | Wed 10/25/17 | Wed 10/25/17 | | | |
| 160 | Submission to Building Dept | 1 day | Wed 11/15/17 | Wed 11/15/17 | | | |
| 161 | Processing by Building Dept | 8 wks | Thu 11/16/17 | Wed 1/10/18 | | | |
| 162 | Receipt of Plan Check Comments | 0 days | Wed 1/10/18 | Wed 1/10/18 | | | |
| 163 | Drawing Revisions | 23 wks | Thu 1/11/18 | Wed 6/20/18 | | | |
| 164 | Re-Submission to Building Dept | 0 days | Wed 12/12/18 | Wed 12/12/18 | | | |
| 165 | Processing by Building Dept | 6 wks | Thu 12/13/18 | Wed 1/23/19 | | | |
| 166 | Permit Issued - (*Review periods are estimates only) | 0 days | Wed 1/23/19 | Wed 1/23/19 | | | |
| 167 | | 488 days | Mon 4/24/17 | Wed 3/6/19 | | | |
| 168 | Bidding Phase | 488 days | Mon 4/24/17 | Wed 3/6/19 | | | |
| 169 | Bidding | 0 days | Mon 4/24/17 | Mon 4/24/17 | | | |
| 170 | Issue Contractor RFQ | 40 days | Mon 4/24/17 | Fri 6/16/17 | | | |
| 171 | RFQ Q&A | 0 days | Thu 6/29/17 | Thu 6/29/17 | | | |
| 172 | Contractor SOQ Due | 0 days | Thu 3/22/18 | Thu 3/22/18 | | | |
| 173 | Issue Documents for Bidding | 0 days | Wed 4/4/18 | Wed 4/4/18 | | | |
| 174 | Pre Bid Conference | 54 days | Thu 3/22/18 | Tue 5/5/18 | | | |
| 175 | Bidding | 30 days | Thu 1/3/19 | Wed 2/13/19 | | | |
| 176 | Re-Bid | 0 days | Wed 1/16/19 | Wed 1/16/19 | | | |
| 177 | Pre Bid Conference | 0 days | Wed 1/30/19 | Wed 1/30/19 | | | |
| 178 | Final Day to Submit Questions | 0 days | Wed 2/6/19 | Wed 2/6/19 | | | |
| 179 | Final Addendum Issued | 0 days | Wed 2/13/19 | Wed 2/13/19 | | | |
| 180 | Receive Bids | 4 days | Thu 2/14/19 | Tue 2/19/19 | | | |
| 181 | Evaluate Bids | 0 days | Wed 2/20/19 | Wed 2/20/19 | | | |
| 182 | Town Approval | 2 wks | Thu 2/21/19 | Wed 3/6/19 | | | |
| 183 | Execute Construction Agreement | | | | | | |
| 184 | | 1027 days | Tue 3/28/17 | Wed 3/3/21 | | | |
| 185 | Construction Phase | 1027 days | Tue 3/28/17 | Wed 3/3/21 | | | |
| 186 | Construction | 0 days | Wed 3/6/19 | Wed 3/6/19 | | | |
| 187 | Notice to Proceed | 0 days | Wed 3/6/19 | Wed 3/6/19 | | | |
| 188 | Kick-off Meeting | 0 days | Wed 3/13/19 | Wed 3/13/19 | | | |
| 189 | Ground Breaking Ceremony | 520 days | Thu 3/7/19 | Wed 3/3/21 | | | |
| 190 | Construction | 120 days | Thu 9/17/20 | Wed 3/3/21 | | | |
| 191 | FFE Installation | 0 days | Thu 9/17/20 | Thu 9/17/20 | | | |
| 192 | FFE Purchasing: Start | 0 days | Thu 2/4/21 | Thu 2/4/21 | | | |
| 193 | FFE Installation: Start | 1 mon | Thu 2/4/21 | Wed 3/3/21 | | | |
| 194 | FFE Installation: End | 517 days | Tue 3/28/17 | Wed 3/20/19 | | | |
| 195 | Move Coordination | 69 days | Tue 3/28/17 | Fri 6/30/17 | | | |
| 196 | Inventory | 310 days | Mon 4/10/17 | Fri 6/15/18 | | | |
| 201 | Surplus | 268 days | Tue 3/28/17 | Thu 4/5/18 | | | |
| 204 | Site Work | 308 days | Tue 3/28/17 | Thu 5/31/18 | | | |
| 212 | Modular Buildings | 307 days | Tue 3/28/17 | Wed 5/30/18 | | | |
| 221 | Storage Pods | 404 days | Fri 9/1/17 | Wed 3/20/19 | | | |
| 228 | Move | 112 days | Fri 9/1/17 | Mon 2/5/18 | | | |
| 229 | Mover Procurement | 12 days | Tue 2/6/18 | Wed 2/21/18 | | | |
| 230 | Mover Bid Award | 10 days | Thu 2/22/18 | Wed 3/7/18 | | | |
| 231 | Mover Contract | 1 day | Thu 3/8/18 | Thu 3/8/18 | | | |
| 232 | Mover NTP | 55 days | Fri 3/9/18 | Thu 5/24/18 | | | |
| 233 | Pre Move Packing | 15 days | Fri 5/25/18 | Thu 6/14/18 | | | |
| 234 | Move Items to Storage | 2 days | Mon 10/15/18 | Tue 10/16/18 | | | |
| 235 | Move Library | 10 days | Thu 3/7/19 | Wed 3/20/19 | | | |
| 236 | Move Heritage and City Council | | | | | | |
| 237 | | 20 days | Thu 3/4/21 | Wed 3/31/21 | | | |
| 238 | Project Opening | 1 mon | Thu 3/4/21 | Wed 3/31/21 | | | |
| 239 | Staff Opening | 0 days | Wed 3/31/21 | Wed 3/31/21 | | | |
| 240 | Public Opening | | | | | | |