



**SPECIAL MEETING
BOARD OF DIRECTORS
WEDNESDAY, FEBRUARY 28, 2024 - 6:00 PM
1075 OLD COUNTY ROAD, SUITE A, BELMONT, CALIFORNIA**

AGENDA

1. OPENING

- A. Call to Order
- B. Establishment of Quorum
- C. Pledge of Allegiance

2. PUBLIC COMMENT

If you wish to address the Board, please follow the directions at the top of the agenda. If you have anything that you wish distributed to the Board and included for the official record, please include it in your email. Comments that require a response may be deferred for staff reply.

3. AGENDA REVIEW: ADDITIONS/DELETIONS

4. REGULAR BUSINESS AGENDA

- A. Receive Presentation on Alternatives to Dairy Lane Operations Center Rehabilitation Project Evaluated by Staff
- B. Receive Presentation from Noll & Tam on Proposed Dairy Lane Headquarters Upgrade and Folger Drive Emergency Operations Center Projects
- C. Board Discussion and Direction on Next Steps for Proposed Dairy Lane and Folger Drive Rehabilitation Projects
- D. Other Topics for the Good of the Order

5. COMMUNICATIONS

6. ADJOURNMENT

This agenda was posted at the Mid-Peninsula Water District's offices at 1075 Old County Road, Suite A, in Belmont, California, and on its website at www.midpeninsulawater.org.

ACCESSIBLE PUBLIC MEETINGS

Upon request, the Mid-Peninsula Water District will provide written agenda materials in appropriate alternative formats, or disability related modification or accommodation (including auxiliary aids or services), to enable individuals with disabilities to participate in public meetings and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service or alternative format requested. Requests should be sent to

the Administrative Services Manager at (650) 591-8941 or moniquem@midpeninsulawater.org. Requests must be received at least two days before the meeting. Requests will be granted whenever possible and resolved in favor of accessibility.



AGENDA ITEM NO. 4.A.

DATE: February 28, 2024
TO: Board of Directors
FROM: Kat Wuelfing, General Manager

**SUBJECT: RECEIVE PRESENTATION ON ALTERNATIVES TO DAIRY LANE
OPERATIONS CENTER REHABILITATION PROJECT EVALUATED BY
STAFF**

RECOMMENDATION

Receive presentation and provide initial feedback.

FISCAL IMPACT

None at this time. Information only.

BACKGROUND

In January 2023, the District's Dairy Lane Operations Center was damaged by flooding. In March 2023, the Board approved a contract with Noll & Tam Architects to develop conceptual design alternatives for rehabilitation of the Dairy Lane site, consistent with Phase 1 of the District's Capital Improvement Program FY 2019-2022 Update (Capital Project 20-09 Dairy Lane Operations Center Rehabilitation – Phase 1).

On October 28, 2023, Noll & Tam Architects previously gave a presentation on the conceptual level design and cost estimates to rehabilitate the Dairy Lane Operations Center. Based on this presentation, the Board gave direction to staff to explore further alternatives and options, and to come back with a more comprehensive analysis and consideration for continuity of service given the potential for Dairy Lane to flood again, for flooding to impact the accessibility to Dairy Lane, and other potential hazards in our area.

DISCUSSION

Staff will provide a presentation on the various alternatives to rehabilitating the Dairy Lane Operations Center assessed by staff. This will provide background on the recommendation to move ahead with the Dairy Lane Rehabilitation as well as the

conceptual plan for remodeling Folger Drive as a fully functional Emergency Operations Center, as well as additional design considerations, which will be presented by Noll & Tam.

The presentation is not attached, but will be provided during the Special Board meeting.

BOARD ACTION: APPROVED:_____ DENIED:_____ POSTPONED:_____ STAFF DIRECTION:_____

UNANIMOUS _____ ZUCCA _____ JORDAN _____ SCHMIDT _____ WHEELER _____ VELLA

Alternatives to Dairy Lane Operations Center Rehabilitation Project Evaluated by Staff



Overview

- Background
- Service Area and Potential Hazards
- Alternative Properties Assessment
- Recommended Approach

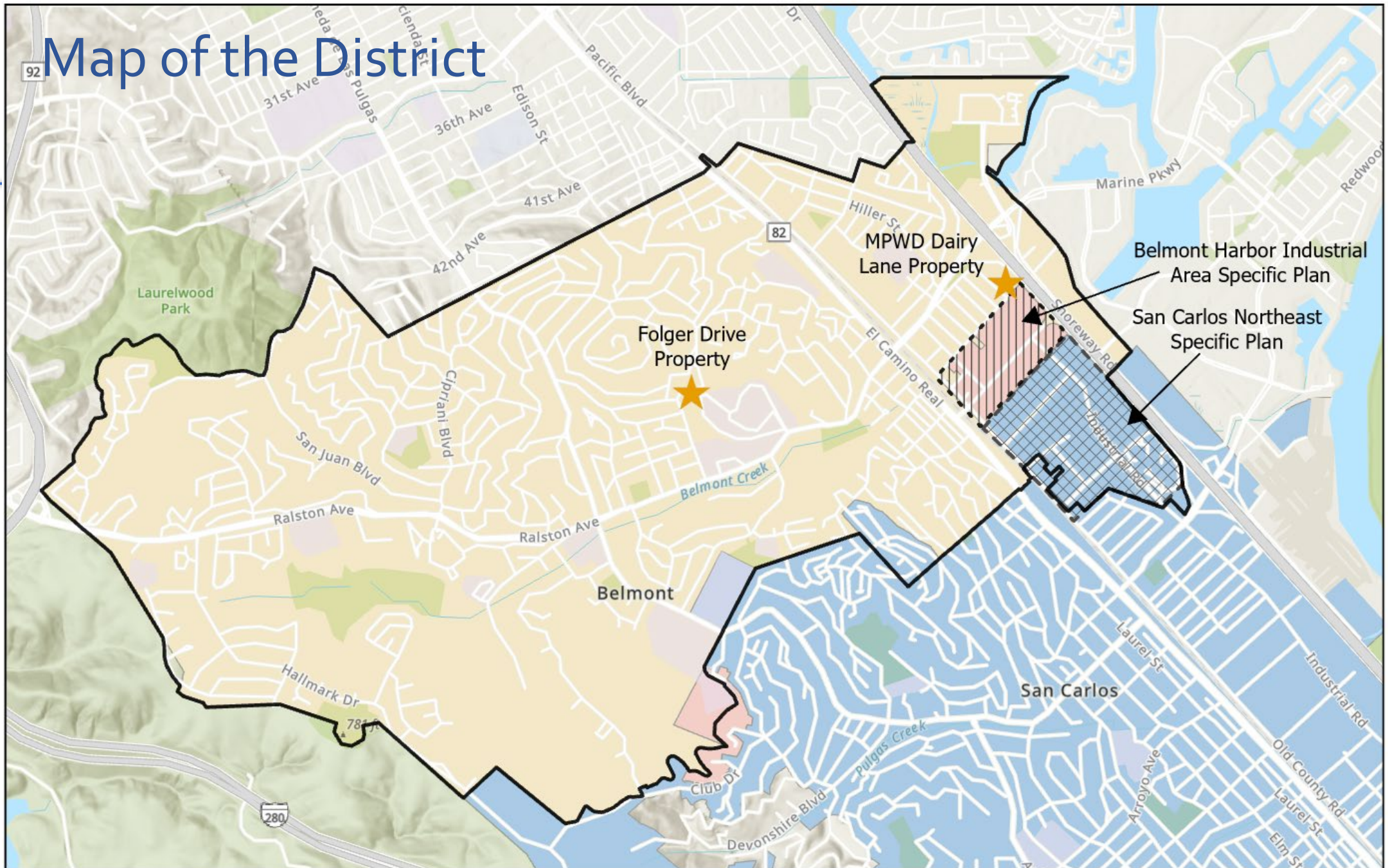


Background

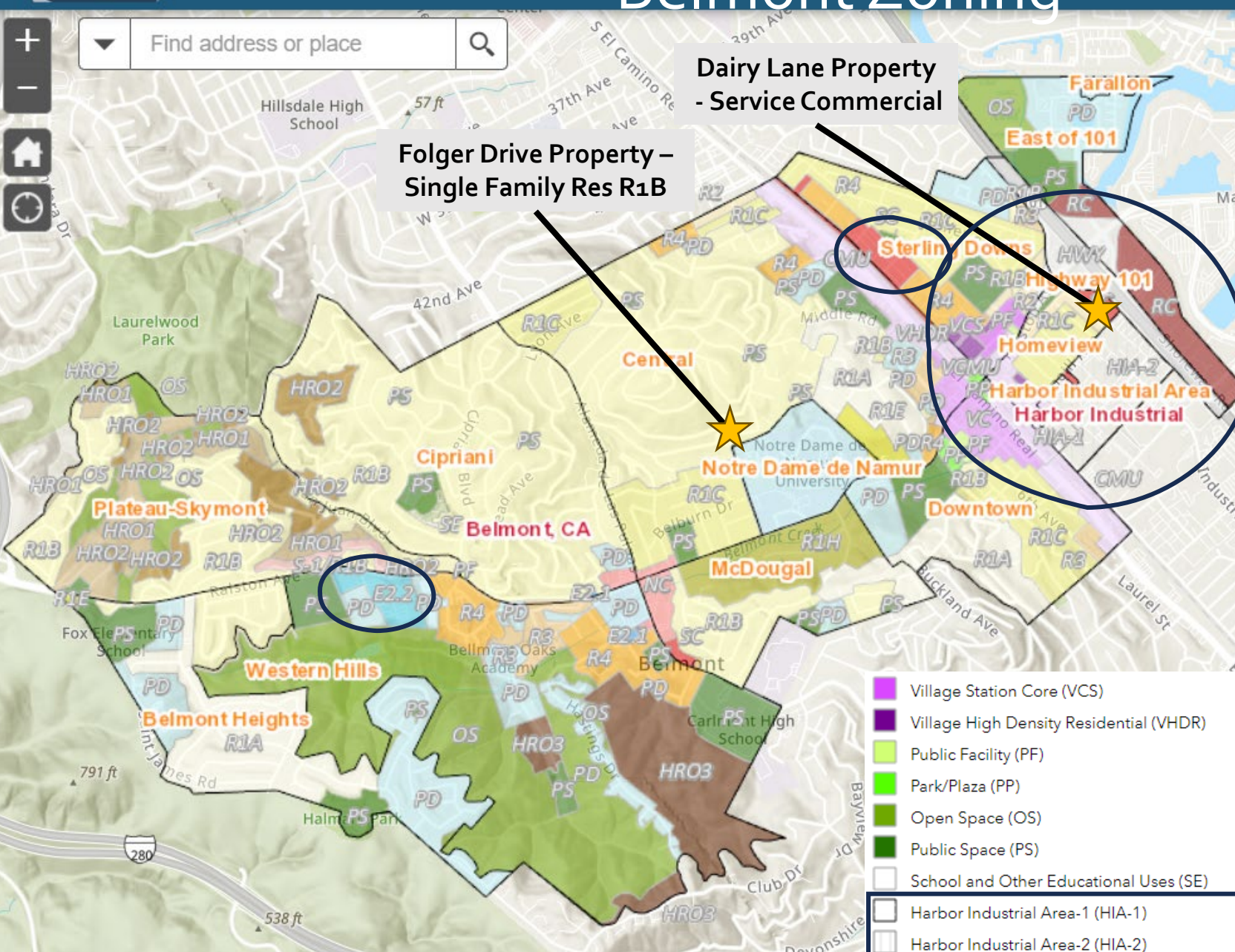
- October Special meeting – presented conceptual plan for Dairy Lane Rehabilitation
- October Regular meeting – presented evaluation of property alternatives to replace Dairy Lane
- Board Directed staff to full explore all possible permutations, with an emphasis on maintaining necessary operations through future potential flood events, including those that reduce access to Dairy Lane.



Map of the District



Belmont Zoning



| Legend | |
|----------------|--|
| Zoning | |
| [Light Yellow] | Single Family Residential, 9600 sq. ft./D.U. (R1A) |
| [Yellow] | Single Family Residential, 6000 sq. ft./D.U. (R1B) |
| [Light Green] | Single Family Residential, 5000 sq.ft./D.U. (R1C) |
| [Green] | Single Family Residential, 1 acre/D.U. (R1E) |
| [Dark Green] | Single Family Residential, 1/2 acre/D.U. (R1H) |
| [Light Orange] | Duplex, 3000 sq.ft./D.U. (R2) |
| [Orange] | Multi-Family Residential, 1950 sq.ft./D.U. (R3) |
| [Dark Orange] | Multi-Family Residential, 1450 sq.ft./D.U. (R4) |
| [Brown] | Hillside Res. & Open Space, Unsubdivided (HRO1) |
| [Dark Brown] | Hillside Res. & Open Space, Subdivided (HRO2) |
| [Dark Brown] | Hillside Res. & Open Space, Western Hills (HRO3) |
| [Pink] | Special Setback Combining (S-1/R1B) |
| [Red] | Neighborhood Commercial (NC) |
| [Dark Red] | Service Commercial (SC) |
| [Dark Red] | Regional Commercial (RC) |
| [Purple] | Village Station Core (VCS) |
| [Dark Purple] | Village High Density Residential (VHDR) |
| [Light Blue] | Public Facility (PF) |
| [Green] | Park/Plaza (PP) |
| [Dark Green] | Open Space (OS) |
| [Dark Green] | Public Space (PS) |
| [Light Blue] | School and Other Educational Uses (SE) |
| [Light Blue] | Harbor Industrial Area-1 (HIA-1) |
| [Light Blue] | Harbor Industrial Area-2 (HIA-2) |
| [Light Blue] | Professional Office (E1) |
| [Blue] | Executive Office (E2.1) |
| [Blue] | Executive Office & Warehouse (E2.2) |
| [Light Blue] | Planned Unit Development (PD) |
| [Light Blue] | Village Corridor Mixed Use (VCMU) |
| [Light Blue] | Village Core (VC) |
| [Light Blue] | Village Station Core (VCS) |

Source: <https://belmontca.maps.arcgis.com/apps/webappviewer/index.html>

A:Airport

GCI:General Commercial/Industrial

IA:Industrial Arts

IH:Heavy Industrial

IL:Light Industrial

IP:Industrial Professional

LC:Landmark Commercial

MU-D-120:Mixed Use Downtown

MU-DC-100:Mixed Use Downtown Core

MU-N-40:Neighborhood Mixed Use

MU-N-50:Neighborhood Mixed Use

MU-N-120:Neighborhood Mixed Use

MU-NB-120:Mixed Use North Blvd

MU-SA:Mixed Use Station Area

MU-SB-100:Mixed Use South Blvd

MU-SB-120:Mixed Use South Blvd

MU-SC-120:Mixed Use San Carlos Ave

NR:Neighborhood Retail

OS:Open Space

P:Public

PD:Planned Development

PK:Park

RM-20:Multi-Family,Low Density

RM-59:Multi-Family,Medium Density

RM-100:Multi-Family,Medium Density

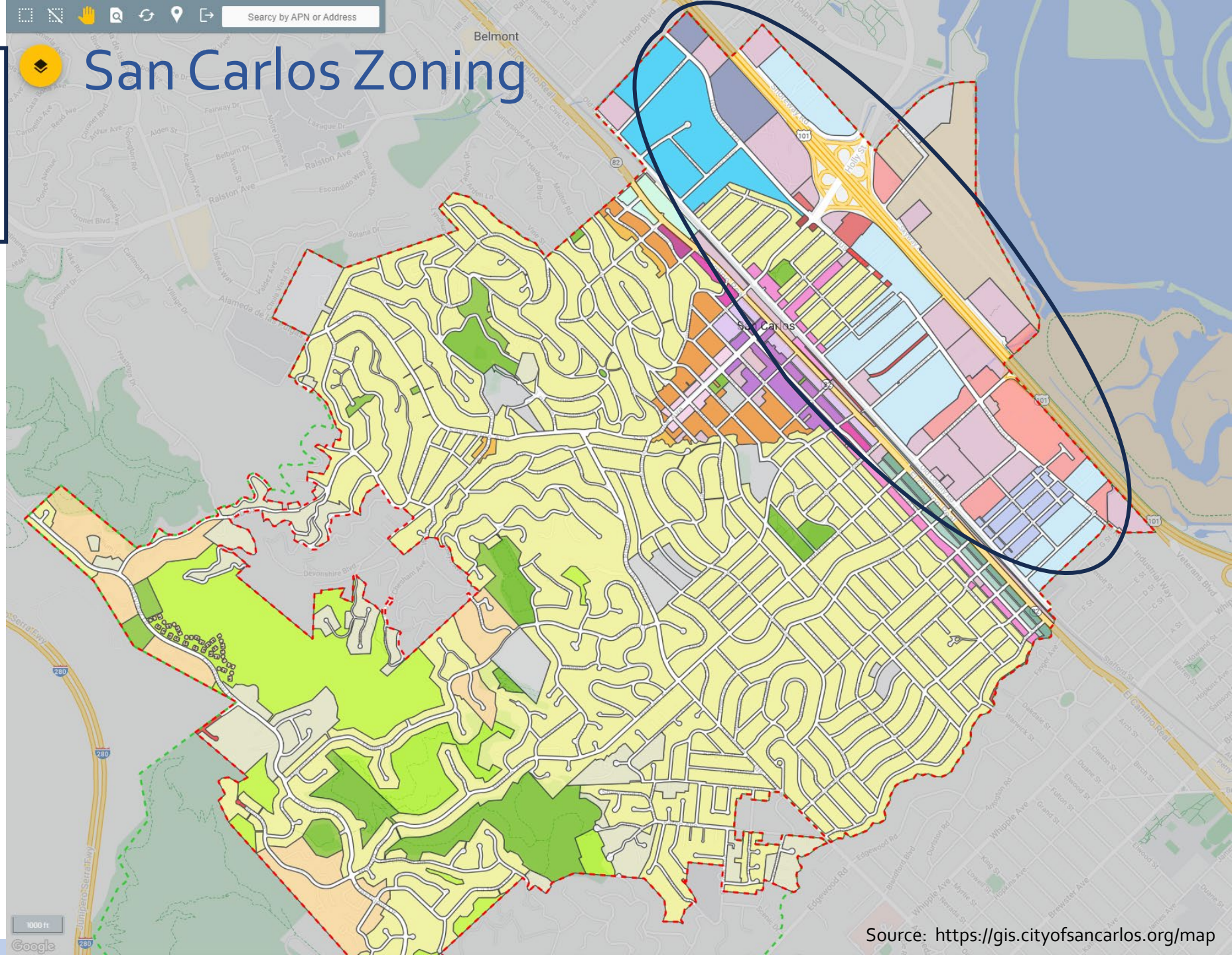
RS-3:Single Family,Low Density

RS-6:Single Family

Undesignated



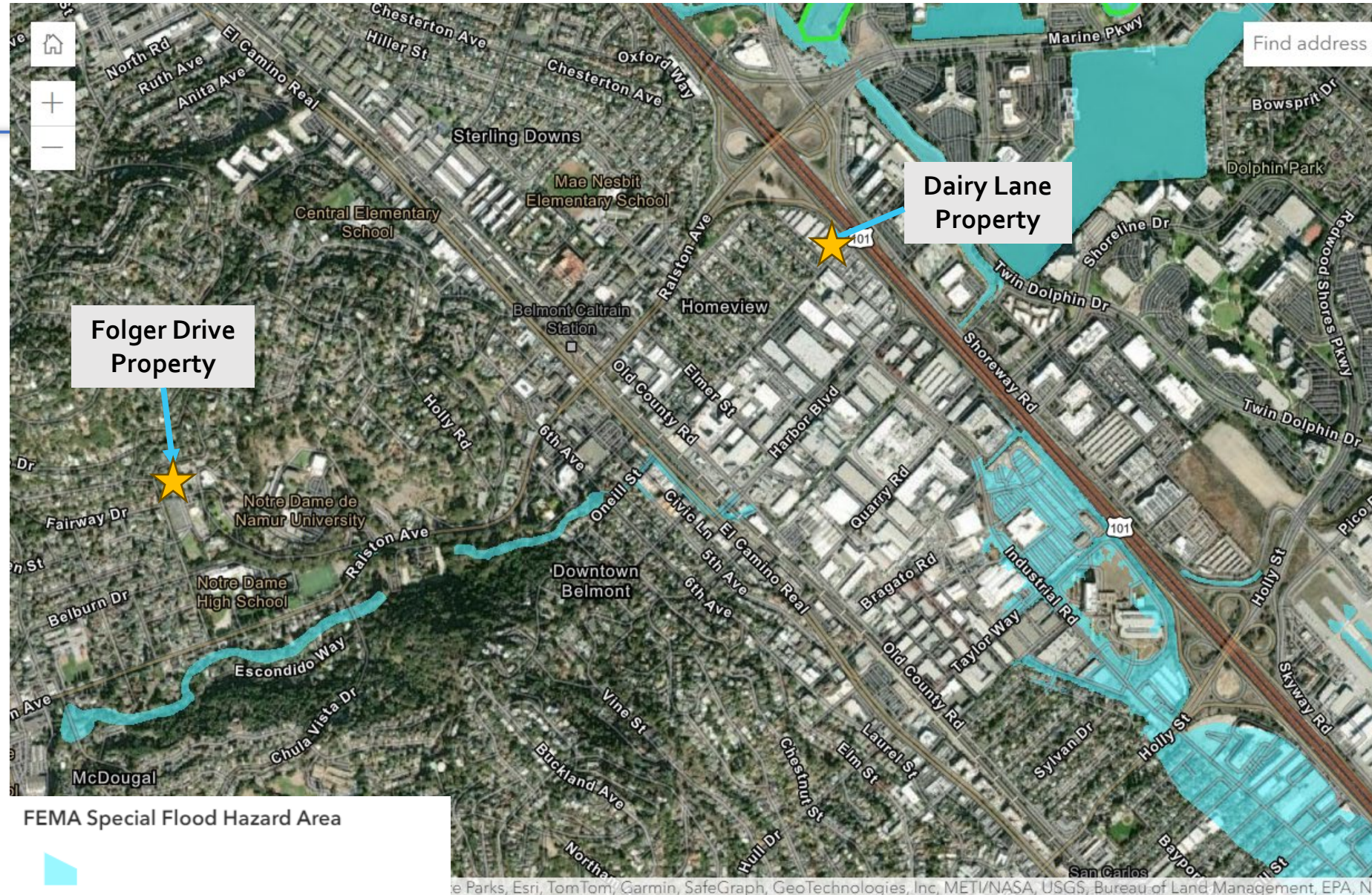
San Carlos Zoning



Source: <https://gis.cityofsancarlos.org/map>

Flood Prone Areas

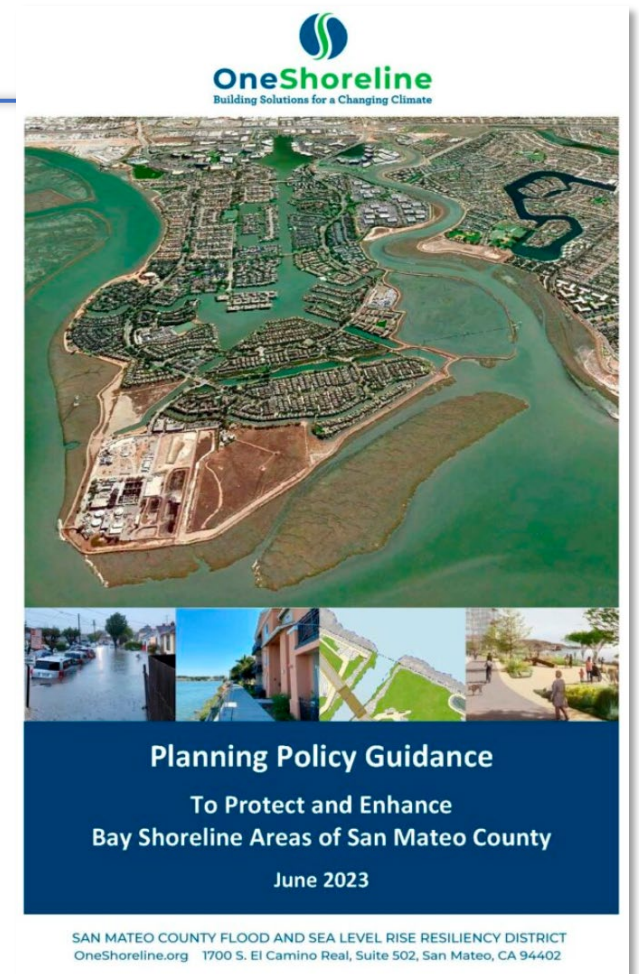
- FEMA Special Flood Hazard Area
- The area defined by FEMA that will be inundated by the 100-year flood event, which is a storm event that has a 1% chance of being equaled or exceeded in any given year. The 100-year flood event is also referred to as the "base flood" by FEMA.



Source: OneShoreline Bayside Map of Future Conditions <https://oneshoreline.maps.arcgis.com/>

OneShoreline Planning Policy Guidance

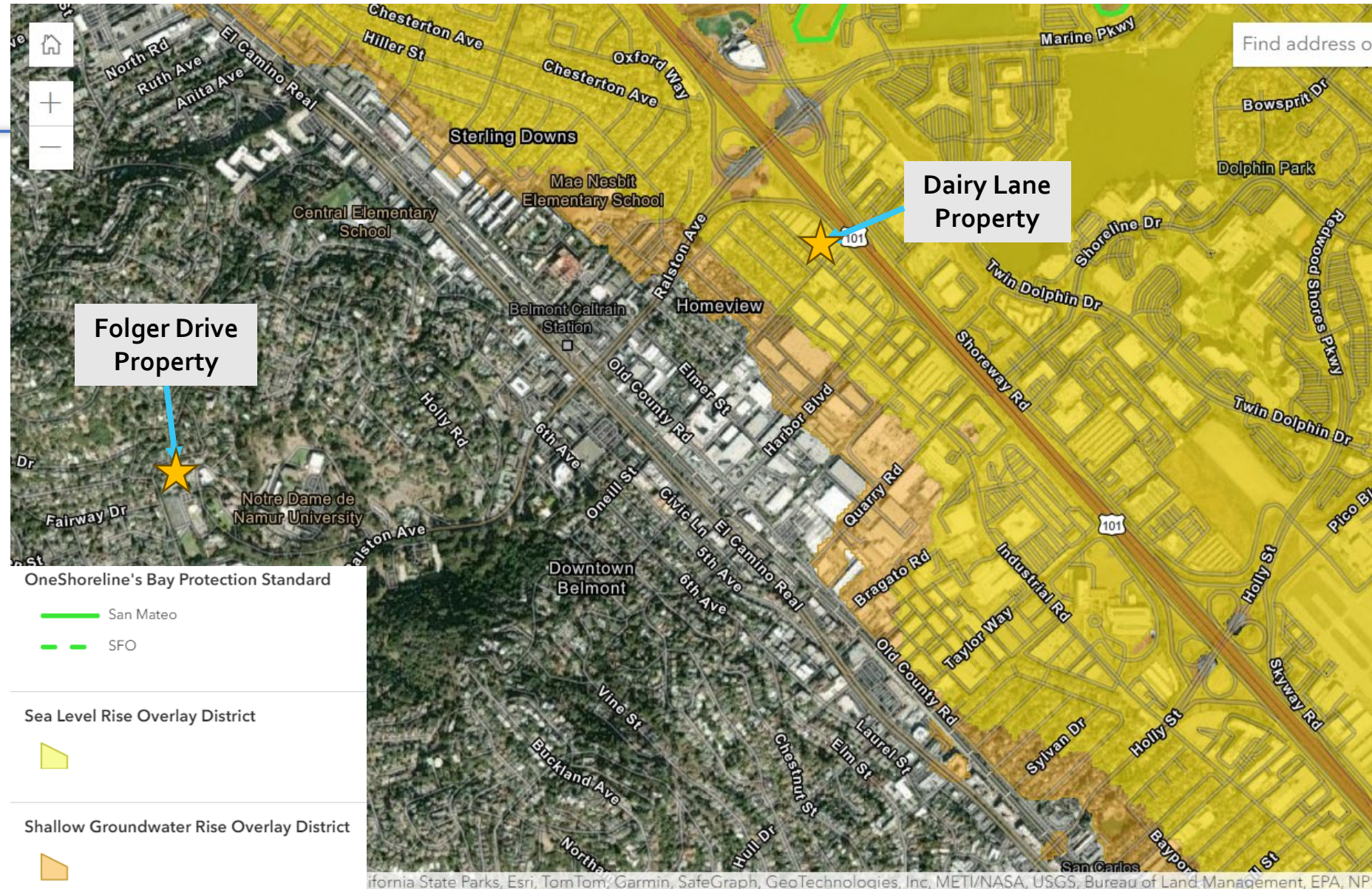
- “...new development and redevelopment projects along this county’s Bay shoreline are being proposed frequently, and they are intended to function for decades, during which time the impacts of climate change will grow. These **projects should be designed to function under future conditions, including extreme storms and rising sea level and groundwater**, and be synchronized with regional resilience efforts to avoid the difficult and costly effort to retrofit these assets later.”
- “Planning Policy Guidance – a voluntary resource for the twelve cities within San Mateo County and the County itself that are directly impacted by the Bay...intended to be a standardized, yet evolving, resource for cities and the County to account for anticipated increases in flooding, sea level rise, and shallow groundwater rise due to climate change”
- The Bay Protection Standard provides long-term resilience in two ways:
 - Protecting against overtopping from a Bay Total Water Level.
 - Accounting for FEMA freeboard requirements.



Source: <https://oneshoreline.org/planning-guidance/>

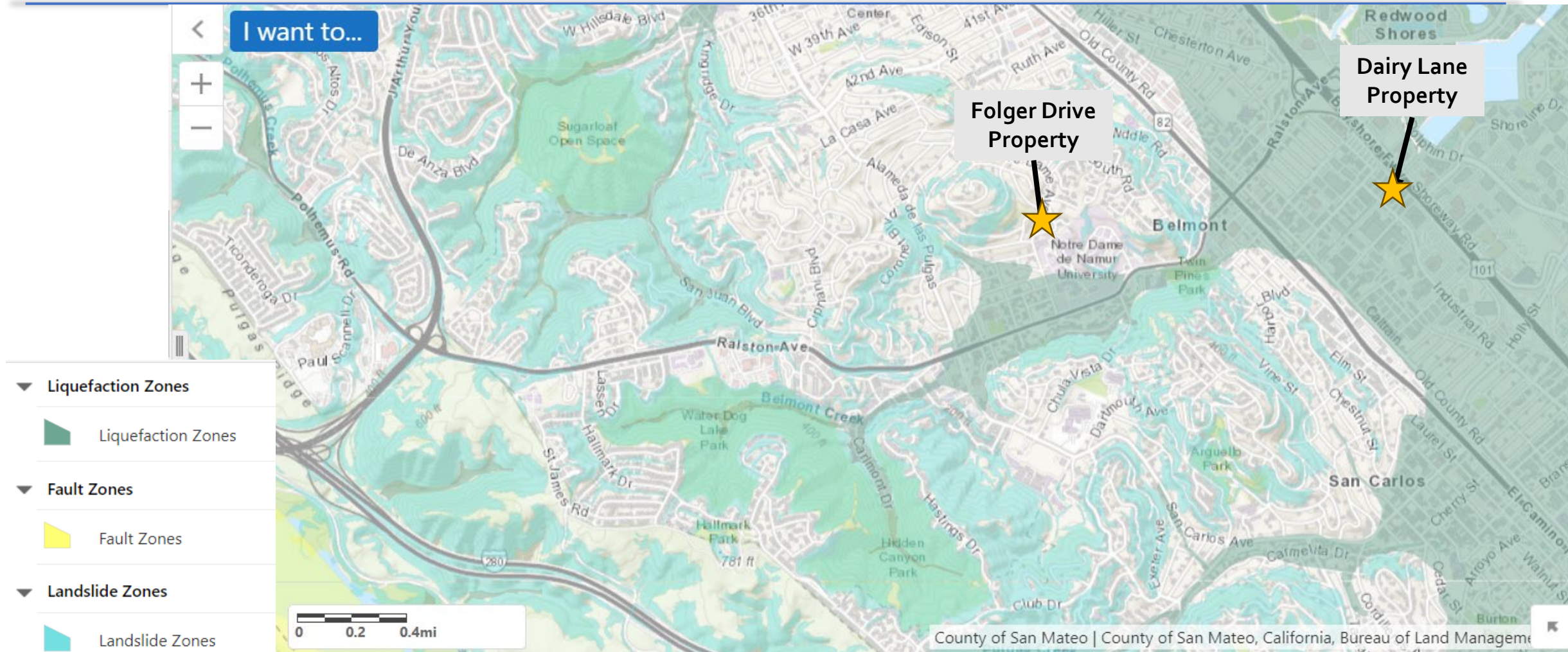
Flood Prone Areas

- Sea Level Rise Overlay District
 - Area identified as the 100-year flood plus 6.6 feet of sea level rise.
 - Intended to protect the community from existing and future overland flooding resulting from sea level rise.
- Shallow Groundwater Rise Overlay District:
 - Area that may experience shallow (water table between 1-2m depth) to emergent (water table at surface) groundwater with 6.6 feet of sea level rise, assuming a moderate groundwater flow factor.
 - Intended to protect the community from existing and future subsurface threats from the response of shallow groundwater to sea level rise, including buoyancy, seepage, infiltration, liquefaction, corrosion, and contaminant mobilization hazards.

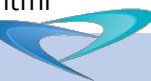


Source: OneShoreline Bayside Map of Future Conditions <https://oneshoreline.maps.arcgis.com/>

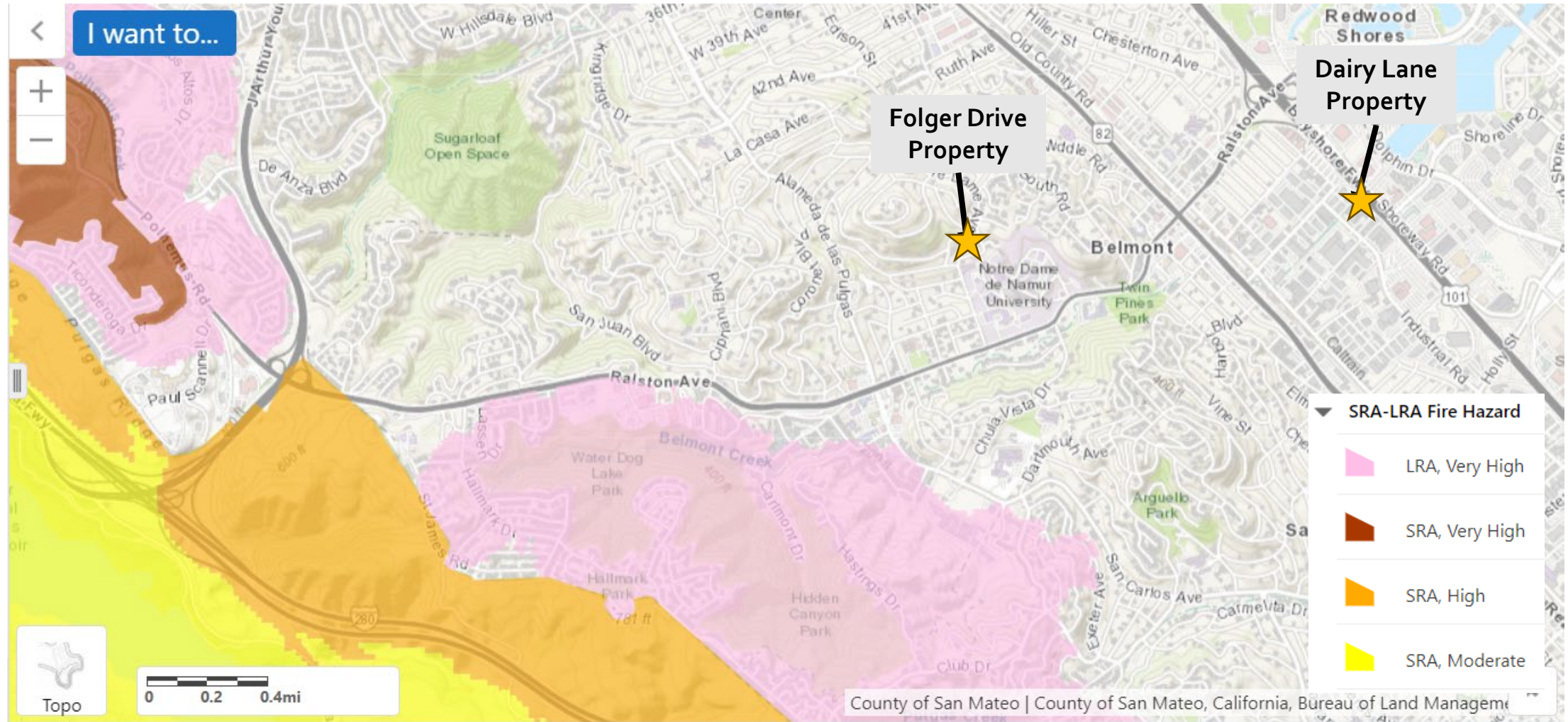
Seismic Hazards



Source: San Mateo County Planning and Building Map Viewer <https://gis.smcgov.org/Html5Viewer/Index.html>



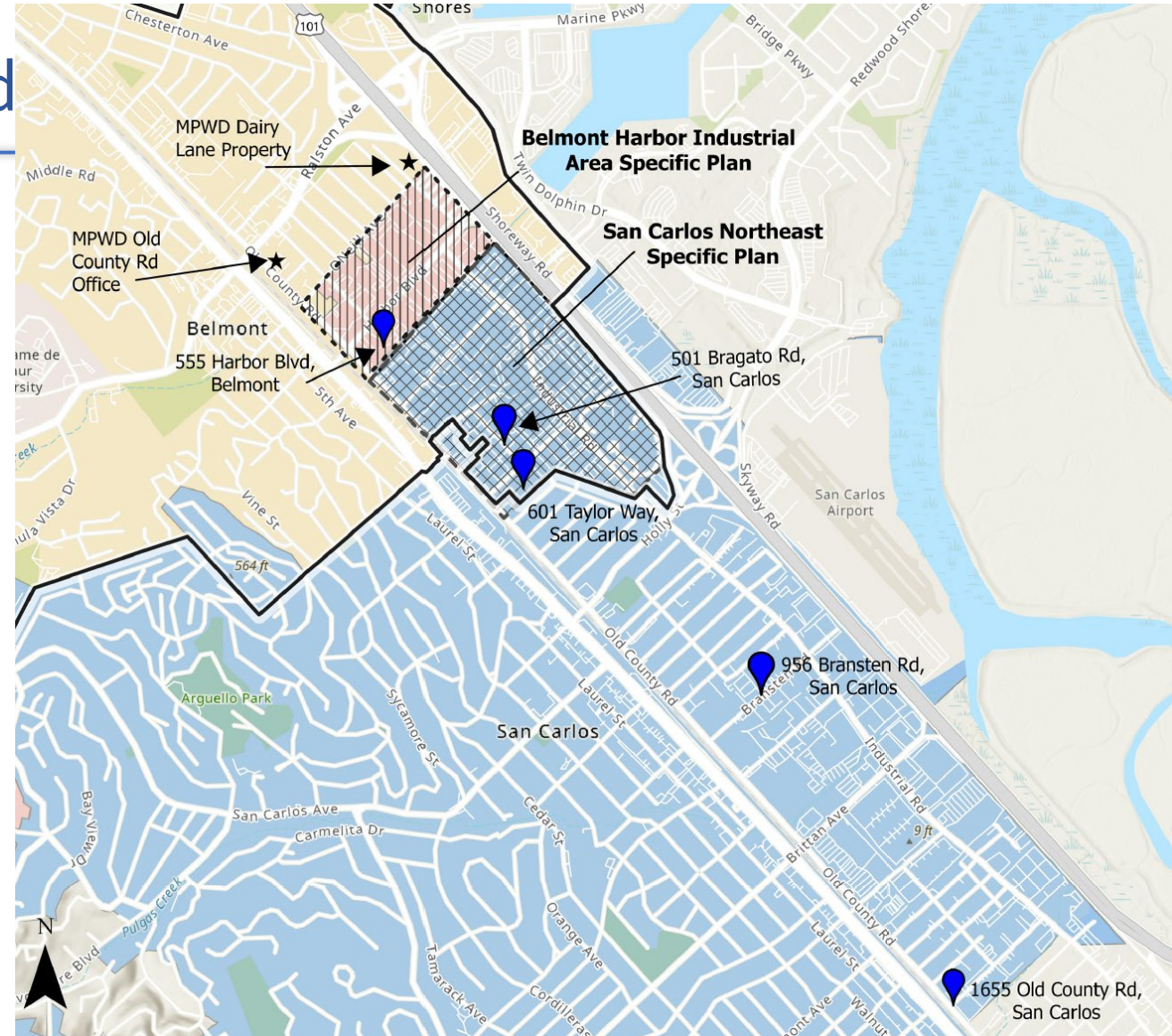
Fire Hazard – State and Local Responsibility Areas



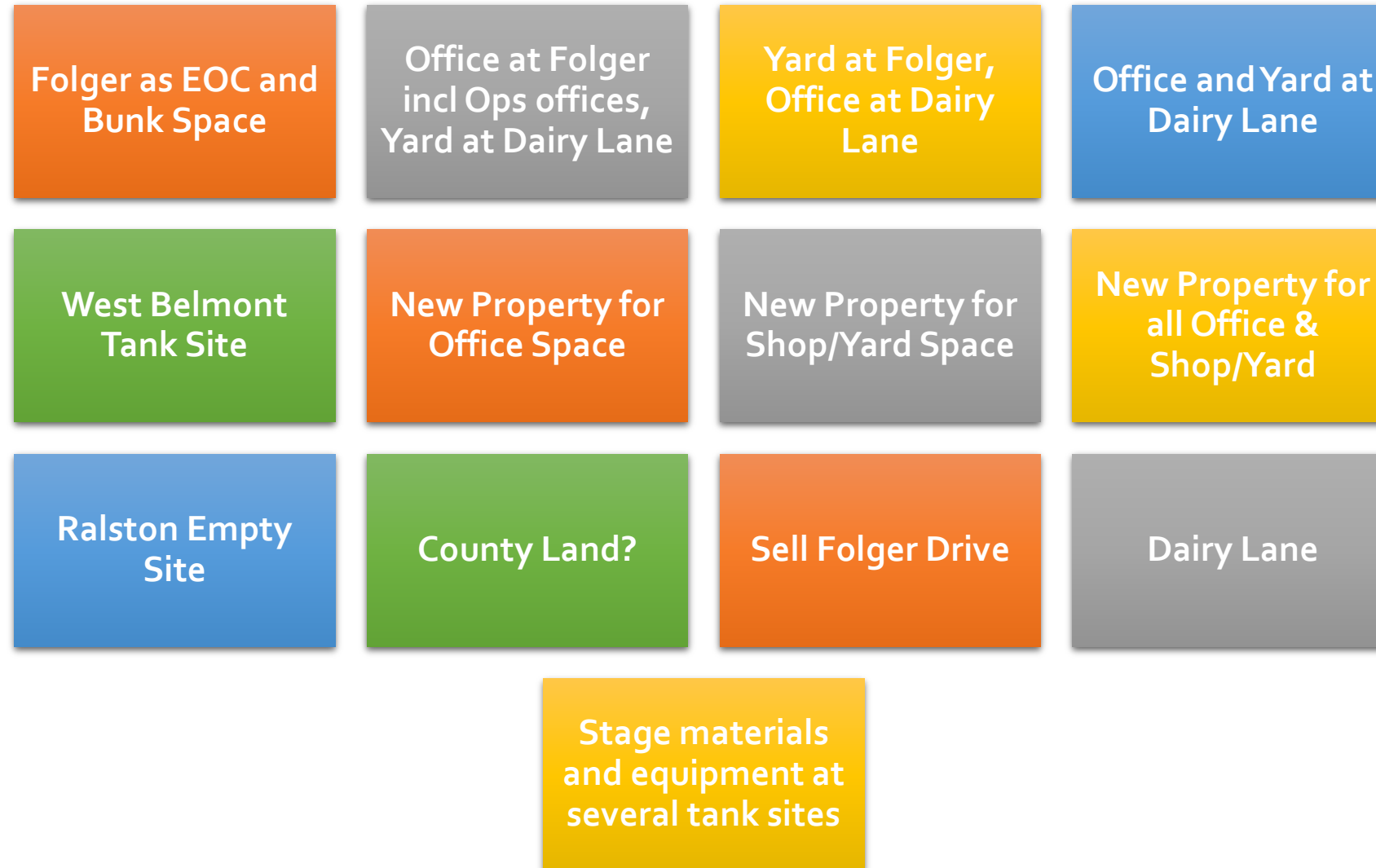
Source: San Mateo County Planning and Building Map Viewer <https://gis.smcgov.org/Html5Viewer/Index.html>

Alternative Properties for Combined Office and Shop/Yard

- Previous analysis presented to the Board found:
 - Very limited properties exist that would fill our needs as shop, yard, and office space combined. Our Dairy Lane property is rare in its size and configuration.
 - These properties are generally w/in HIA – and have similar flood and seismic hazard risks that would need to be mitigated.
 - Buying and significantly remodeling properties in this area is fraught with uncertainties due to the 2 Specific Plans being developed

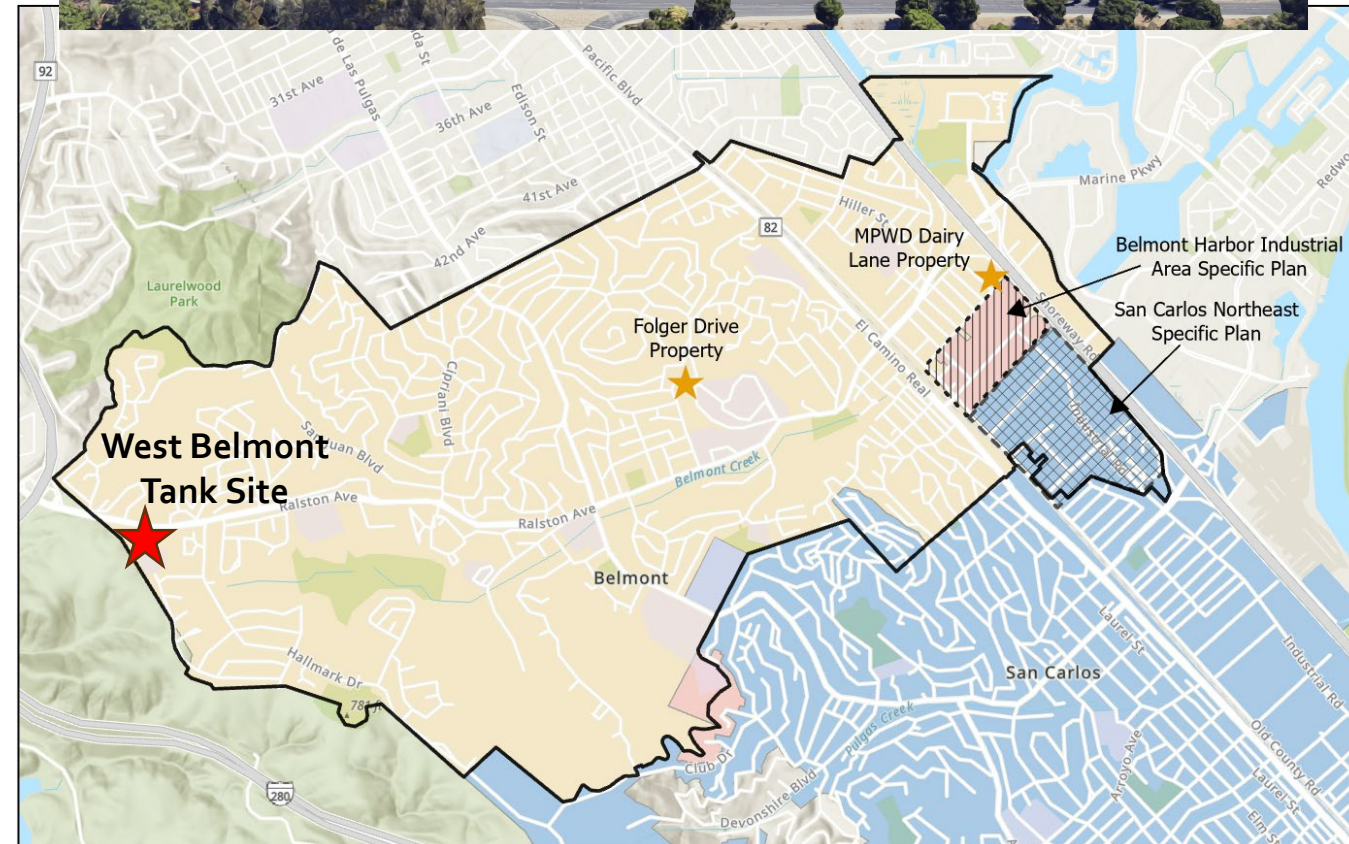


Brainstormed Alternative Solutions With Staff



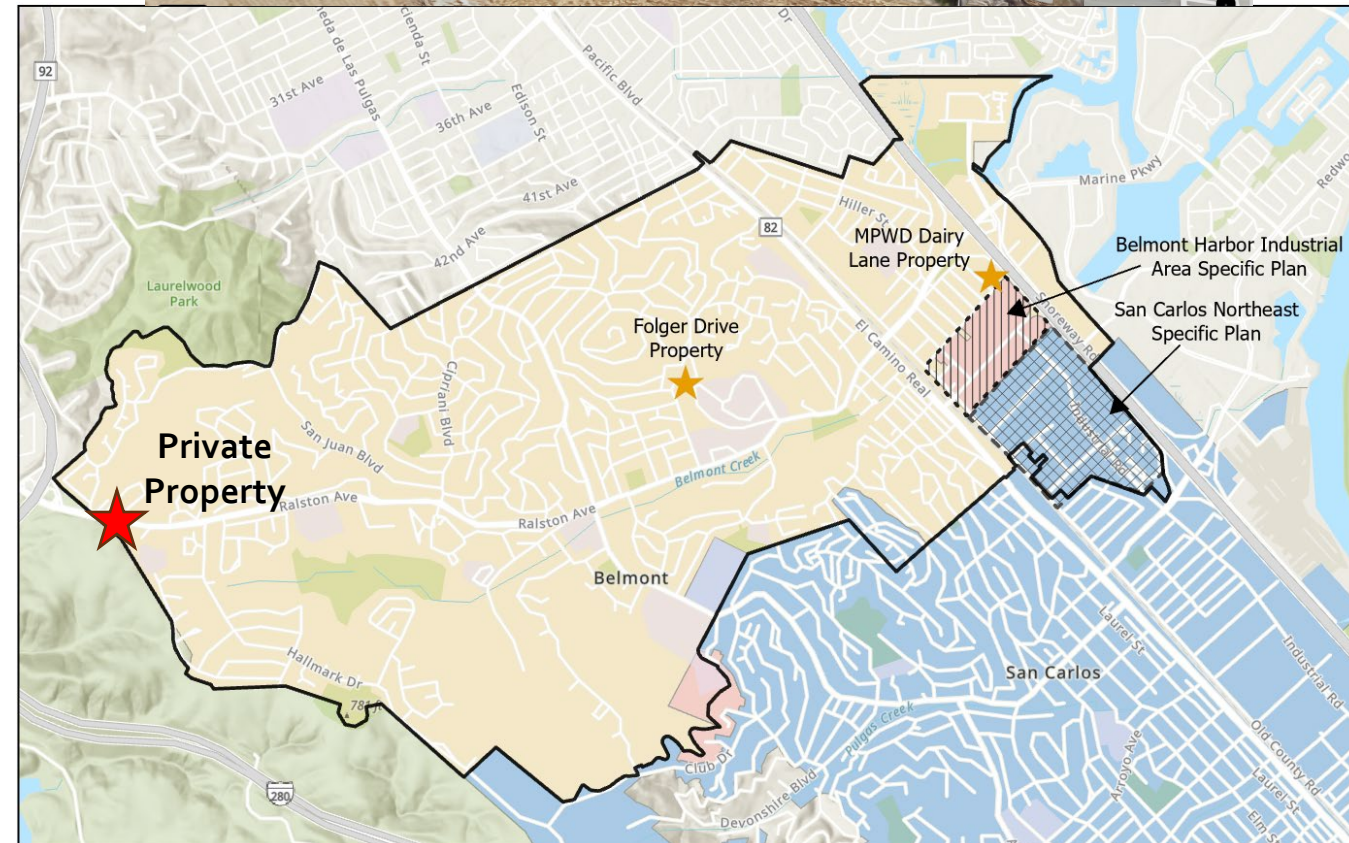
West Belmont Tank Site

- We own ~2 acres
- Zoned as Public Space – our use would be compatible with that zoning
- Only access would be Ralston Ave.
- Site is very steep and would likely require cutting into the hillside – be very expensive to build or even infeasible.
- Residential neighborhood
- Close to San Andreas fault
- Within a Landslide Zone
- Immediately adjacent to an area identified as within a Liquefaction zone.
- Immediately adjacent to a Moderate Fire Hazard Severity Zone



Private Property on Ralston

- There is an undeveloped privately owned property near West Belmont Tank that could be pursued
- Unincorporated County – zoned for Resource Management District/ Open space
- Only access would be Ralston Ave.
- Residential neighborhood
- Site is flat and more buildable than West Belmont Tank Site
- Similar seismic and fire risks as West Belmont



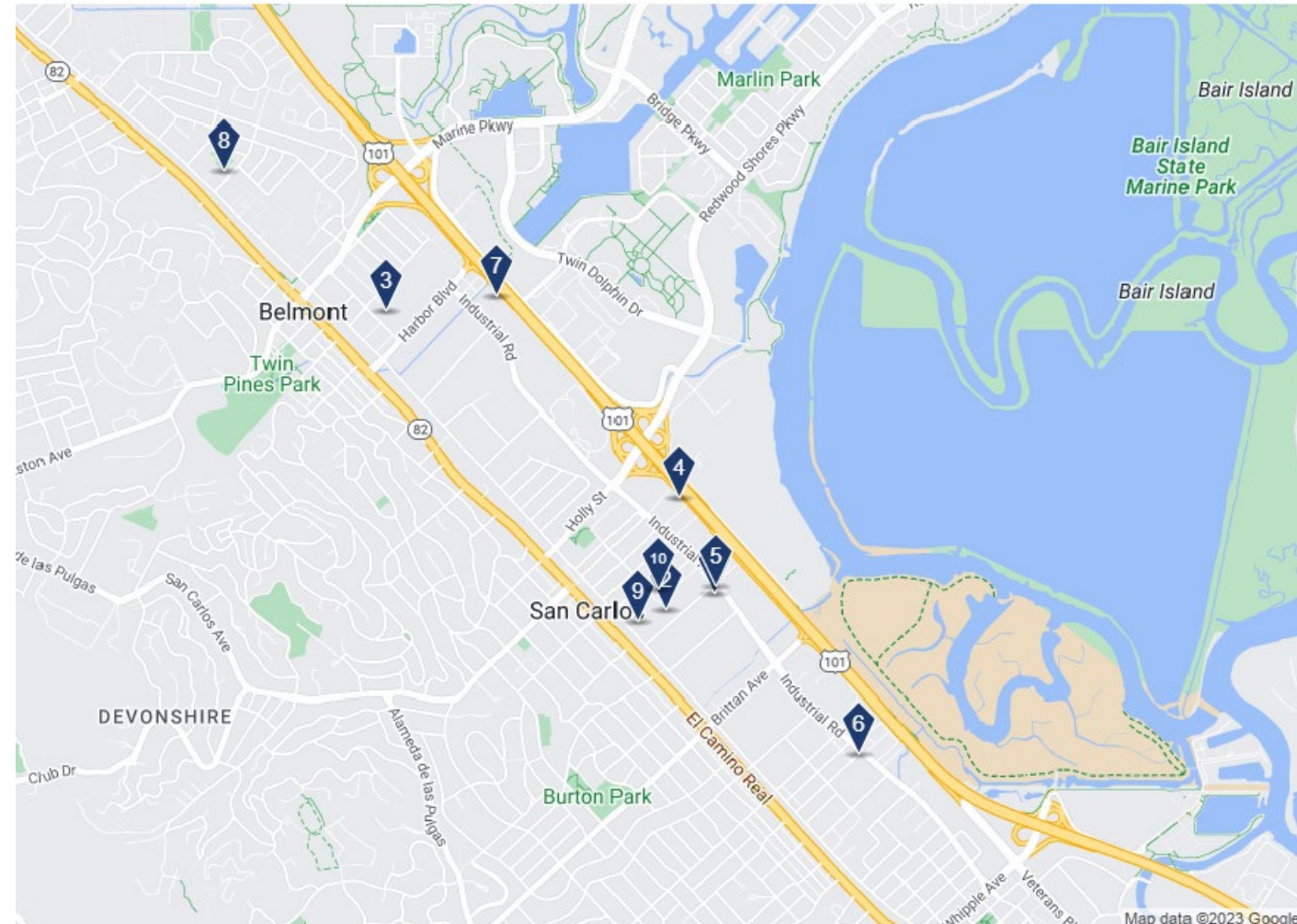
County Office of Real Estate

- Someone said that the County had some land near 280 and 92 that could potentially be used by us.
- Spoke with the Real Property Manager for the County
- County has no land to sell or lease
- County itself is having a lot of trouble maintaining leases as property gets redeveloped (ex. Harbor Boulevard) and an even harder time obtaining new property for their needs.
- She remarked that we were lucky that we owned our properties.



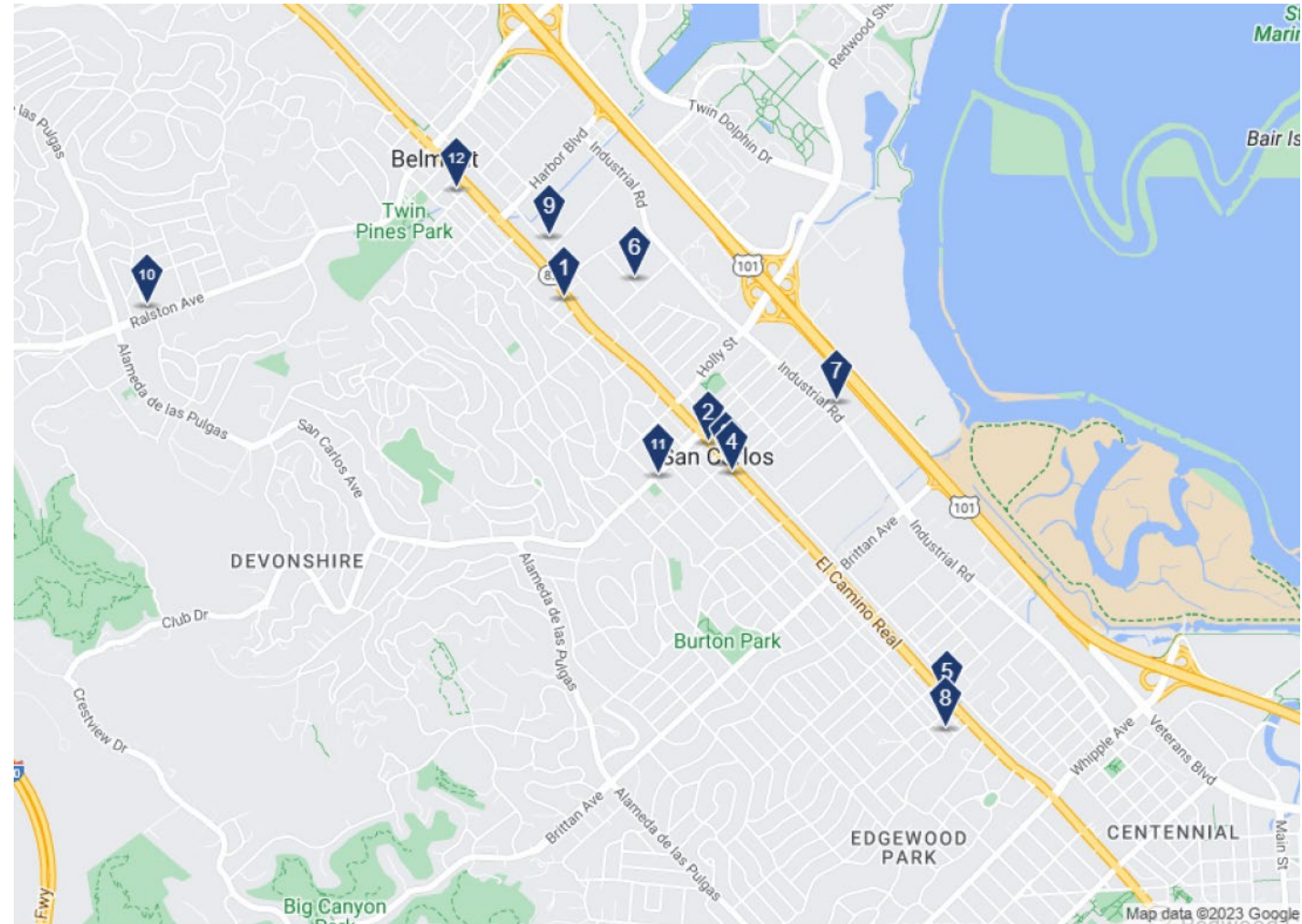
Splitting Up - Industrial Properties

- Properties found were mostly off-market
- Most still within the HIA area, and flood prone areas
- Older construction in need of upgrades
- Industrial/flex space costs- \$450-\$500/sq ft.
- That's \$4.3M-\$6M for the properties identified, plus renovation costs and unknown time to find and obtain property



Splitting up - Office Properties

- Properties found were mostly off-market
- Several within the HIA area, and flood prone areas.
- Older construction in need of upgrades
- Office space costs - \$600-\$750/sq ft.
- That's \$3.8M-\$7.5M for the properties found, plus renovation costs and unknown time to find and obtain property
- Also, could stay leasing at Old County Road – but we would always be dependent on a landlord.



Other Properties – Splitting up Office and Shop/Yard

- No clear “slam dunk” alternative options for industrial, that alleviates flood concerns and the challenges of property within the HIA Specific Plan Areas. Properties considered are ‘off market’
- More options for office space, but that doesn’t solve or mitigate the biggest concern about Dairy Lane
- Staff Concerns
 - We’re too small for it to make sense, when the option exists to keep us together
 - It’s challenging enough being separated right now
 - Staff see it as a big positive that we’re a close-knit team, and continuing a divide intentionally could erode that



Natural Disaster Risks are Mitigatable

| Hazard | Dairy Lane Property | Folger Drive Property |
|---------|--|----------------------------|
| Flood | Flood and shallow groundwater risk – can be mitigated onsite; potential to temporarily lose access to site | Not in flood hazard area |
| Seismic | Liquefaction risk – can be mitigated | Not in seismic hazard area |
| Fire | Not in fire hazard area | Not in fire hazard area |

- If we mitigate for flood at Dairy Lane by raising the slab, installing interlocking retractable flood doors, etc., the biggest risk is losing access. However, flood waters tend to recede pretty quickly – within hours to days.
- Folger Drive is not in any identified hazard area, and would be expected to be accessible (if seismic deficiencies are addressed). It is an ideal location for an Emergency Operations Center.



Recommendation

- **Project:**

- Remodel and maintain Dairy Lane as primary Operations Center.
- Remodel and maintain Folger Drive as an Emergency Operations Center (EOC), and bunk space.

- **Level of Service Goal:**

- Maintain system integrity through likely major disasters - including responding to system issues/damage and maintaining business functions. Ability to mobilize 2 teams for repairs.

- **Key Benefits:**

- No need to purchase new properties, with uncertainties of timing, availability and cost.
- Ability to move faster towards construction.
- Two geographically-separated facilities.
- Bunk space will support workforce resiliency issues.
- Folger Drive will also serve as a satellite corp yard and allow for additional redundancy of key tools and inventory.
- EOC could be opened to other agencies, as needed, such as City of Belmont.



Folger Drive EOC

- Put together a staff vision for how we could use Folger
- Brought vision to Noll & Tam and worked to develop a plan for Folger Drive as an EOC, Satellite Corp. Yard, and Bunk Space

Notes on Vision for Folger Drive

- EOC
- Bunk Space
- Yard and Shop with Key Redundancies
- Generator system – a portable generator with transfer switch?
 - Build in ability for solar later.
- EV charging
- Seismic upgrade ---should be immediately occupiable
- Floor downstairs gets wet when it rains – need to seal it or not?
- Storm drainage – previous flooding onto Notre Dame property
- Bathroom overhaul, with shower, add a small kitchen.
- Bahram – touched on the water intrusion issues. He developed some estimates.
- Need to redo/reevaluate stormwater drainage – flood at Notre Dame via our drainage.
- File storage – don't need it at Folger.
- Bank of desks and computer equipment.
- A couple of private offices – could include the trailers
- Keep an ops office
- Add emergency access to Notre Dame – where there used to be a road.
- Security upgrade
- ---Equipment and inventory storage
 - Parts storage – pipes, clamps, fittings,
 - 20-ft long of pipes – small pipe rack.
 - 20 x 40 multipurpose building. Can drive vehicles in.
 - Temperature control?? Radiant heating? Heat pumps?
- Parking
- Second Service truck? ~\$170k+ fully outfitted for the one we have now – 2012
 - Another truck with a compressor on it.



Project Phasing and Conceptual Schedule

| | 2024 | | | | | | | | 2025 | | | | | | | | | | | | 2026 | | | | | | | | | | | | | | | | | | | |
|------------------------------|----------|-----|-----|-----|-----------|-----|-----------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----------|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|--|--|--|--|--|--|--|--|
| | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec | | | | | | | | |
| Folger Design | 6-Months | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Folger Construction | | | | | | | 11-Months | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dairy Lane Design | | | | | 12-Months | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dairy Lane Construction | | | | | | | | | | | | | | | | | | 12-Months | | | | | | | | | | | | | | | | | | | | | | |
| Current OCR Lease | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OCR Lease Extended by 1 year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Recommended Next Steps

- Board direct staff to proceed with design for Folger Drive & obtain scope from Noll & Tam.
- Noll & Tam scope:
 - Schematic Design
 - Design Development
 - Construction Documentation
 - Bidding and Negotiation
 - Contract Administration
- Incorporate Folger Drive and Dairy Lane into Capital Plan and budgets.
- Board to assess funding options for both properties.
- Engage a construction project manager & bring them on towards the end of construction documentation development.





AGENDA ITEM NO. 4.B.

DATE: February 28, 2024
TO: Board of Directors
FROM: Kat Wuelfing, General Manager

SUBJECT: RECEIVE PRESENTATION FROM NOLL & TAM ARCHITECTS ON PROPOSED DAIRY LANE HEADQUARTERS UPGRADE AND FOLGER DRIVE EMERGENCY OPERATIONS CENTER PROJECTS

RECOMMENDATION

Receive report and provide initial feedback on conceptual designs and costs of combining and phasing projects for both the Dairy Lane and Folger Drive properties.

FISCAL IMPACT

None at this time. Information only.

BACKGROUND

In January 2023, the District's Dairy Lane Operations Center was damaged by flooding. In March 2023, the Board approved a contract with Noll & Tam Architects to develop conceptual design alternatives for rehabilitation of the Dairy Lane site, consistent with Phase 1 of the District's Capital Improvement Program FY 2019-2022 Update (Capital Project 20-09 Dairy Lane Operations Center Rehabilitation – Phase 1).

On October 28, 2023, Noll & Tam Architects previously gave a presentation on the conceptual level design and cost estimates to rehabilitate the Dairy Lane Operations Center. Based on this presentation, the Board gave direction to staff to explore further alternatives and options, and to come back with a more comprehensive analysis and consideration for continuity of service given the potential for Dairy Lane to flood again, for flooding to impact the accessibility to Dairy Lane, and other potential hazards in our area.

DISCUSSION

Noll & Tam will present revised conceptual level design and cost estimates to rehabilitate the Dairy Lane Operations Center. They will also present conceptual level design and

cost estimates to remodel the District's Folger Drive property into an Emergency Operations Center to support continuity of operations through potential future issues at Dairy Lane. The plan for Folger Drive incorporates additional non-emergency

Folger Drive Emergency Operations Center

Our Folger Drive Property (1510 Folger Drive) was previously used for District operations, but became disused due to its small size and because it is located in a residential neighborhood. It is in an ideal location, however, to serve as an emergency operations center. It can also support the District in non-emergency times by (1) include bunk space to support on-call operators who live outside of a 30-minute window and (2) serving as a satellite corporation yard with storage of redundant key inventory and tools. Additionally, in the event of a large emergency, it could be opened up to other agencies, such as the City of Belmont. Key project features include:

- Include bunk space to be made available for on-call operators that are mandated to be located within a 30-minute call-back radius, enhancing the District's workforce resiliency and response.
- Add storage for key redundant pipe and fitting inventory, tools, and other equipment, which will allow multiple crews to respond during a major emergency (e.g., multiple water main breaks from an earthquake) and if the main Dairy Lane Operations Center is inaccessible.
- Implement seismic retrofit and stormwater management upgrades to support continued operation during and following major seismic and storm events.
- Upgrade electrical infrastructure, with consideration for sufficient capacity and backup power to charge future electric fleet (CARB) to support emergency response and through major power-loss conditions.
- Upgrade and expand office space, to support emergency operations for District staff, and in partnership with the City of Belmont, as needed.
- Serve as the permanent location for the two office trailers purchased by the District in 2023.

Dairy Lane Operations Center

The original building included 4,364 square feet of administrative office space and 11,200 square feet of shop space. In addition, we utilized two office trailers for an additional 300 square feet of office space.

Key project features include:

- Mitigate future flood events and climate change, including rising shallow groundwater, through inclusion of intrinsically safe design details and engineering barriers (e.g., raising the cement slab 6 inches, installing retractable interlocking storm doors, and elevating future car charging stations).

- Enhance District facilities to modernize the workspace including key employee-focused design features such as a modern training room, lactation room, and appropriate locker rooms, break room, and a fully modernized Board room.
- Install solar (photovoltaic) panels and vehicle charging for future fleet electrification, including elevated vehicle charging stations that would function in the event of future flood inundation.
- Implement seismic retrofit and stormwater management upgrades to support continued operation during and following major seismic and storm events.

Three conceptual site plan “schemes” were developed. Staff strongly recommends the District pursue the Scheme 1 option. Since the October Special meeting, the plan was revised to eliminate the bunk space at Dairy Lane, and move it to Folger Drive. This resulted in a reduction in the cost estimate for the Dairy Lane project. Briefly, the three schemes are:

- Scheme 1 – Encompasses all of the needs identified to support the District into the future, as well as some employee “nice to haves.” It includes demolition of the existing office portion of the building, and construction of a two-story office building, as well as repurposing a portion of the existing shop space. The footprint of the office portion of the building is expanded by approximately 400 square feet. The net increase in office space compared to the pre-flood configuration is 3,300 square feet.
 - 7,980 square feet of administrative building space
 - 1,900 square feet of repurposed warehouse space (locker rooms, exercise room, storage)
 - 9,300 square feet of shop space
- Scheme 2 – A scaled back version that includes rebuilding the office portion of the building as a one story building, and repurposing a large portion of the existing shop space. The footprint of the office building is expanded by approximately 400 square feet. This scheme has significant compromises compared to Scheme 1, including omission of a training room, deck space, several office spaces and storage, and we lose more of the existing shop space. The net increase in office space compared to the pre-flood configuration is 430 square feet.
 - 5,100 square feet of administration building space
 - 1,900 square feet of repurposed warehouse space (locker rooms, exercise room, storage)
 - 6,900 square feet of shop space
- Scheme 3 – An alternative scaled back version that includes expanding the footprint of the existing office building by approximately 400 square feet, and repurposing a large portion of the existing shop space. This scheme has significant compromises compared to Scheme 1, including omission of a training room, deck space, several office spaces and storage, and we lose more of the existing shop space. The net increase in office space compared to the pre-flood configuration is 430 square feet.

- 5,175 square feet of administration building space
- 1,900 square feet of repurposed warehouse space (locker rooms, exercise room, storage)
- 6,900 square feet of shop space

Attachments: PowerPoint presentation by Noll & Tam Architects, Project Update February 2024

BOARD ACTION: APPROVED:____ DENIED:____ POSTPONED:____ STAFF DIRECTION:____

UNANIMOUS ____ ZUCCA ____ JORDAN ____ SCHMIDT ____ WHEELER ____ VELLA



Mid-Peninsula Water District

Dairy Lane Headquarters Upgrade
and Folger Drive Emergency
Operations Center

Project Update
February 2024



MID-PENINSULA
WATER DISTRICT

**NOLL
& TAM**
ARCHITECTS

PROJECT GOALS

- Renovate and Expand District Headquarters to support staff and services for the next 75+ years.
- Renovate Folger Drive Property as Emergency Operations Center and Satellite Corp. Yard
- Mitigate future flood events and climate change impacts to Dairy Lane site and buildings
- Mitigate seismic deficiencies of existing buildings
- Incorporate bunk space to support emergency operations and for on-call water system operators (i.e., emergency responders)
- Upgrade electrical infrastructure for all-electric building and future fleet supported by CARB start in January 2024
- Provide universally accessible and gender inclusive design



FOLGER DRIVE AERIAL VIEW Existing Conditions

Site Area 27,000 sf

Building: 3,300 sf



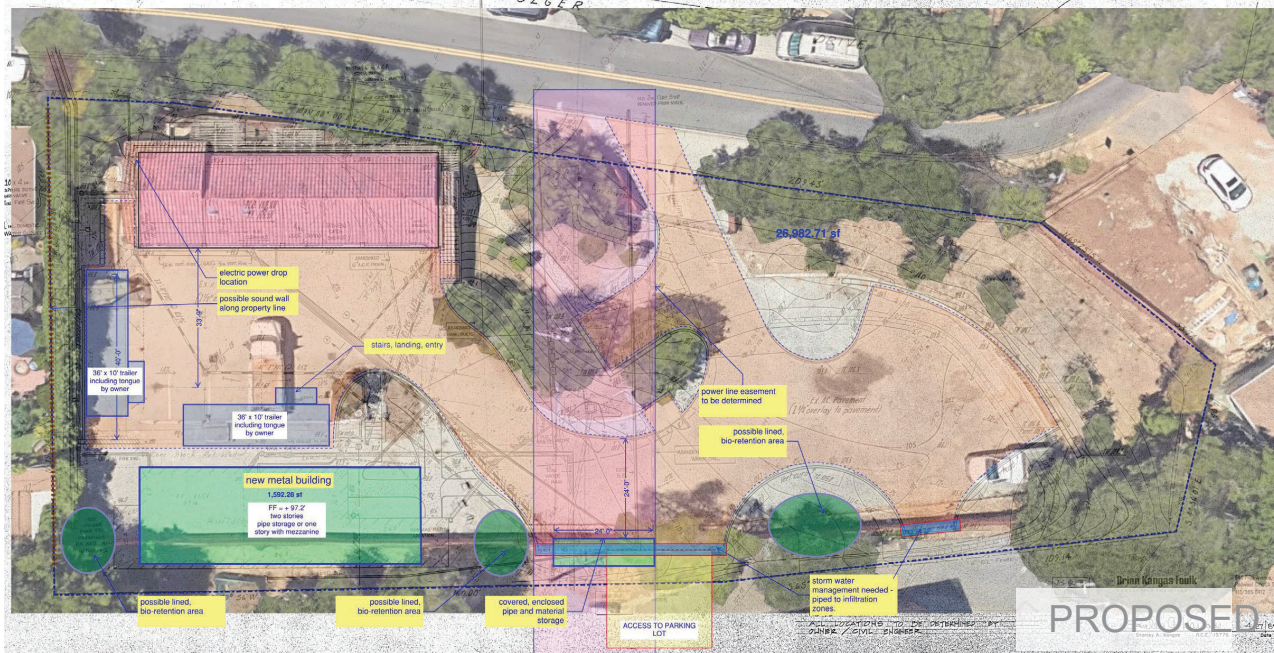
FOLGER DRIVE CURRENT CONDITIONS

- Building constructed in 1988
- Former District Headquarters (along with property across the street – no longer owned by the District)
- Currently used only for storage, and the yard is occasionally leased as a staging area for nearby projects.
- Current Configuration:
 - Top Floor: two offices, one larger bull-pen room.
 - Bottom Floor: garage storage space, accessed by 4 large rollup doors
- In need of seismic retrofit
- We were not able to use it as an EOC during the flood because it had no internet access, (it took months to establish internet service), inadequate office space for all staff, and the bathroom wasn't functional.
- Challenges serving as a primary operations center because of location in a residential neighborhood.

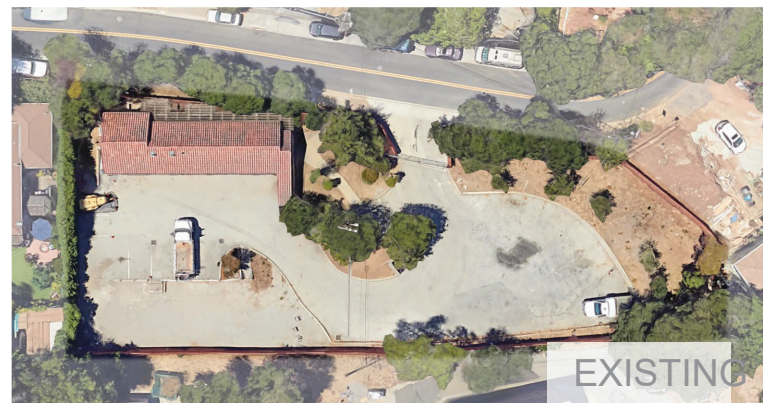
FOLGER DRIVE E.O.C. AND SATELLITE CORPORATION YARD

- Seismic retrofit and stormwater management improvements
- Add additional office space – convert existing storage space in building, and relocate our office trailers
- Add a pre-fab metal building for satellite shop space, store key tools and inventory (redundant to Dairy Lane)
- Add generator and electric vehicle charging stations
- Add bunk space, kitchen, and shower facility to support operations during a critical emergency
- Provide bunk space as an option to on-call operators
- Office Space configured as flexible, open desk space
- Ability to open our EOC up to other agencies (e.g., City of Belmont) as needed during an emergency.

FOLGER DRIVE SITE PLAN



- Site Area 27,000 sf
- Building: 3,300 sf
- (2) Portables
- New Metal Building; 600 sf
- Power Line Easement
- Site Drainage Control
- New Generator



[illegible]

First Floor Plan




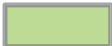


Annotations and dimensions include:

- shop and storage
- storage
- storage and/or mech.
- RESTROOM
- 700 sf work space
- FF + 100.0
- new covered entry
- could locate new entry here
- new roll up door
- water infiltration
- mechanical above storage, includes humidity control
- leave storage, enclose with barn doors?
- install curb to control water, route water into shop space
- polished concrete floor
- could have private office
- configure for open office, chairs and tables, could be set up for board meeting

Support: 500 sf



EXISTING CONDITIONS

-  Administration 4,364 sf
-  Warehouse 11,200 sf
-  Modular Office 300 sf ea.
-  Material Storage
-  Site Area Total 44,918 sf
-  Transformer Location to Remain

Dairy Lane Flood Mitigation

One Shoreline, Future flood management of the Belmont Slough

- Caltrans 101 and Oneill avenue stormwater catch basins

Caltrans soundwall and 101 drainage at Northeast property line

Southeast property line at adjacent unincorporated San Mateo County

Elevate Administration First floor +6", 30"-high concrete stem walls at perimeter, no low-sill windows, floor control barriers at all door openings

Provide stormwater control at site perimeter





SCHEME ONE 2-STORY ADMIN BUILDING Staff Recommended Alternative

- Administration** 7,980 sf
 Enclosed, 2 levels, reconfigured with additional office space, breakroom, kitchen, training room, SCADA room, deck

- Warehouse** Locker Rooms, Exercise, Storage, and Seismic Improvements

- Parking Areas and Material Storage**

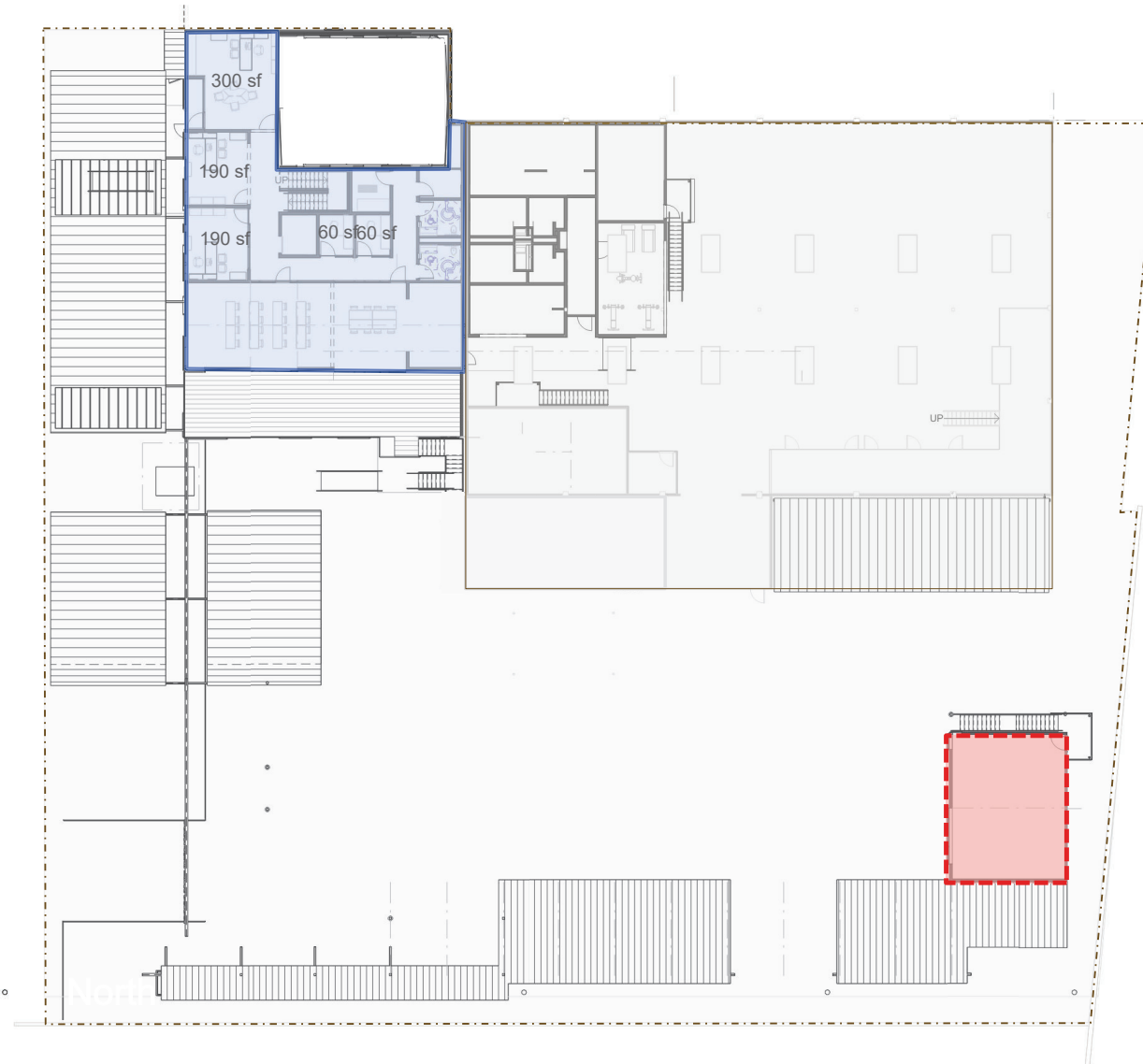
- Future Expansion** 654 sf
 Enclosed, requires Planning Commission Approval

SCHEME ONE PLAN ELEMENTS First Level



- Board Room 1,000 sf, reconfigured
- Administration 3,800 sf, Slab raised 6 inches
- Warehouse Additions 1,900 sf, Locker Rooms/Exercise/Storage. Slab raised 6 inches
- Parking Areas
- Material Storage
- EV Charging
- Flood Water Barriers

SCHEME ONE PLAN ELEMENTS Second Level



Administration 3,180 sf
with kitchen, breakroom,
training room, and deck



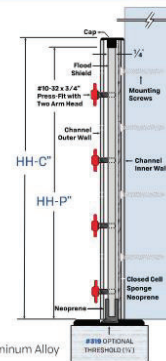
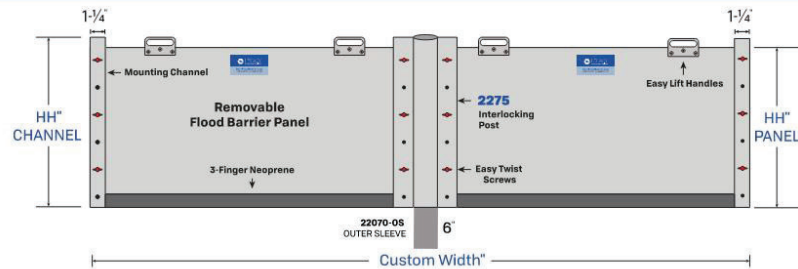
Future Office Expansion
Option: 854 sf



Website: DoorFloodBarrier.com
 General Inquiries: contact@legacyllc.com
 Orders: orders@legacyllc.com
 Main Office: 415 Concord Avenue Bronx, NY 10455
 Phone: (718) 292-5333
 Fax: (888) 383-3330

Interlocking Flood Shield for Oversized Openings **#5029**

ALL SCHEMES FLOOD BARRIERS For all groundlevel Dairy Lane openings



Product Specifications

PANEL: 5052 type Marine-grade Aluminum Alloy

INSIDE MOUNTED FRAMES: 1-1/4" x 29/32" x 1/8" aluminum extrusion 6062 alloy T5-T6, with 10-32 stainless steel allen head tightening. Black anodized channels are also available if specified.

OUTSIDE MOUNTED FRAMES: 1-1/4" x 29/32" x 1/8" aluminum extrusion 6062 alloy T5-T6, with 10-32 stainless steel allen head tightening. Black anodized channels are also available if specified.

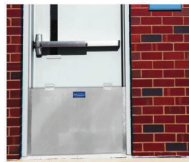
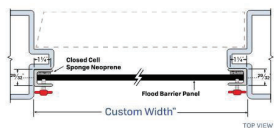
FLOOR SURFACE: Threshold aluminum Part #319. Optional

SEALS: Neoprene lines the bottom of the shield. Sponge Rubber lines the channels. Our seals are composed of high-density rubber extrusions for increased strength with a low hardness that provides superior compression.

HARDWARE: #10 x 1-1/4" FHPP with plastic expansion tube anchors. Snap covers for safety provided for the top of the channels and for the mounting holes.

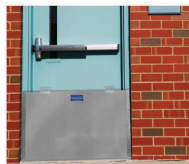
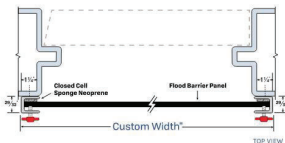
Single Flood Barrier for Standard Openings (Up to 48")

#5027 MOUNTED TO INSIDE OF FRAME



#5027MA mounted to the inside of the door frame.

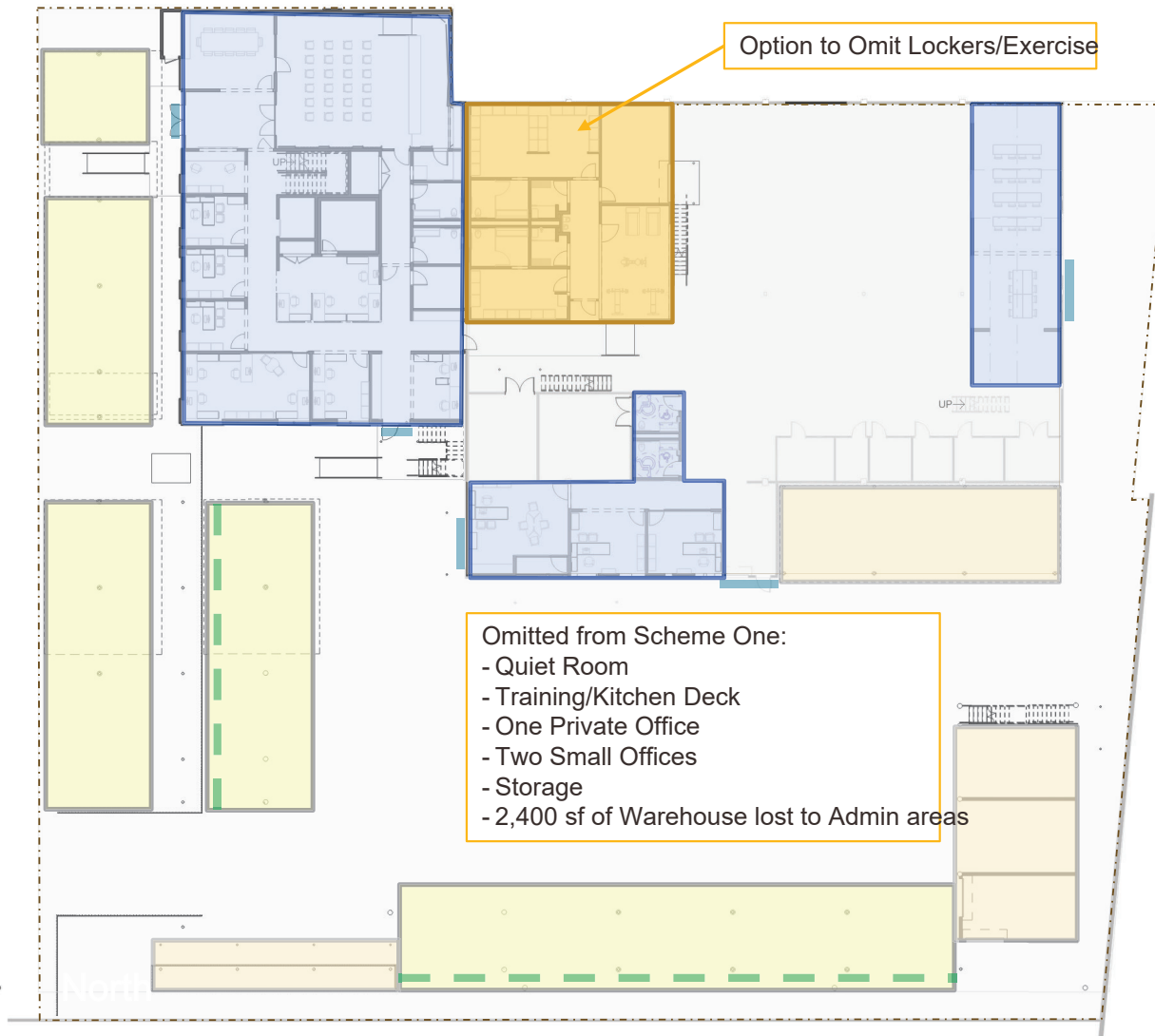
#5127 MOUNTED TO OUTSIDE OF FRAME



#5127MA mounted to the outside of the door frame.

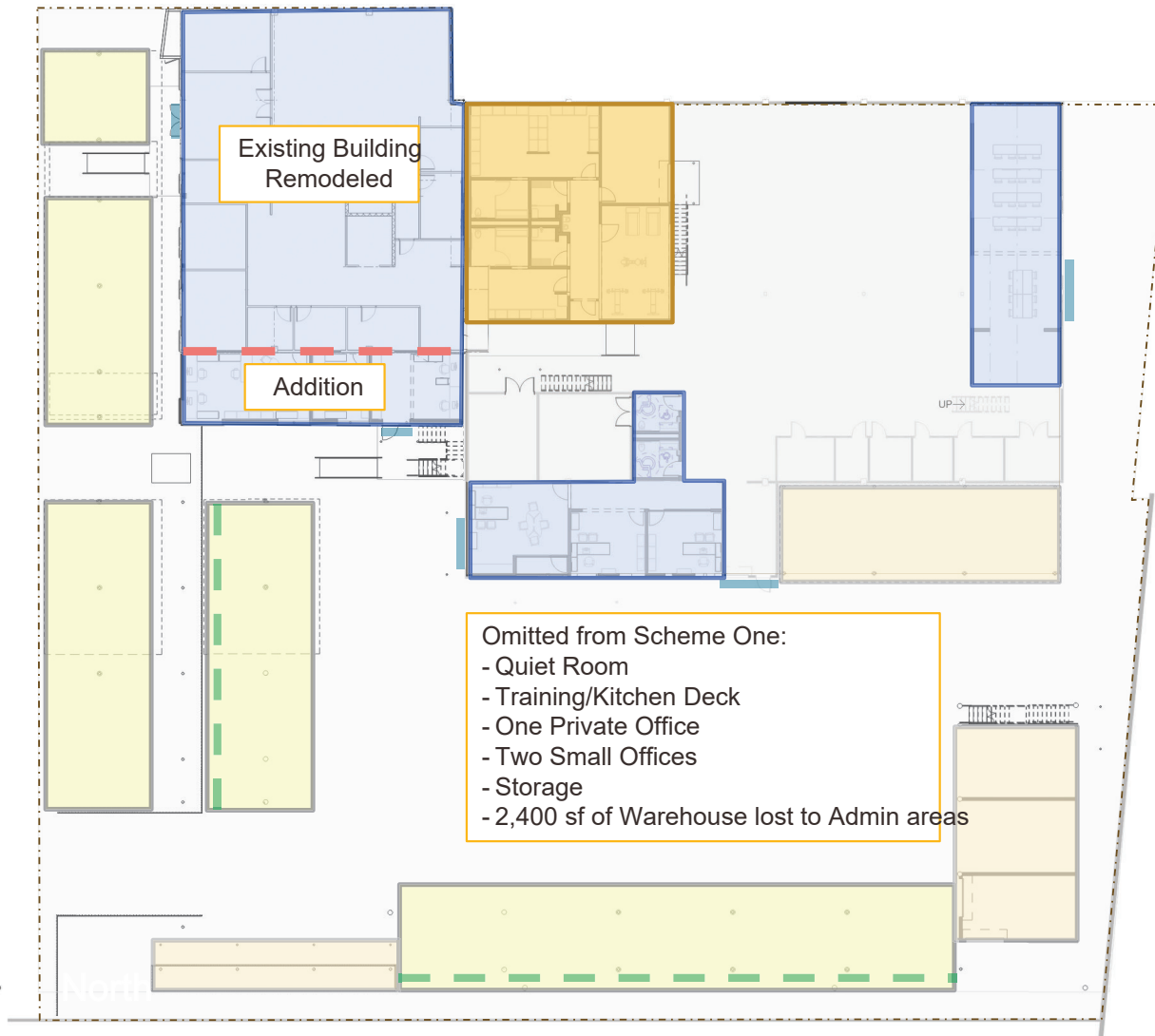
SCHEME TWO PLAN ELEMENTS

New One-story Admin Building



- AdministrationNew Building = 5,100 sf
Remodeled in Warehouse = 2,400 sf
- Warehouse Additions1,900 sf,Locker Rooms/Exercise/Storage. Slab raised 10 inches
- Parking Areas
- Material Storage
- EV Charging
- Flood Water Barriers

SCHEME THREE PLAN ELEMENTS Remodel + Additions



- Administration Remodeled = 4,364 sf Addition + 875 sf Remodeled in Warehouse = 2,400 sf
- Warehouse Additions: 1,900 sf, Locker Rooms/Exercise/Storage. Slab raised 10 inches
- Parking Areas
- Material Storage
- EV Charging
- Flood Water Barriers

| Project Schemes | Total Areas | Construction Estimate | Project "Soft" Costs | Total Project Budget |
|---|--|-----------------------|----------------------|----------------------|
| Scheme 1 New Two-Story Administration Building Staff Recommended Alternative Corporation Yard Renovations & Utilities Locker room & Fitness Spaces Warehouse & Shops renovations | 7,980 sf - 1,900 sf 9,300 sf | \$14.5 mil | \$4.8 mil | \$19.3 mil |
| Scheme 2 New Single Story Administrative Addition Corporation Yard Renovations & Utilities Locker room & Fitness Spaces Administrative Program Spaces Warehouse & Shops renovations | 5,100 sf - 1,900 sf 2,400 sf 6,900 sf | \$12.5 mil | \$4.1 mil | \$16.6 mil |
| 3 Renovation of existing Administration Building Small administration addition Corporation Yard Renovations & Utilities Locker room & Fitness Spaces Administrative Program Spaces Warehouse & Shops renovations | 4,300 sf +875 sf - 1,900 sf 2,400 sf 6,900 sf | \$10.8 mil | \$3.6 mil | \$14.4 mil |

Schemes & Estimated Total Project Costs

| Project Schemes | Total Areas | Construction Estimate | Project “Soft” Costs | Total Project Budget |
|---|-------------|-----------------------|----------------------|----------------------|
| Folger Drive Renovated Two-Story Building | 3,300 sf | | | |
| Corporation Yard Renovations & Utilities | 27,000 sf | | | |
| Portable Buildings | 720 sf | \$4.1 mil | \$1.3 mil | \$5.4 mil |
| Metal Building | 1,600 sf | | | |

Folger Cost estimate is a rougher-of-magnitude exercise extrapolated from other recent projects including the Dair Lane, October 2023 pricing analysis prepared by TBD Consultants. It is not a detailed cost breakdown prepared by a construction cost estimator.

Schemes & Estimated Total Project Costs

Resiliency and Electrified Fleet Planning

- Develop fleet baseline assessment and electrification transition plan
- Evaluate charging needs and power requirements, coordinate with PG&E
- Reserve space for vehicles and for mobile and/or fixed back-up power generation
- Dairy Lane: elevated charging areas + new or reinforced tarmac for added vehicle weight (tarmac upgrades phased in over time, not a part of initial project)
- Folger: storage space for mobile generator, charging stations
- Evaluate, coordinate, and plan for level-of-service goal given CARB fleet rule: maintain operations in an emergency scenario (under discussion)

Project Entitlement & Approvals Process

- District acts as Lead Agency for Categorical Exemption
- Belmont Planning Department provides an Administrative Project Review (No Planning Commission Hearing)
- Belmont Fire Protection District Review
- Belmont Building Department Review and
- Courtesy Meetings: One Shoreline – updates and schedule for Belmont Slough work

Questions?

Mid-Peninsula Water District

Dairy Lane Headquarters Upgrade
and Folger Drive Emergency
Operations Center

Project Update
February 2024



**NOLL
& TAM**
ARCHITECTS

Project Phasing and Conceptual Schedule

| | 2024 | | | | | | | | 2025 | | | | | | | | | | | | 2026 | | | | | | | | | | | | | | | | | | | |
|------------------------------|----------|-----|-----|-----------|-----|-----------|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|--|--|--|--|--|--|--|--|
| | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec | | | | | | | | |
| Folger Design | 6-Months | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Folger Construction | | | | | | 11-Months | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dairy Lane Design | | | | 12-Months | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dairy Lane Construction | | | | | | | | | | | | | | | | | 12-Months | | | | | | | | | | | | | | | | | | | | | | | |
| Current OCR Lease | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OCR Lease Extended by 1 year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Recommended Next Steps

- Board direct staff to proceed with design for Folger Drive & obtain scope from Noll & Tam.
- Noll & Tam scope:
 - Schematic Design
 - Design Development
 - Construction Documentation
 - Bidding and Negotiation
 - Contract Administration
- Incorporate Folger Drive and Dairy Lane into Capital Plan and budgets.
- Board to assess funding options for both properties.
- Engage a construction project manager & bring them on towards the end of construction documentation development.

