



SAN BRUNO RECREATION & AQUATIC CENTER

Construction Advisory
Committee Update

August 16, 2023





AGENDA

1. Construction Update and Look Ahead Schedule
 - a) Project Information Update
 - b) Completed To Date
 - a) Contaminated Soil Update
 - c) Schedule Update (Public Outreach)
 - d) What's Happening the Next 30 Days and Beyond?
 - e) Adopted Projects Update
 - I. City Park Way and Crystal Springs Intersection
 - II. Beckner Shelter Road Projects
 - f) Change Order and Project Budget Update
 - g) Project Overview and Outlook
2. Questions

Construction Update and Look Ahead Schedule



PROJECT INFORMATION



Start Date: September 2021



Project Completion: End of 2023



Estimated Cost Completed To Date: 75.83% (July 2023)



EarthCam Link: https://share.earthcam.net/RecCenterBuild/rec_center_build/camera/view_1



Multivista Aerial Photo on 06/06/23



Multivista Aerial Photo on 08/09/23

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



BUILDING UPDATE



NATATORIUM

- Pool shell cured
- Natatorium Stairs ongoing
- Pool tiling, and pool deck plumbing ongoing
- CMU walls completed (Restrooms, Lifeguard Room, Family Changing Rooms, Pump Room)
- Mechanical Roof – Exterior Wall Sheathing
- Mechanical Roof Curbs

GYMNASIUM/COMMUNITY HALL

- **Roof**
 - Flat Roof - insulation sealed with TPO membrane
 - Community Hall Roof - started
- **Exterior Walls**
 - Exterior wall sheathing and waterproofing spray complete
 - EIFS (Exterior Insulation and Finish System) ongoing
- **Interior**
 - Insulation and drywalls
 - Door framings ongoing
 - Elevator Shaft Drywall work
 - Community Lounge Stairs work ongoing
 - Electrical Rough for Community Hall ongoing

Construction Update and Look Ahead Schedule

COMPLETED TO DATE (Through 08/15/23)



June 20, 2023

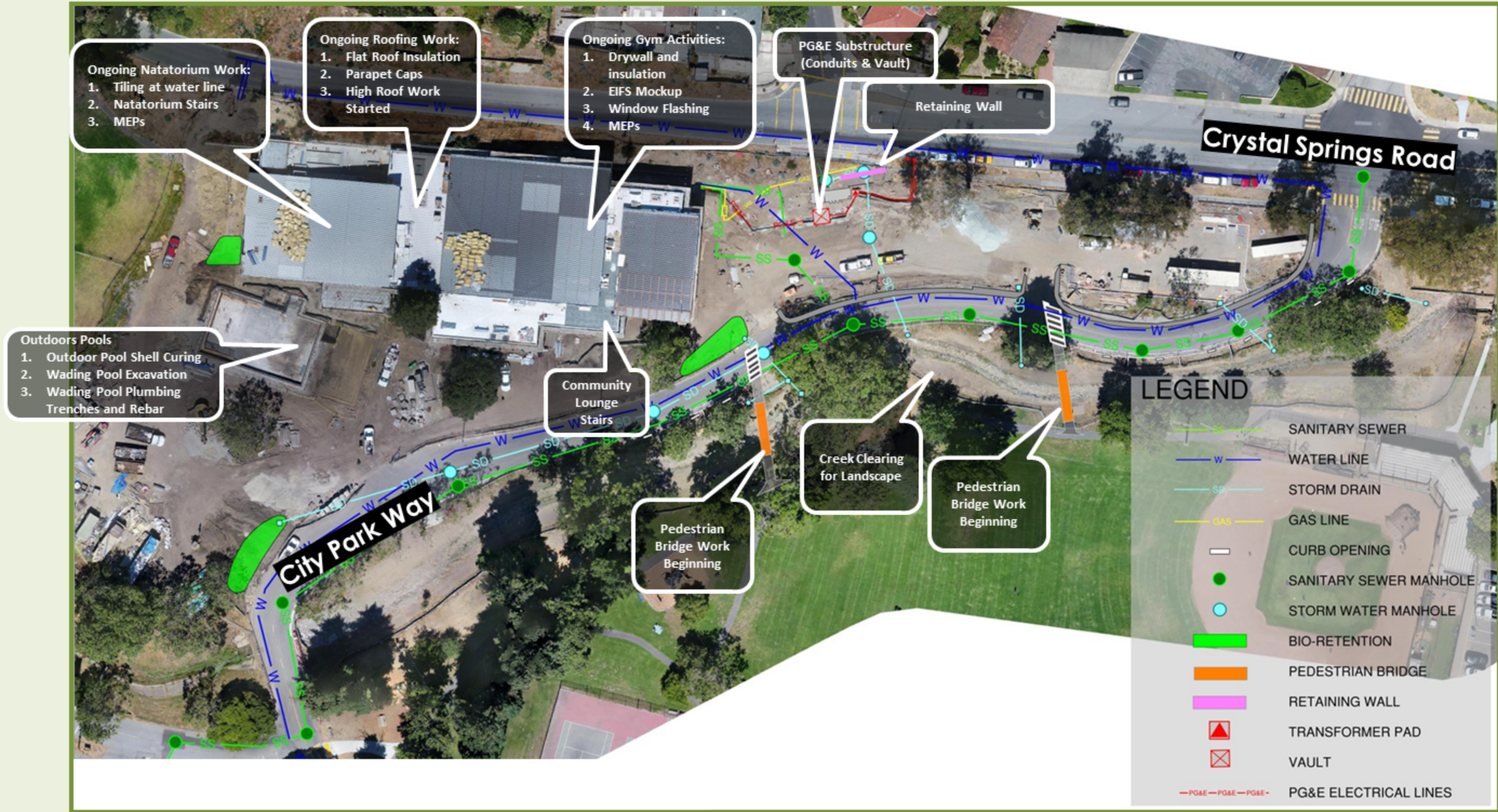


August 15, 2023



Construction Update and Look Ahead Schedule

COMPLETED TO DATE



Construction Update and Look Ahead Schedule

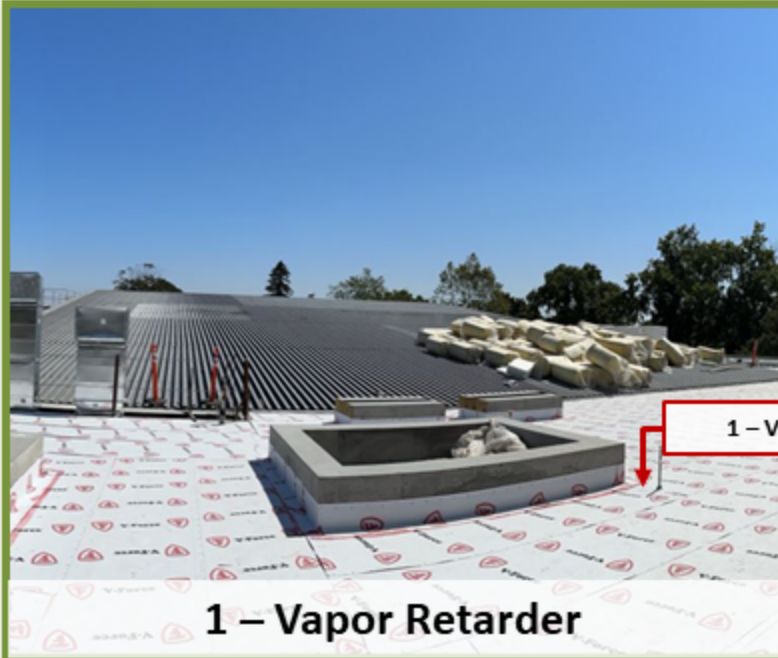


COMPLETED TO DATE

ONSITE UPDATE: FLAT ROOF

Completed

- Flat Roof Insulation is ongoing
- Solar PV Piping is underway



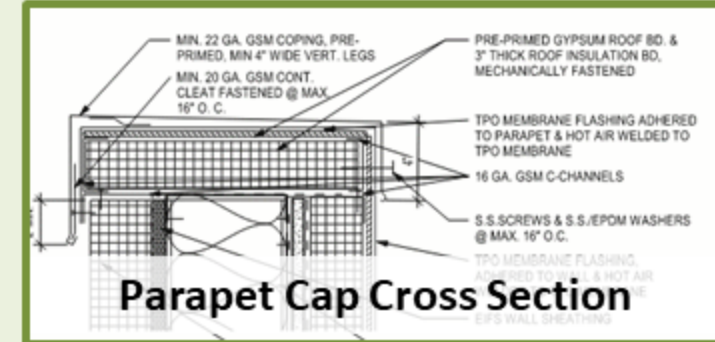
1 – Vapor Retarder



2 – Roof Insulation Board (1/2" To 2" Thick) Installation



Parapet Cap – Detail



Parapet Cap Cross Section



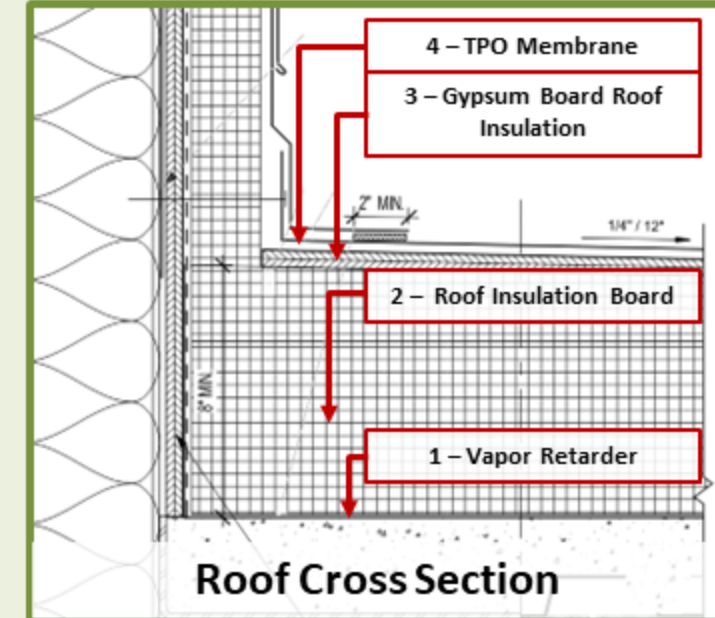
3 – 1/4" Pre-primed Gypsum Roof Board Installation



4 – TPO Membrane To Seal Insulation



Solar Piping



Roof Cross Section



Flat Roof

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



ONSITE UPDATE: EXTERIOR WALLS



Waterproofing Spray



Window Flashing Installation

Completed

- Waterproofing Spray
- Window and Door Flashing Installation
- EIFS Foam Mockup (Final layer of the exterior walls)



EIFS Installation



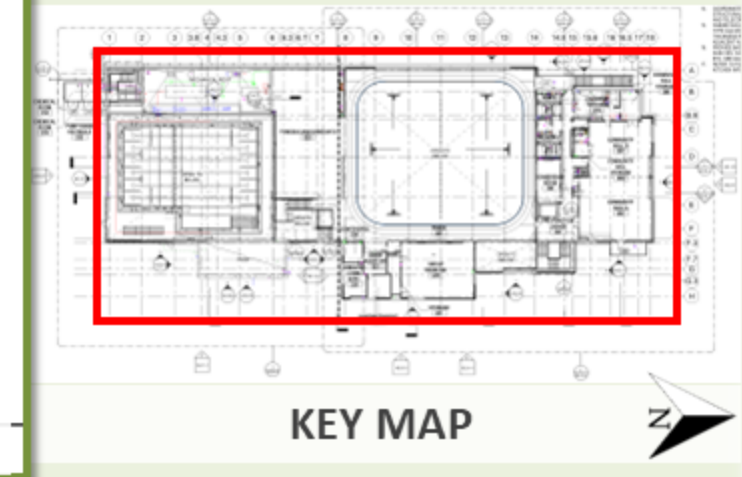
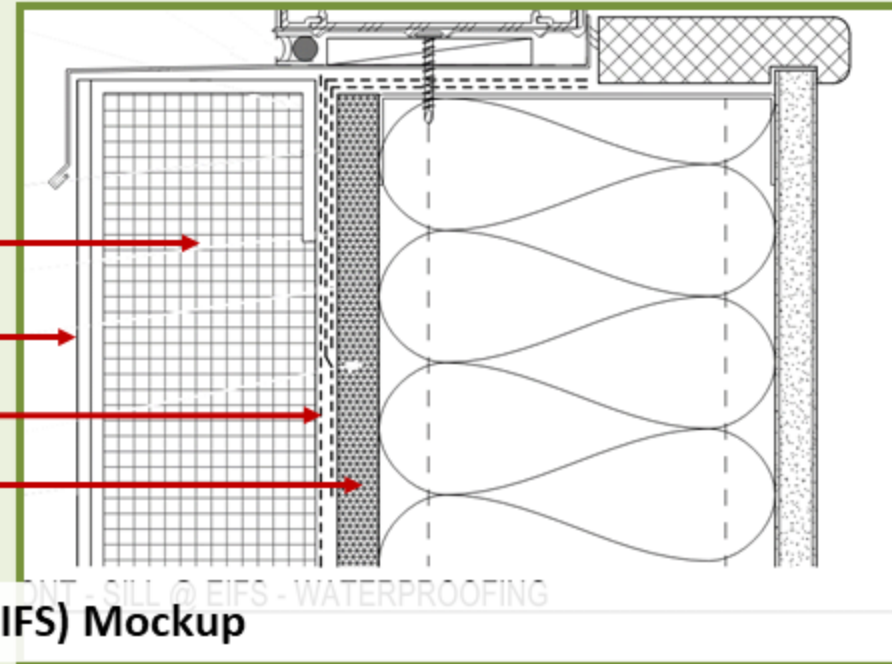
Exterior Insulation Finishing System (EIFS) Mockup

← Foam Board Insulation →

← EIFS Finish →

← Waterproofing →

← Sheathing →



KEY MAP

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



ONSITE UPDATE: INTERIOR



1 - Insulation - Small Classroom



2 - Drywall Progress



3 - Door Framing



4 - Elevator Drywall Installation



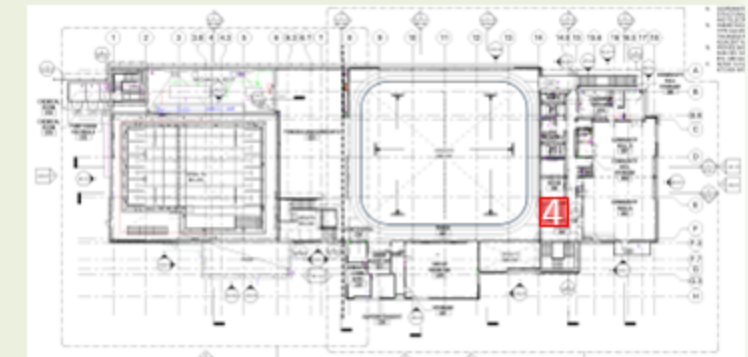
5 - Community Lounge Stairs



6 - Pool Lobby Stairs

Completed

- Interior insulation
- Drywall
- Door Framing
- Community Lounge Stairs
- Natatorium Stairs
- MEP Work ongoing



2nd FLOOR KEY MAP



1st FLOOR KEY MAP

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



ONSITE UPDATE: NATATORIUM



Party Room CMU Walls



Pool Gutter



Tiling at Water Line

Completed

- CMU Walls
- Pool Gutter
- Pool Shell Curing
- Tiling at Water Line



Completed Pool Shell - North



Completed Pool Shell - South



RENDERING - NORTHEAST



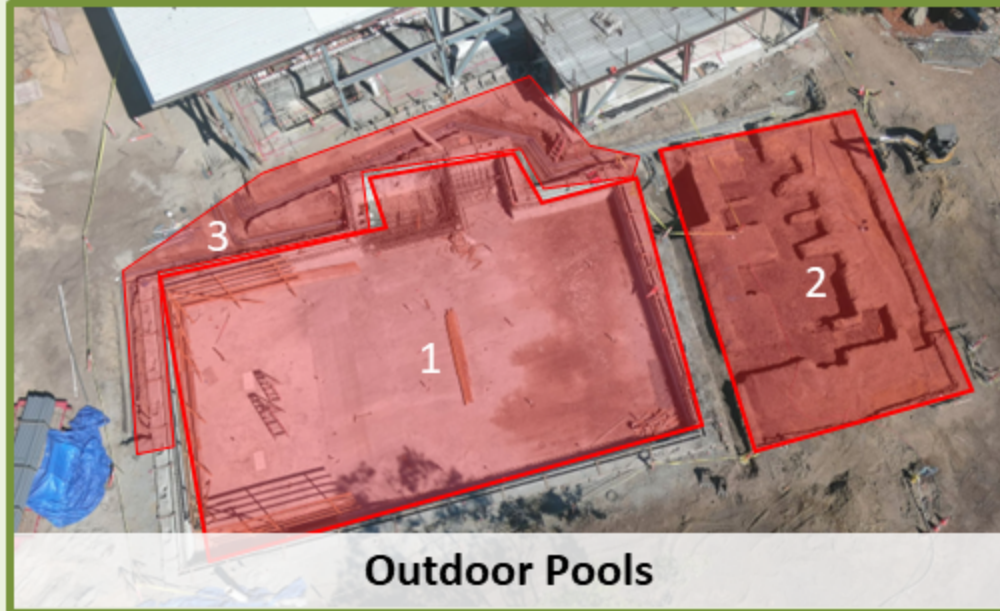
KEY MAP

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



OFFSITE UPDATE: OUTDOOR POOLS



Outdoor Pools



1 - Completed Outdoor Pool Shell is Curing



2 - Wading Pool Excavation and Plumbing Trench Excavation/Rebar



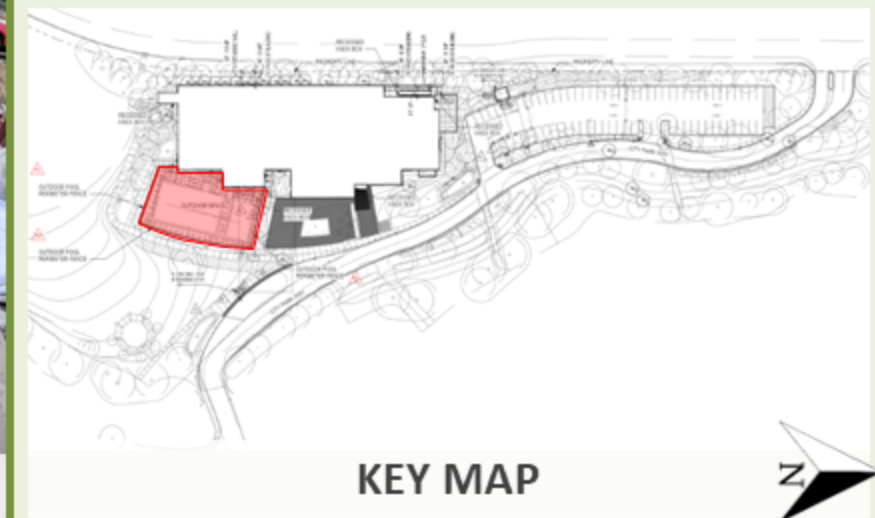
3 - Wading Pool Surge Tank Excavation and Piping

Completed

- Outdoor Pool Shell Completed
- Pool Shell Curing and Gutter - Ongoing
- Wading Pool - Ongoing
 - Excavation
 - Plumbing Trenches
 - Surge Tank Excavation and Piping



RENDERING - NORTHEAST



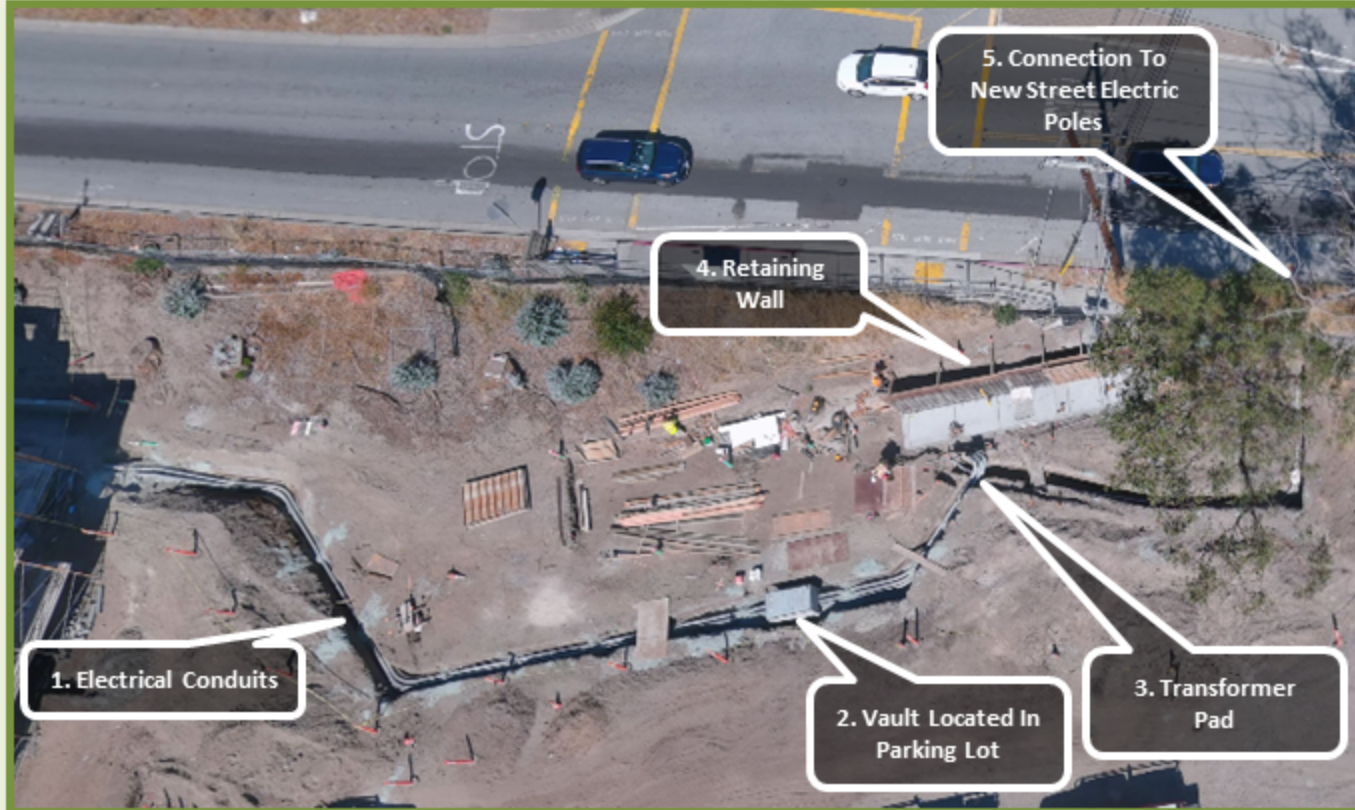
KEY MAP

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



OFFSITE UPDATE: PG&E



PG&E Work Schedule

1. **Received** PG&E Plans – 5/16/23
2. **Completed** - Preconstruction Meeting (6/8/23)
3. **Completed** - Contractor installing PG&E substructures
4. **(8/18 or 8/21) – PG&E Trench Inspection**
5. **(TBD)** - Transformer pad
6. **(TBD)** - PG&E Inspection (mandrill testing) and transformer/ pad inspection
7. **(TBD)** - PG&E install New pole, Transformer and cables
8. **(TBD)** - City Building Inspection and tagging for meter
9. **(TBD)** - PG&E to confirm meter release and for power drop



Construction Update and Look Ahead Schedule

COMPLETED TO DATE



OFFSITE UPDATE: CREEK REPAIR AND MODIFICATION



Pedestrian Bridge Abutment Formwork



Irrigation Prep Work and Bioswale Clean Up

CREEK and PARK

- Creek Repair and Modification
- Pedestrian Bridge's Concrete Abutments formed
- Irrigation Prep work
- Bioswale Clean Up



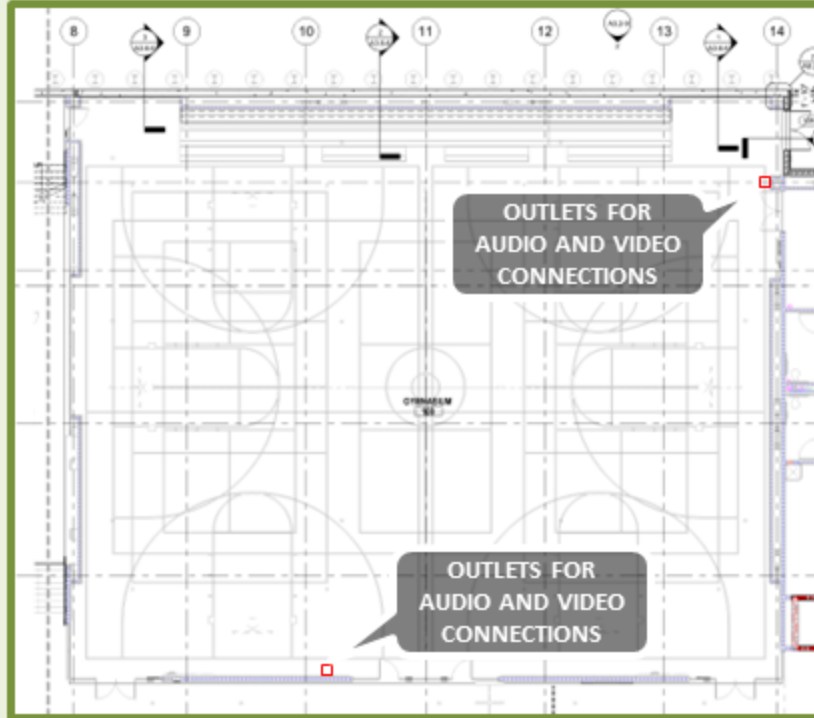
Construction Update and Look Ahead Schedule

COMPLETED TO DATE



BROADCASTING CAPABILITIES

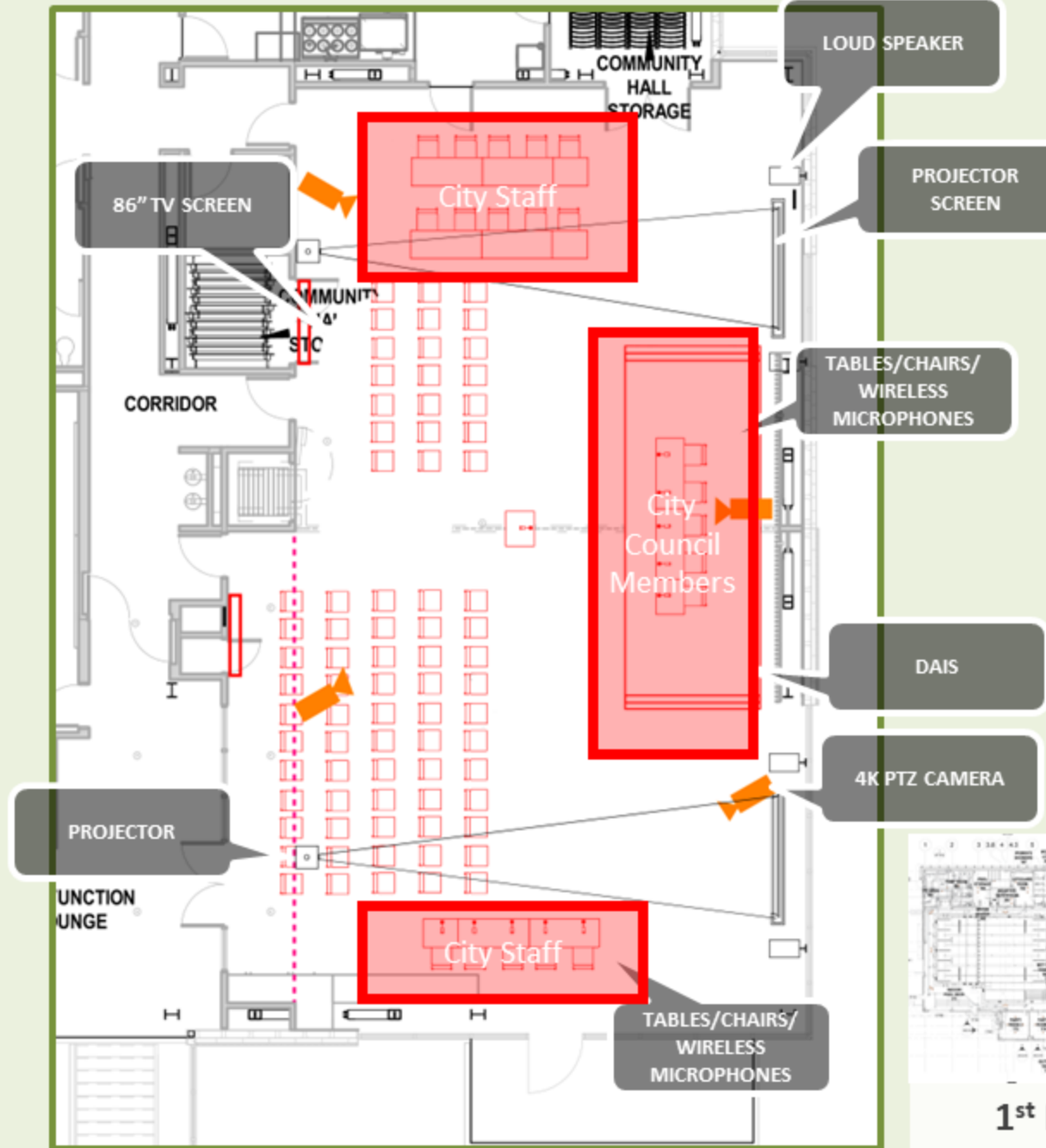
1. GYMNASIUM



2. PLAZA



3. COMMUNITY HALL



Locations with Broadcasting Capability:

1. Gymnasium (SDI Connections) – Live Stream events
2. Plaza (SDI Connections) – Live Stream events
3. Community Hall (SDI Connections and Permanent Broadcasting System Setup)

Community Hall Features for Council Meetings:

1. Four (4) 4K PTZ Cameras
2. Wireless microphones
3. Two (2) 86" TV Screens
4. Integrated to existing AV system to utilize:
 - Two (2) Projectors and Screens
 - Four (4) Wall Mounted Speakers
 - Twelve (12) Ceiling Mounted Speakers



Construction Update and Look Ahead Schedule

COMPLETED TO DATE



CONTAMINATED SOIL UPDATE

Test Date: 3/8/22

Purpose: Excavation from soil nail wall
Result: Petroleum and other compounds (Class II/III Non-Hazardous Waste)

Test Date: 7/18/22

Purpose: Water Line Trenching
Result: Petroleum and other compounds (Class II/III Non-Hazardous Waste)

Test Date: 6/21/22

Purpose: Creek Modification and Excavation
Result: Dieldrin pesticides, petroleum hydrocarbons (Class II/III Non-Hazardous Waste)

Test Date: 5/18/22

Purpose: Building Footing and Pool Excavation
Result: Petroleum and other compounds (Class II/III Non-Hazardous Waste)



Contractor's Responsibility: To test existing soil (*Project Specifications Section 32-9113 Soil Preparation*)

Required: Disposal of soil in a Class II landfill (*California Water Code Section 13050*)

Possible Sources of Contaminants:

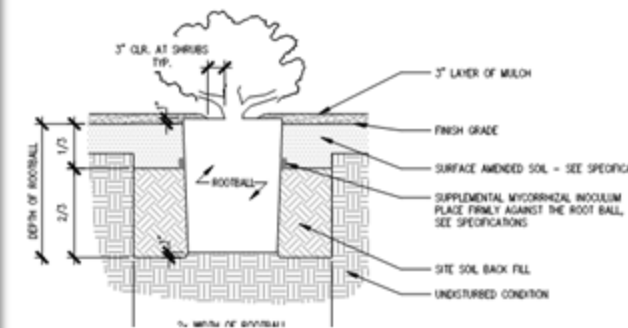
- Petroleum in soil is common due to rain washing down leaks and spills from cars into the soil.
- Pesticides may come from past uses of the land.

Environmental Impact: Potential for contamination of environment (waterways, water resources, etc.)

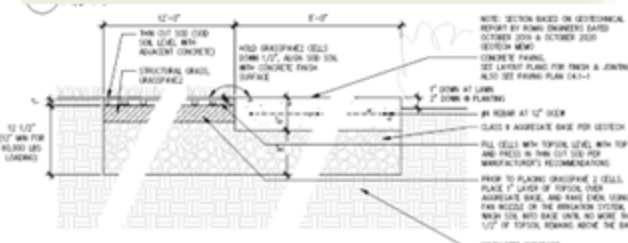
Mitigation Measures:

- Excavated Soil – Disposal of soil in a Class II landfill for containment.
- Dust - Per Caltrans, dust is to be controlled through use of water or dust suppressants.
- Disturbed Areas - Excavated to subgrade and topped with layers of base rock and pavement, or encapsulated with topsoil for future planting.

Disturbed Areas
 (To be topped up per details below)



Shrub Planting Section- Detail



Concrete Paving Section- Detail

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



SOIL TESTING DEFINITIONS

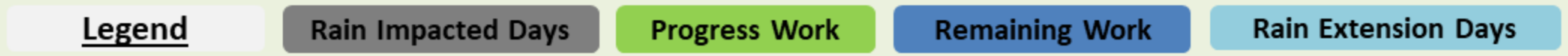
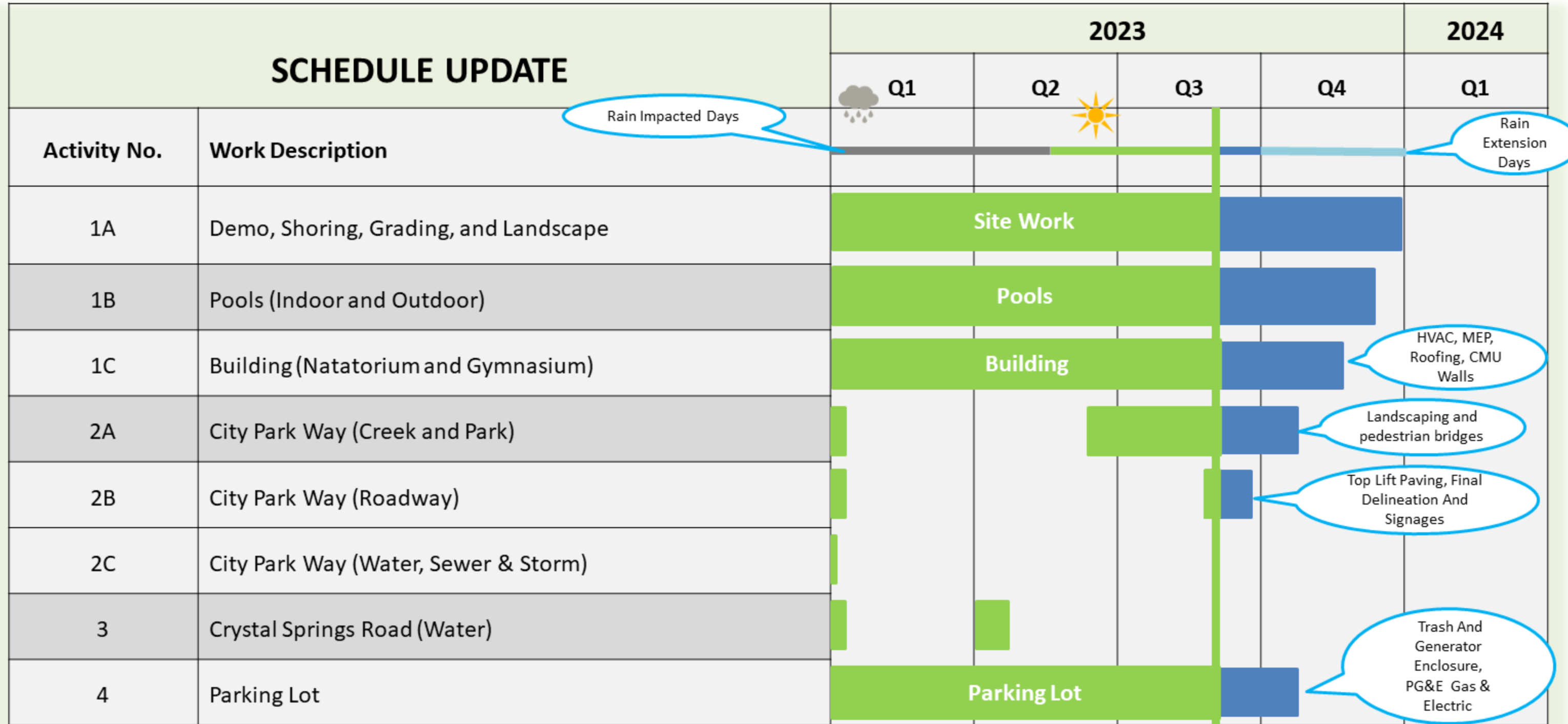
Soil Class	Pollutant Types	Pollutant Levels	Human Health	Water Quality Impact	Plant Restrictions
Class I (Hazardous Waste)	Hazardous Materials (Ex. Lead and high levels of hydrocarbons)	Significant	Most threatening (When improperly managed)	Significant	Least Limited
Class II (Designated Waste)	Fuel Oils, Residual Fuel Oils, Lubrication Oils, [...] Other Petroleum Products Not Listed In Class I.	Moderate	Less threatening	Moderate (Exceeds Regulatory Requirements)	Moderately Limited
Class III (Designated Non-hazardous Waste)	Inert waste (Garbage, Trash, Industrial Waste, rock, brick, glass, etc.)	Lowest	Potential To Indirectly Impact	Lowest	Most Limited

Sources:

- [USDA Agricultural Research Service](#)
- [Regional Water Quality Control Board](#)
- [Environmental Protection Agency](#)

Construction Update and Look Ahead Schedule

COMPLETED TO DATE



Construction Update and Look Ahead Schedule

PUBLIC OUTREACH



- Project Website is regularly updated
- Portable Changeable Message Boards will be used for Future Road Closures
- Detour Signs will be placed as needed
- Communicate with Google Navigation system as needed
- Field Contact Numbers are available on all project signs and City Website
- Daily onsite representative is available at the trailer office
- Calls and emails are being answered and addressed
- City Park Way daytime closure will continue for landscaping work

Construction Update and Look Ahead Schedule

WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?



Exterior Wall Work



Roofing Work



Interior Walls



Natatorium Pool Deck Plumbing

ONSITE WORK

Enclosing the building

1. High Roof Insulation
2. Continue Flat Roof Insulation
3. Continue interior insulation and drywall installation
4. Windows
5. Continue MEPs
6. Natatorium pool deck plumbing
7. Elevator Shafts



KEY MAP

Construction Update and Look Ahead Schedule

WHAT'S HAPPENING THE NEXT 30 DAYS AND BEYOND?



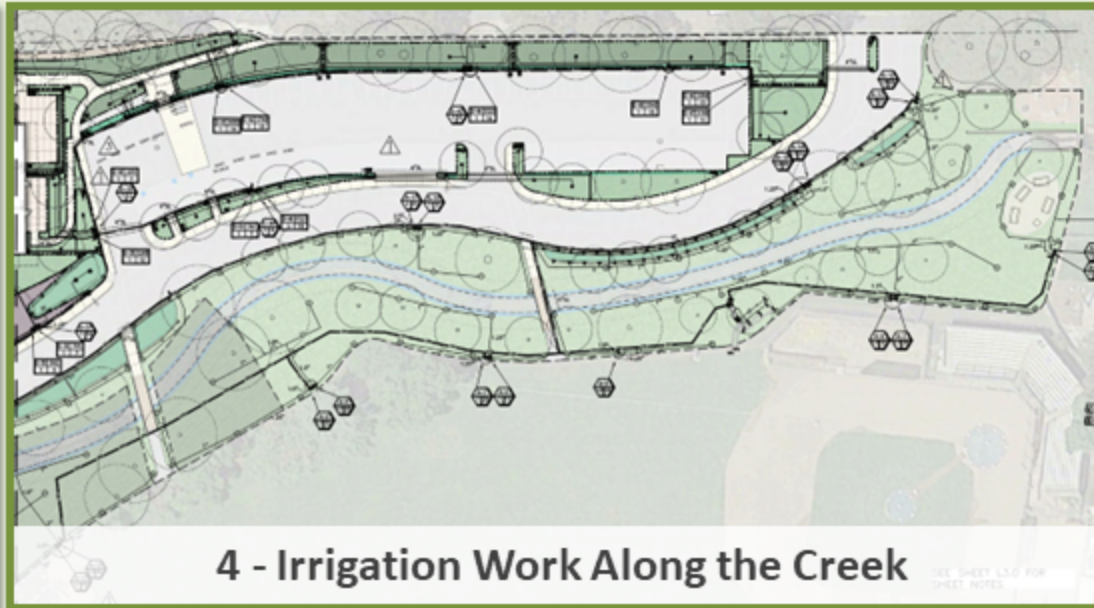
1 - Outdoor Pool/ Wading Pool



2 - PG&E Work



3- Pedestrian Bridges



4 - Irrigation Work Along the Creek

OFFSITE WORK

1. Outdoor Pools
 - Outdoor Pool Curing
 - Wading Pool Plumbing
 - Fabric and Rock Trench
 - Rebar
 - Plumbing Pipes
2. Powering the building
 - PG&E Inspection and Transformer Pad
 - Retaining Wall beside the transformer pad
3. Pedestrian Bridge Work
4. Irrigation & Bioswale along the creek

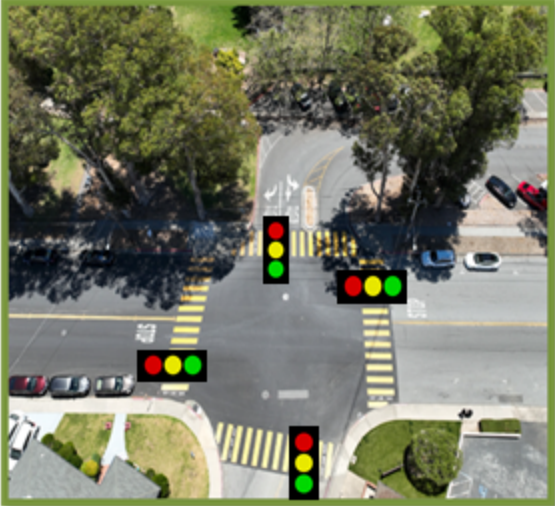


KEY MAP

Construction Update and Look Ahead Schedule

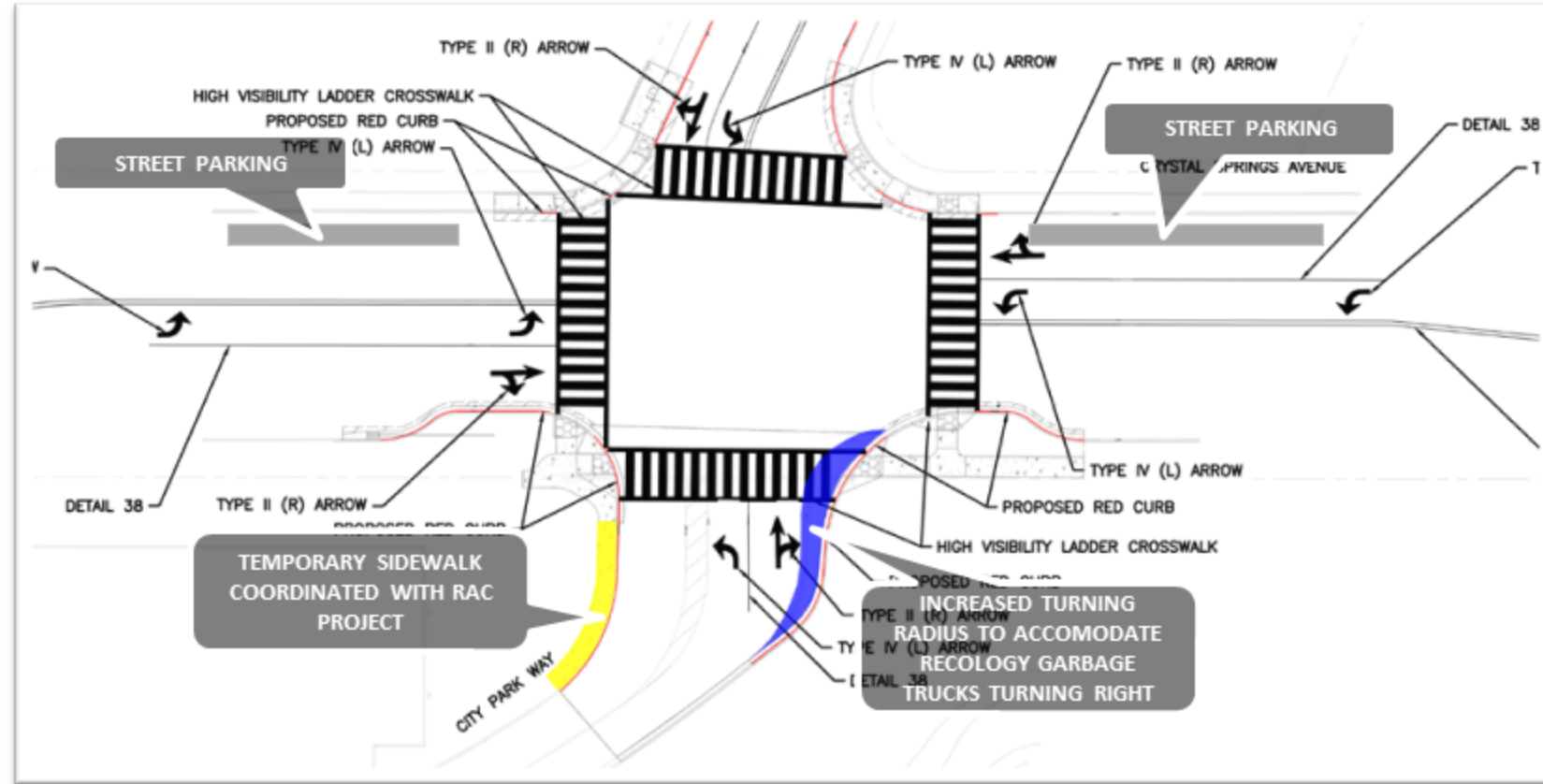
Crystal Springs / Oak Street / City Park Way Intersection Improvement

Project Update



Traffic Signal System (TSS)

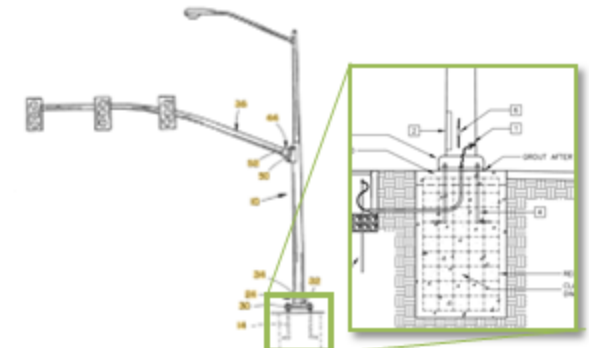
Traffic Engineer (T.E.) presented intersection traffic control alternatives to (TSPC) Traffic Safety and Parking Committee



FUNDING SOURCES:
Measure A & G Fund (RAC)

PROJECT BUDGET:
\$800,000.00

SIGNAL POLE AND FOUNDATION DETAIL TO SHOW DEPTH AND SIZE



Designer proceeded with the TSS design preparation

Final Design Completed
Signal Poles Procurement Coordination

Advertise Project To Receive Bids

Completion Target



Per Vehicle Code, the City Engineer or T.E. to recommend the conclusion of the intersection control study. Memorandum to be issued.

Final Design to be completed (90%)

Bidding and Award

Construction NTP

Construction Update and Look Ahead Schedule

BECKNER SHELTER ROAD PROJECTS



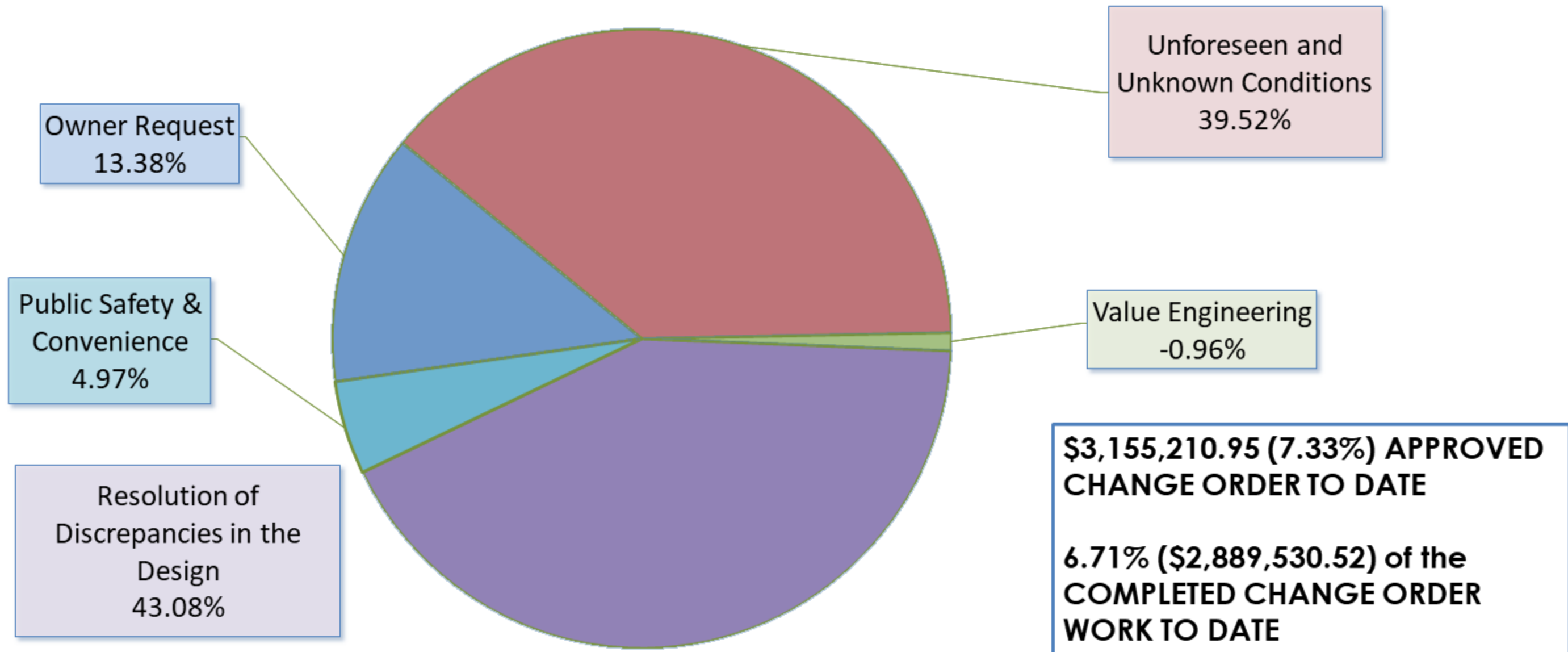
PROJECTS	Design and Management Consultant Agreements	Topographic Surveying	Design Development	Complete Design	Request Quote or Process as Change Order	Begin Construction	Complete Construction
1 Repaving and Parking Lot Striping	●	●	●	August 2023 (Estimated)	September 2023 (Estimated)	October 2023 (Estimated)	November 2023 (Estimated)
2 ADA Bridge	●	●	August 2023 (Estimated)	October 2023 (Estimated)	November 2023 (Estimated)	December 2023 (Partially)	TBD (Permit Conditions)
3 Picnic Area #14 ADA Path	●	●	September 2023 (Estimated)	November 2023 (Estimated)	December 2023 (Estimated)	TBD	TBD

Ongoing

Completed



Change Order Report



Construction Update and Look Ahead Schedule

Project Budget Update



Total Project Budget:

- \$62,290,228.00

Total Expenses To Date:

- \$45,852,480.09 (73.61%)

Pre-Construction Phase Cost Total:

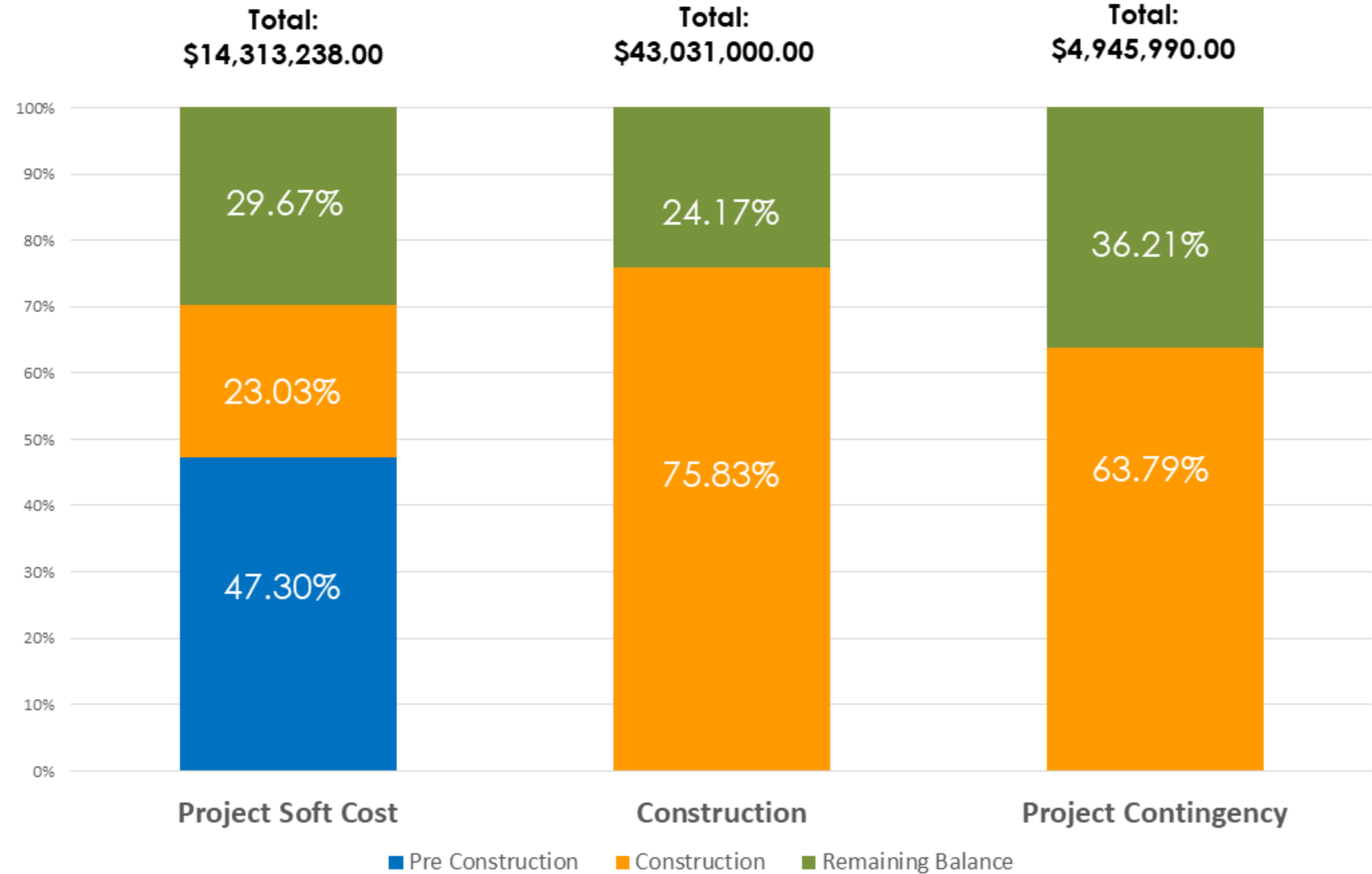
- \$6,770,384.00

Construction Phase Cost To Date:

- \$39,082,096.09

SOFT COSTS

- Design (Group 4)
- Environmental
- Project Manager (Conсор)
- Construction Manager (Griffin Structures)
- Geotechnical, T&I, Waterproofing, Commissioning Services
- Lara Field Parking Lot
- Traffic Signals, Sewer, Water, Sidewalk, CityNet Fiber
- Temporary Space During Construction
- Furniture Fixtures and Equipment
- Electronic systems and special equipment
- Utility company connection and services
- Fees/ Administration/ Business Plan
- Additional Crystal Springs Tree Removal
- Beckner Shelter Projects



Construction Update and Look Ahead Schedule

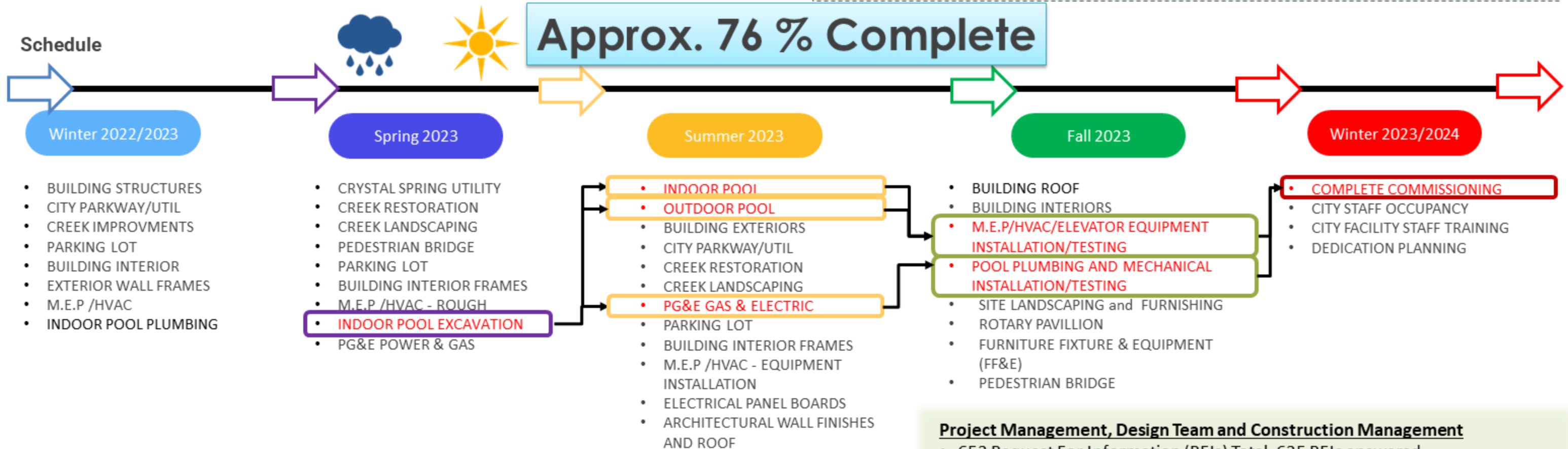
OVERVIEW AND OUTLOOK



Contingency Spent: 63.79%
Work To Complete: 24.17%

Available Contingency Balance of 36.21% to complete the remaining 24.17% or \$10.4 M worth of work.

Approx. 76 % Complete



Contractor, Subcontractors and Manpower

- August Progress - Satisfactory
- Overtime – General and Subcontractors
- Average 25 to 35 people working

List of Main Trades Working Onsite

- Lathrop (General Contractor)
- BCI (Rebar/concrete)
- Waterworks (Pool)
- Frey (Framing)
- Rodriguez Sheet
- Metal
- O'brien (Plumbing)
- Alcal (Roofing)
- PME (Electrician)
- Allied (Mechanical)
- Ghilotti (Site work/Civil)

Project Management, Design Team and Construction Management

- 652 Request For Information (RFIs) Total, 625 RFIs answered
- 571 Submittals (Materials, work plan...etc.) Total Received, 555 Approved
- 24 Change Orders Approved
- Conducted Commissioning Meeting
- Consultant Agreements In Review To Maintain Coverage.
- Project Budget Reconciliation – SBCF Grant Funds and Various City Funds
- Coordinating Adopted Projects:
 - Oak Avenue and Crystal Springs Intersection – Bidding Coordination
 - Beckner Shelter Road Project design

THANK YOU

sanbruno.ca.gov/RecCenterBuild