

May 14, 2024

TO: Facilities Committee

FROM: Dana Stoehr

RE: Capital Projects Update

Cypress Restroom

- The architectural design is complete (see attached) pending a final confirmation of a soils report for the structural footings
- Bagg Engineering has been contracted to perform soil sampling for the foundation area South of Cypress – we are awaiting the soils report to confirm the architectural integrity of the final design which we anticipate having by the end of this week.
- Bid documents have been prepared with the Architect (Enso Design and our Project Manager, Jim Mercurio). We anticipate being able to send bid docs out for response by the end of this month.

Resiliency Upgrades to Redwood Hall and RV Park

- Project Manager Jim Mercurio has advised us with agreement from County Executive Mike Callagy for a design-build process for both projects. This process is most often very cost-effective.
For Board members who may not be familiar with those terms, a design-build process involves a method of project delivery in which one entity - the design-build team - works under a single contract with the project owner to provide design and construction services. One entity, one contract, for a unified flow of work from initial concept through completion.

Project Manager Mercurio is preparing an (RFQ) Request for Qualifications to narrow down companies capable of and qualified to design and construct both projects. We anticipate the RFQ to be released by June 30th.

We are also in the process of setting up a meeting schedule with the CDGFA Grant and County teams for the Redwood Hall project. Project updates are a requirement of the State grant.

- Generator Project Grant – CAL OES/FEMA Generator Project Disaster Subaward
##DR4558/PA0139

I have released the California Construction Authority (CCA) from this project. Darryl, Diane, and I will be overseeing the project. JMPE the Electrical Engineer has completed draft drawings. I am currently preparing an (RFP) Request for Proposals with specifications provided by the Electrical Engineer for the generators. I have contacted CAL/OES, and I am

now the direct project contact. We anticipate being able to order three generators, 1-50kw, 1-275kw, and 1- 450kw by early June. The generators take up to 22-24 weeks for delivery. During this wait time, we will work with the JMPE the Electrical Engineer, and the subcontracted structural engineer to finalize drawings for the generator footings and electrical connection work. We plan to have a contractor in place for both by July, with work commencing in August or Sept.

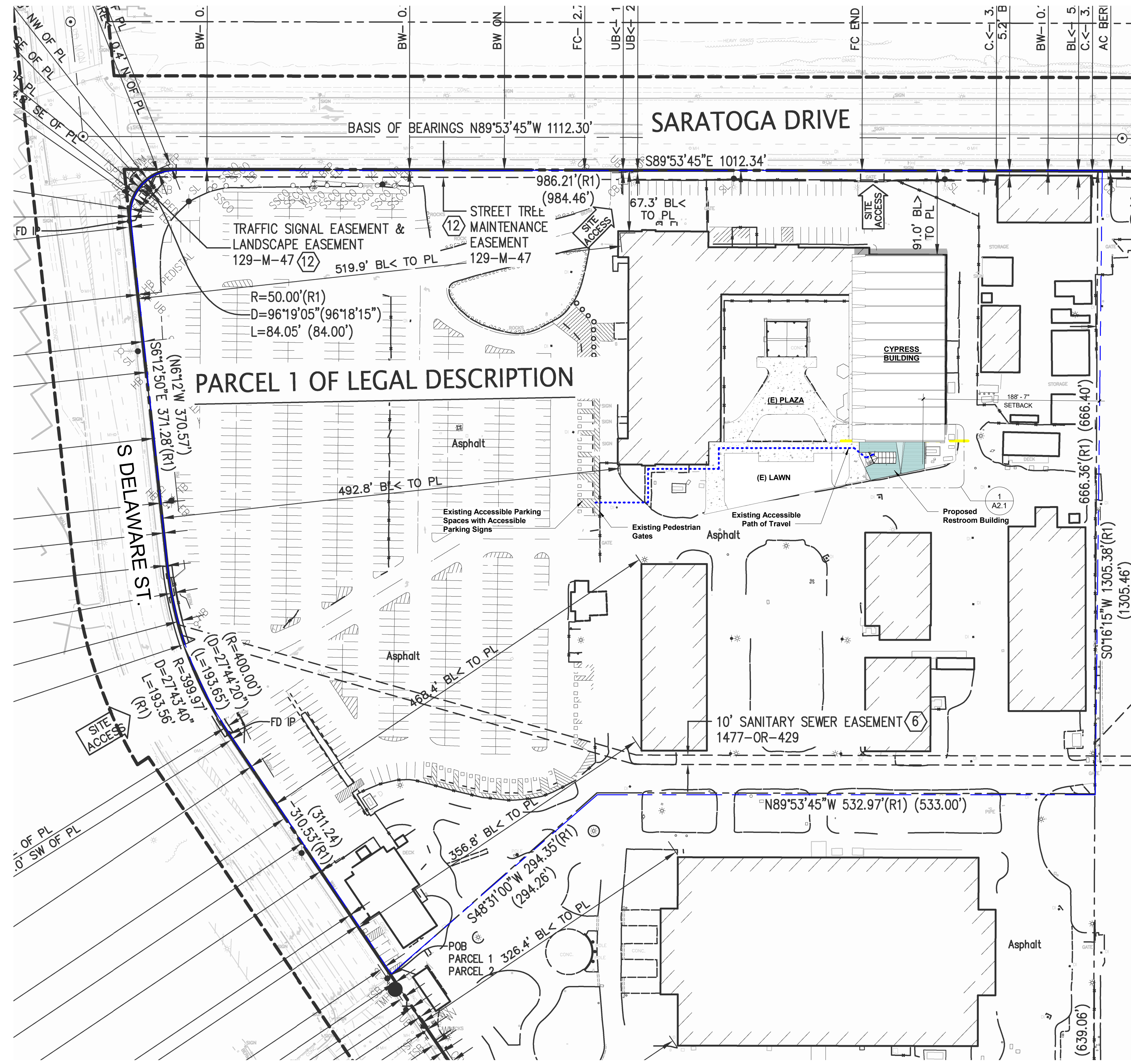
Delaware Steet Lot Fencing - Complete



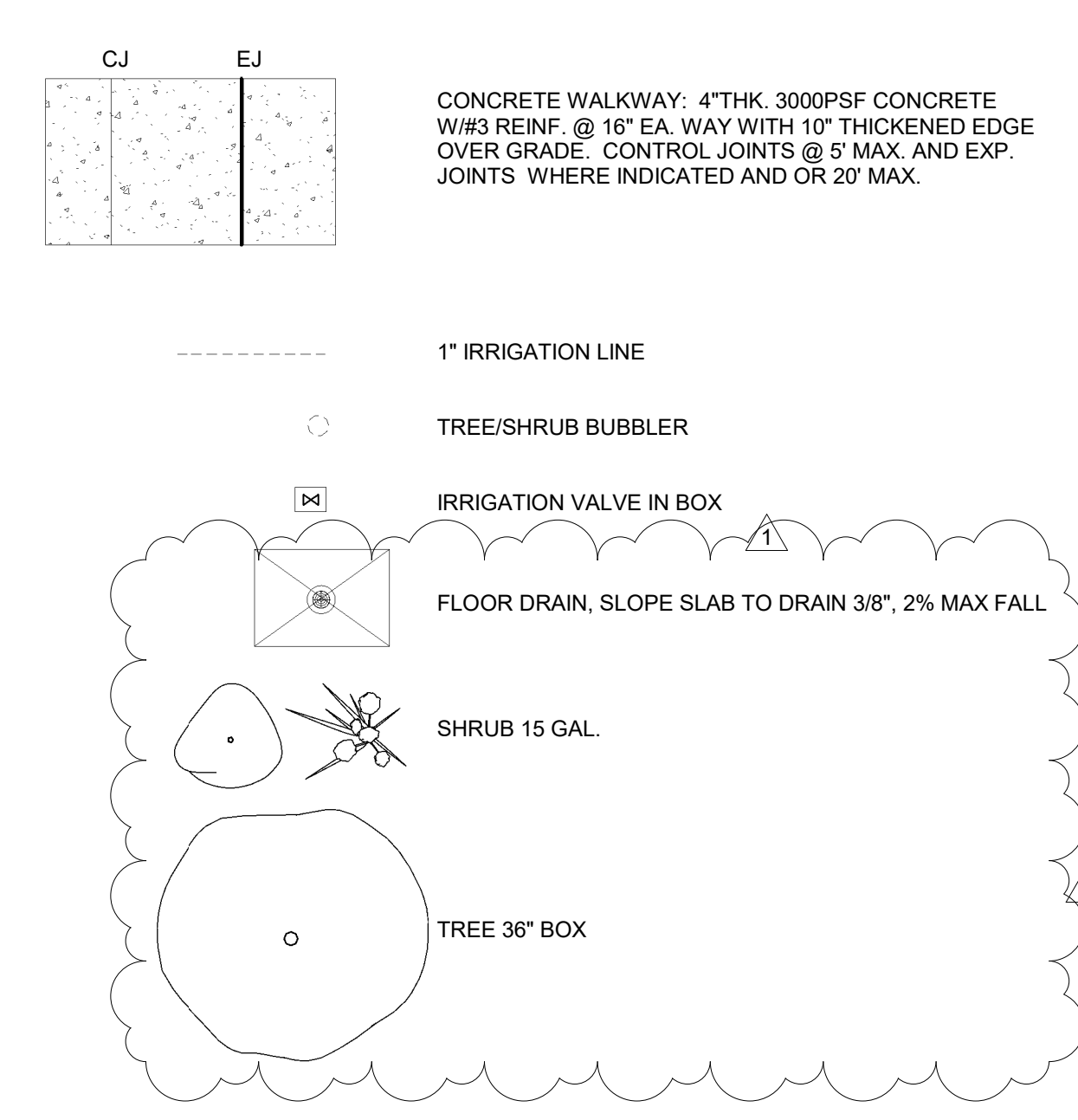
- Cypress Hall Fire System – Completed
- Saratoga Main Entry Improvements – The improvements were put out for quotes, Dryco was awarded the work to be performed, based on reputation and lowest cost. The installation includes new fencing and bollards at the Saratoga Entry, as well as striping to improve pedestrian access and safety. We anticipate improvements to be completed by May 30th.
- Bollard installation around A/C units on the East side of Cypress Hall - Expect installation by May 30th.
- UFES Project- The UFES project is nearing completion and we successfully negotiated approval for retaining the additional driveway with the City of San Mateo



ensō designs, inc. 752 Bianco Court | Davis | CA | 95616 | 530.400.8425



SITE & FLOOR PLAN LEGEND



ACCESSIBLE PATH OF TRAVEL

DESIGN PROFESSIONAL PATH OF TRAVEL (POT) STATEMENT: THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS...

ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCOMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

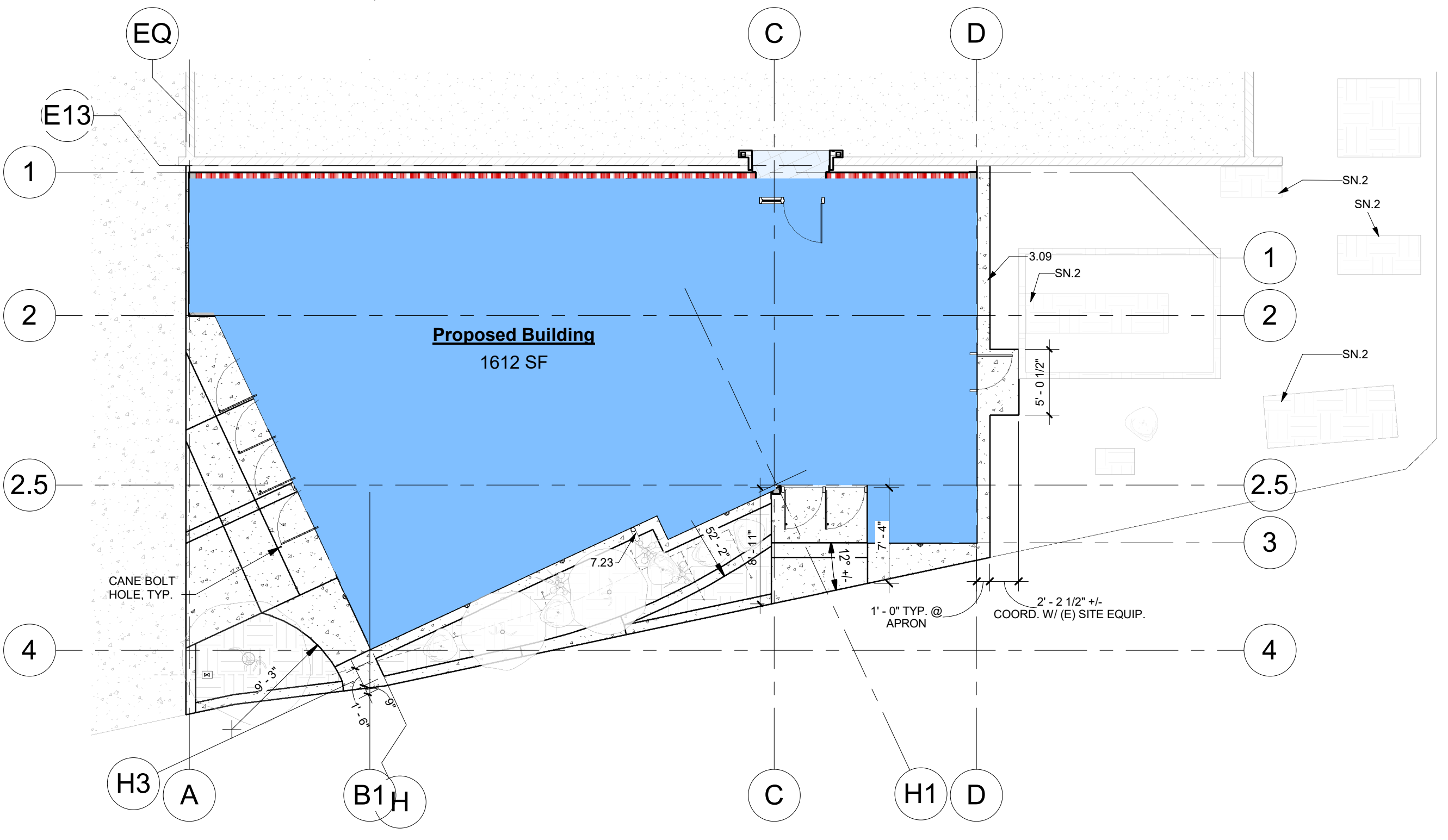
KEYNOTES

- 3.09 CONCRETE APRON
7.23 PREFINISHED METAL DOWNSPOUT

SHEET NOTES

- SN.2 EXISTING SITE EQUIPMENT

REVIEWED Oct 31, 2023 BPR CONSULTING GROUP



1 Overall Site Plan 1" = 60'-0"

2 Site Plan 1/8" = 1'-0"

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New Restroom Building For San Mateo County Fairgrounds SAN MATEO, CALIFORNIA

Overall Site & Site Plan

05/01/23 A1



KEYNOTES

- 6.09 WOOD POST
- 7.23 PREFINISHED METAL DOWNSPOUT
- 9.23 TILE
- 10.40 SIGN: NOT AT EXIT
- 10.43 SIGN: TOILET ROOM IDENTIFICATION
- 10.44 SIGN: DIMENSIONAL GRAPHIC SIGN
- 10.64 TOILET ROOM ACCESSORY: BABY CHANGING STATION
- 10.66 TOILET ROOM ACCESSORY: GRAB BAR
- 10.72 TOILET ROOM ACCESSORY: SANITARY NAPKIN DISPOSAL
- 10.75 TOILET ROOM ACCESSORY: SHOWER ROD AND CURTAIN
- 10.77 TOILET ROOM ACCESSORY: TOILET PAPER DISPENSER
- 10.78 TOILET ROOM ACCESSORY: TOILET SEAT COVER DISPENSER
- 22.58 MOP SINK

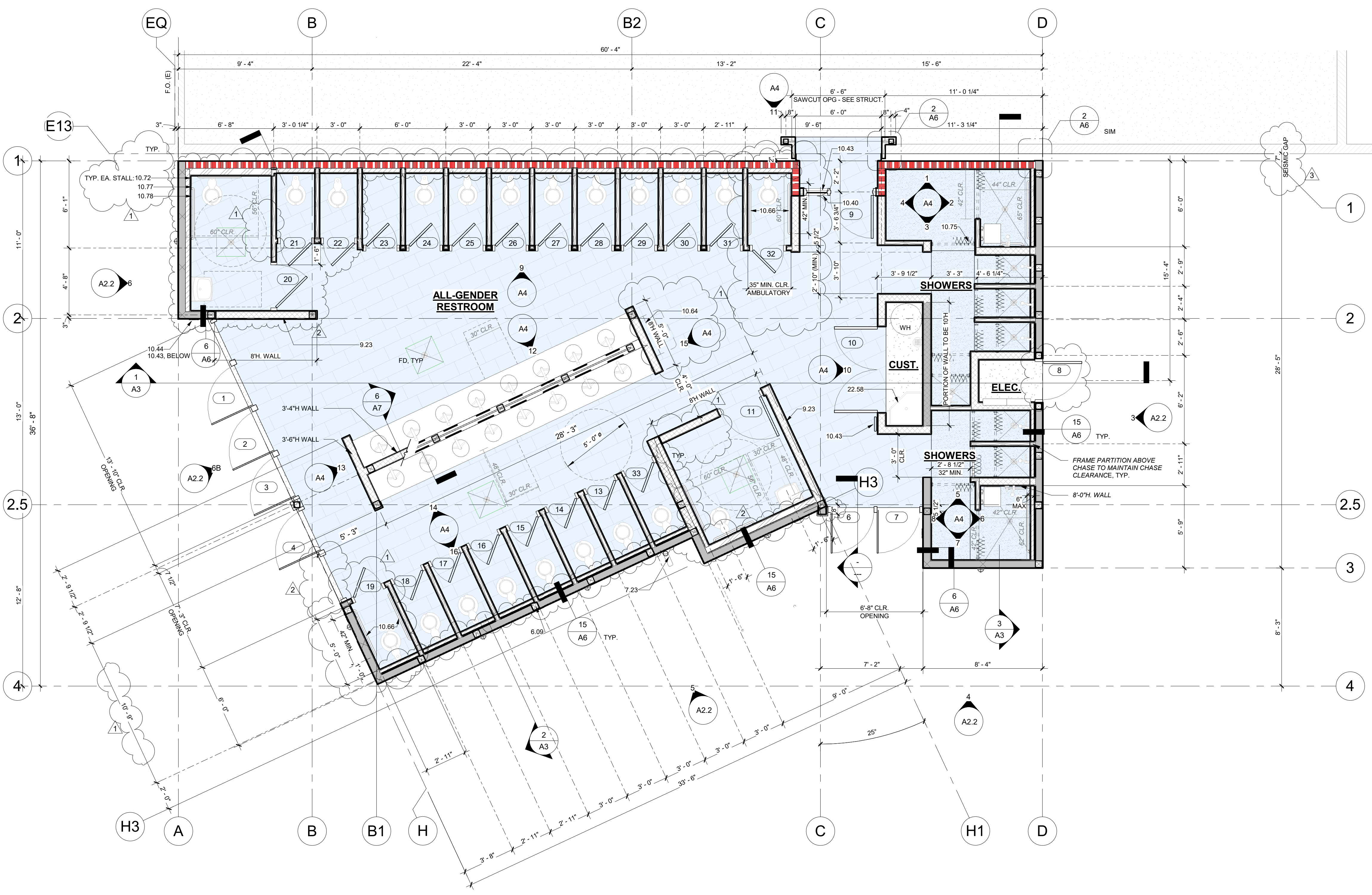
SHEET NOTES

REVIEWED
Oct 31, 2023
BPR CONSULTING GROUP

COMPLETION OF THIS REVIEW DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.

WALL TYPES

- EXISTING CONCRETE WALL:** 7-1/2" CONCRETE WALL
- NOTE:**
GRIDLINES ARE F.O. PLYWD. U.N.O.
ALL WALLS ARE FRAMED TO UNDERSIDE OF ROOF UNLESS NOTED OTHERWISE (BELOW OR IN PLAN)
- EXTERIOR WALL (+8'-0" A.F.F.):** PREFORMED METAL WALL PANEL O/UNDERLAYMENT O/PLYWD. SHEATHING O/2X6 WD. STUDS WITH CERAMIC TILE O/5/8" CEM. BACKER BOARD 5/8" M.R. G.W.B. ON INTERIOR - SEE INTERIOR ELEVATIONS.
- EXTERIOR WALL - ONE HOUR RATED:** 5/8" TYPE 'X' GYP. SHEATHING O/UNDERLAYMENT O/PLYWD. SHEATHING O/2X6 WD. STUDS WITH CERAMIC TILE O/5/8" CEM. BACKER BOARD AND OR 5/8" TYPE 'X' 5/8" M.R. G.W.B. - SEE INTERIOR ELEVATIONS FOR HEIGHT OF CERAMIC TILE
- INTERIOR PARTITION - ONE HOUR RATED:** 5/8" TYPE 'X' GYP. O/2X6 WD. STUDS WITH CERAMIC TILE O/5/8" CEM. BACKER BOARD AND OR 5/8" TYPE 'X' 5/8" M.R. G.W.B. - SEE INTERIOR ELEVATIONS FOR HEIGHT OF CERAMIC TILE
- INTERIOR PARTITION:** 2X6 WD. STUDS W/CERAMIC TILE O/5/8" CEM. BACKER BOARD AND OR 5/8" TYPE 'X' 5/8" M.R. G.W.B. BOTH SIDES - SEE INTERIOR ELEVATIONS FOR EXTENT OF CERAMIC TILE
- INTERIOR "STALL" PARTITION (+8'-0" A.F.F.):** 2X3 WD. STUDS W/CERAMIC TILE O/1/2" CEM. BACKER BOARD BOTH SIDES W/CERAMIC TILE AT TOP OF WALL
- 4" CHASE WALL (+5'-0" A.F.F.):** 2X4 WD. STUDS FLAT FRAMED W/CERAMIC TILE O/1/2" CEM. BACKER BOARD ROOM SIDE W/TILE AT TOP OF WALL.
- 6" CHASE WALL (+5'-0" A.F.F.):** 2X4 WD. STUDS FLAT FRAMED W/CERAMIC TILE O/1/2" CEM. BACKER BOARD ROOM SIDE W/TILE AT TOP OF WALL.



1 Floor Plan
1/4" = 1'-0"

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New Restroom Building
For San Mateo County Fairgrounds
SAN MATEO, CALIFORNIA

2' 4' 8' 16'

05/01/23

Floor Plan

A2.1



I. Legend:

	WALL
	(E) WALL
	INDICATES (N) WOOD POST PER PLAN
	FTG
	FTG
	SHEARWALL LOCATION, SEE SHEARWALL SCHED IV
	SHEARWALL TYPE & MINIMUM LENGTH SEE SHEAR WALL SCHEDULE IV
	SST HDU2 HOLDOWN 11 S1.2
	SST HDU4 HOLDOWN 11 S1.2
	SST HDU8 HOLDOWN 11 S1.2
	ELEVATION

II. Footing Schedule:

MARK	SIZE	REINFORCEMENT	DETAIL
5.75	5'-9"x5'-9"x14" DEEP	(6) #5 EW T&B	PER PLAN

NOTE:
1. Footings to be centered below posts/columns UNO.

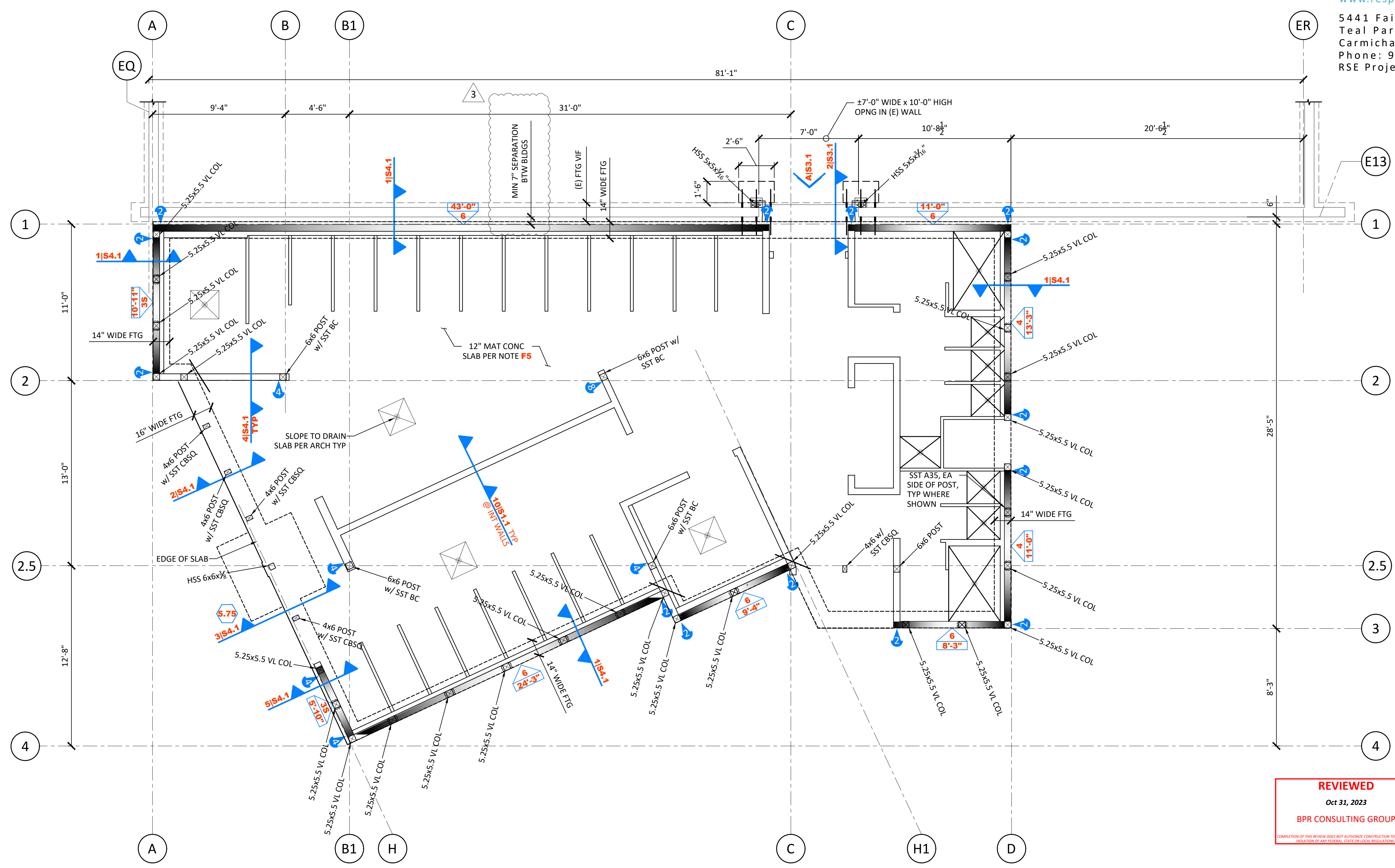
III. Foundation Notes:

- F1. Refer to sheet **S0.1** & **S1.1** for typical notes and details.
- F2. Site preparation and building pad construction shall be in accordance with foundation notes on sheet **S0.1**.
- F3. Structural wall studs, including bearing walls and exterior walls, shall be 2x6 @ 16" oc, UNO.
- F4. Elevations shown on structural drawings are relative the top of slab-on-grade elevation of 0'-0". Coordinate all elevations with architectural and civil drawings. Notify Architect and Structural Engineer of any discrepancies prior to construction.
- F5. Mat slab shall be 12" thick with #5 @ 12" on center top & bottom each way.

IV. Shear Wall Schedule:

MARK	SHEATHING	NAILING (EN)	SILL/SHEAR TRANSFER NAILING	SHEAR TRANSFER	ANCHOR BOLTING
6	15/32" SHTG	10d @ 6" OC	16d @ 6" OC	PER PLAN	3/8" @ 48" OC
3S	15/32" STRUCT SHTG	10d @ 3" OC	16d @ 4" OC	PER PLAN	3/8" @ 24" OC

- S1. All exterior walls to be shear wall Type 6 UNO on plans.
- S2. Shear wall lengths, where noted, are minimum. Where length not indicated, Shear Wall to be full length of wall.
- S3. Edge nail wall sheathing to studs or posts with holdowns.
- S4. Wall sheathing to be 15/32" APA rated Sheathing (24/0) Exp 1 with 16d @ 12" OC field UNO.
- S5. Block all unsupported edges with 2x material UNO.
- S6. All nails to be common wire. Stagger nails where 2 rows are required.
- S7. Use 20d sinker nails in lieu of 16d nails at 3x sill plates.
- S8. Portions of interior wall surfaces adjacent to specified shear walls shall be sheathed for full length per Shear Wall Type 6 or with gypsum board of same thickness to provide an even wall surface for finish materials.
- S9. Anchor bolts to have 0.229" thick x 3" square plate washer at foundation sill plates. The edge of the plate washer shall extend to within 1/2" of the sheathed edge of the sill plate. A diagonal slot is permitted on the plate washer. The slot shall be 3/16" greater than the bolt diameter and no more than 1 3/4" in length. A standard cut washer shall be used between the plate and the nut.
- S10. No openings are allowed in Shear Walls unless shown on the Structural plans. Coordinate any openings not shown with the Structural Engineer.
- S11. Nails used at pressure treated sill plates shall be hot dipped galvanized.
- S12. Provide a double stud where 10d common nails have a span tighter than 4" oc.



REVIEWED
Oct 31, 2023
BPR CONSULTING GROUP

A Foundation Plan
Scale: 1/4" = 1'-0"

- PC RESPONSE 1 - 7/17/23
- PC RESPONSE 2 - 10/02/23
- PC RESPONSE 2 - 10/24/23



New Restroom Building for:
San Mateo County Fairgrounds
San Mateo, California

Foundation Plan

05/01/23
S2.1