



Midpeninsula Regional
Open Space District

R-21-70
Meeting 21-17
June 2, 2021

AGENDA ITEM 1

AGENDA ITEM

Exterior Banners for 5050 El Camino Real

GENERAL MANAGER'S RECOMMENDATION

A handwritten signature in black ink, appearing to read "dean".

Proceed with Option 1, designing external banners as aluminum panels as specified by the architect and included in the awarded construction contract, with a printed graphic designed to simulate metal cutouts as shown in reference images.

SUMMARY

The Midpeninsula Regional Open Space District (District) Board of Directors (Board) has indicated a design preference for metal cutouts for the exterior banners on the new administrative office building. However, upon closer evaluation of the AO Remodel Project, District staff has determined that this preference varies significantly from the construction specifications that were included and already approved in the executed construction contract. A change in specifications at this point will increase costs and potentially delay installation. The General Manager recommends the Board consider proceeding with the current specifications as contracted, with a printed graphic that simulates the metal cutouts.

DISCUSSION

On March 27, 2021, as part of a presentation from EDX, the consultant chosen to design the interpretive elements for the public spaces of the new building, the Board indicated a preference for a metal cutout design scheme (Attachment 1) for banners located on the exterior of the administrative office building at 5050 El Camino Real. Upon closer review of the Board-approved construction contract for the reconfiguration of the 5050 El Camino building, staff discovered that the metal cutout design option, presented by EDX, is not compatible with the banner material that is specified in the construction documents. The banner installation included in the construction contract were designed by Noll & Tam as aluminum panels with a printed image. Making a change to the banner material at this time will incur additional costs and potential installation delays. Any change in material will require additional review and approval by the City of Los Altos since such a change deviates from what was approved as part of the building permit. The aluminum banners, as specified in the construction documents, have been reviewed by the City of Los Altos, are included in the approved construction permitting package, and the cost to install them is already encumbered in the budget and included in the approved construction contract.

Option 1 - Aluminum Banners

Each of the four exterior banner sites consists of five 4-foot by 8-3/16-inch flat aluminum panels with UV-cured digital printed graphics that tightly fit together to form an integrated assembly. This assembly is mounted to a steel framing system adhered to the exterior of the building. The selection of the image, which will be printed onto the banners, is included in the EDX interpretive design scope. The fabrication and installation of the banners are included in the BHM construction contract. Noll & Tam has confirmed that the UV-cured digital printed aluminum is a long-lasting design option.

EDX has indicated that an image design with a similar look and feel to metal cutouts can be accomplished through digital printing on the aluminum panels. Actual image selection/designs would be presented for Board input at a future meeting, currently scheduled for July 14, 2021.

Option 2 - Metal Cutout Banners

Staff has investigated the feasibility of replacing the currently specified aluminum banners with metal cutouts similar to those shown in the reference images during the design scheme presentation in March. Because this metal cutout option varies in the material and type of installation from what is specified in the base construction contract, such a change will incur cost and schedule impacts, if selected. Replacing the specified printed aluminum panel banner with a metal cutout banner would require:

- Redesigning the framing system to support the anticipated additional weight of the modified material and hiding potentially visible supports;
- Redesigning the exterior treatment design for the building façade now visible behind the banners, which is likely to include additional painting at a minimum;
- Revising the construction permit with the City of Los Altos; and
- Issuing a change order to BHM for additional material and labor costs associated with the modified banner, framing, and painting changes as estimated below.

Additional Cost Comparison of Banner Options

	Option 1- UV-Cured Printing on Aluminum	*Option 2: Metal Cutout
Additional Material and Installation Costs	None	\$ 8,500
Frame Modifications as Required	None	\$ 20,000
Painting Modifications as Required	None	\$ 1,000
Contractor Markup @ 20%	None	\$ 5,900
Additional Design, Permitting Fees	None	\$ 10,000
Staff Time Equivalent	None	\$ 5,500
Contingency	None	\$ 10,180
Total Additional Cost	None	\$ 50,900-61,080*
Schedule Delay	No delay	To be determined, potential to be after move-in and/or open house date

*Estimated costs for informational purposes only. An actual cost proposal, as provided by BHM Construction based on the revised design, if requested, may differ.

For these reasons, the General Manager recommends proceeding with fabricating the panels as aluminum panels with a printed graphic, as specified in the construction documents. The final graphic design for the aluminum panels would be reviewed and approved by the Board at the July 14, 2021 Board meeting.

FISCAL IMPACT

The projected Fiscal Year 2021-22 budget includes \$16,168,483 for the New Administration Office (AO) Facility project #31202. The General Manager recommends proceeding with Option 1, where the aluminum banners, as specified in the construction documents, have been reviewed and approved by the City of Los Altos, are included in the approved construction contract, and the cost to install them is already encumbered in the budget.

BOARD AND COMMITTEE REVIEW

The design elements of new administrative office buildings have previously come to the full Board of Directors at the following public meetings:

- **November 18, 2020:** The Board approved award of contract to EDX Exhibits to complete phase 1 planning and design. ([R-20-133](#), [meeting minutes](#))
- **January 27, 2021:** The Board reviewed, discussed and approved the Project Brief, which documents the interpretive foundations that will inform and guide the project. ([R-21-18](#), [meeting minutes](#))
- **March 10, 2021:** The Board reviewed, discussed and approved the Project Brief, which documents the interpretive foundations that will inform and guide the project. ([R-21-37](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act.

NEXT STEPS

Upon Board agreement with the General Manager's recommendation, staff will continue to work with EDX to develop designs that reflect the look of the metal cutout reference images for full Board approval in an upcoming meeting, currently scheduled for July 14, 2021.

Attachments:

1. Aluminum Banners Reference from Architect's Renderings
2. Metal Cutout Banners Reference Image from March Presentation

Responsible Department Head/Prepared by:
Korrine Skinner, Public Affairs Manager

Site Elements Option I: Aluminum Banners

Attachment 1



Images shown on the banners in this rendering are for simulation purposes only. Final banner images will be selected and confirmed by the Board at a later date.

Site Elements Option 2: Metal Cutouts

Attachment 2



These site element options show different possibilities for exterior elements—their general look, feel, aesthetic, and materials.

Option 2 Metal Cutouts

Design description: Abstracted nature-based patterns found in preserves

Proposed material: powder-coated painted metal cutouts