TO: Mayor & City Council  FROM: Tom Williams, City Manager
RE: WEEKLY ISSUES UPDATE  DATE: March 3, 2017

BUILDING AND OCCUPANCY PERMITS: Building permits were issued to:

1. Citation Home developer for the construction of 381 units apartment complex with 8000 sq. ft. of commercial, wrapped around garage building development at The Edge, located at 765 Montague Expressway at an estimated construction cost of $57.2M.

2. Lennar Communities, for the construction of one, 3-story building with 9 units out of 138 stacked flats condominium unit’s residential development located at 450 Montague Expressway at an estimated construction cost of $2.0M.

3. Contractor, Reeve Knight Construction, for the interior demolition at the vacant Mervyn’s building in preparation for future tenant improvements in Milpitas town center located at 749 East Calaveras Boulevard.

Building permit application was submitted by:

1. Contractor, Reeve Knight Construction, for the demolition of the facade at the vacant Mervyn’s building in preparation for future tenant improvements in Milpitas town center located at 749 East Calaveras Boulevard.

Occupancy permit application was submitted by a new business moving to Milpitas:


The following businesses have received final inspection and are now open for operation:

1. Turner Construction Company, for tenant improvements for their new office located at 691 South Milpitas Boulevard.


3. Dingguagua Tasty Legend, Chinese restaurant at 550 Barber Lane.

CONSTRUCTION UPDATE:

Waterstone, 84 single family homes development by Lennar developer located at 1494 California Circle: Nine more homes have received final inspection. 24 homes are now occupied, 3 are models, and 42 are in various stages of completion and 15 permits waiting to be issued. See photo to the right.

Smart & Final located at 401 Jacklin Road: To allow earlier start of operation, a temporary occupancy permit was issued to Smart & Final, a retail store for stocking dry goods only.
HUMAN RESOURCES DEPARTMENT UPDATE: The HR Department will be hosting a New Employee Meet and Greet on Wednesday, March 15, 207 to welcome recently hired employees to the City. The event will be held in the Senior Center Auditorium at 9:00 AM.

CURRENT EMPLOYMENT OPPORTUNITIES: Human Resources is accepting applications this week for the following employment opportunities:

Open Competitive Opportunities:
- Assistant Water System Operator
- Building Inspector – continuous
- Communications Dispatcher – continuous
- Police Officer (Entry Level/Academy Graduate) - continuous
- Police Officer (Lateral) - continuous
- Water System Operator

Temporary Opportunities:
- Adult Crossing Guard
- Fitness Instructor
- Head Swim Coach
- Lifeguard (sign-ups for the Lifeguard Academy!)
- Recreation Leader: After the Bell Program
- Recreation Leader: Building Attendant
- Recreation Leader: Referee
- Recreation Leader: Clerical

Internship Opportunities:
- GIS Intern
- Aquatics and Fitness Intern
- Graphic Design Intern

EMPLOYEE TRAINING OPPORTUNITIES:
This Week’s Training Seminars. Contact Human Resources (408-586-3086) for information or RSVP for future trainings
- LCW Webinar: Workplace Bullying, Wednesday, March 1, 9:00-10:30, Council Chambers.
- CalPERS Retirement Planning Seminar: Millbrae; March 2-3, 2017. - The California Public Employees’ Retirement System (CalPERS) is hosting a two-day CalPERS Benefits Education Event (CBEE) in Millbrae to inform members in a 12-county area about programs and benefits available to them. Registration is closed.

POLICE DEPARTMENT UPDATE: On Thursday, March 9, 2017 at 1:00pm, Police Officer Trainee Clint Jackman is expected to graduate from the Santa Clara County Justice Training Center Basic Police Academy. The Graduation Ceremony will be held at the Family Community Church Auditorium in San Jose. Afterwards, a Badge Pinning Ceremony will be held at the Milpitas Police Department Community Room located at 1275 N. Milpitas Blvd. Light Refreshments will be served.

UPCOMING MEETINGS:
Monday, March 6 – Council Ad Hoc Subcommittee on Marijuana @ 5:00 pm, Committee Conference Room
Tuesday, March 7 – Regular Council Meeting @ 6:00 pm, Council Chambers
Tuesday, March 21 – Regular Council Meeting, Council Chambers
Wednesday, March 29 – 1st Study Session Special Meeting @ 5:30 pm, Council Chambers
Wednesday, April 26 – 2nd Study Session Special Meeting @ 5:30 pm, Council Chambers

UPCOMING EVENT:
Commissioners Recognition Luncheon, April 29, 2017 at 11:30am at the Milpitas Community Center
BART Construction (at nearly 85% complete) will create intermittent traffic impacts in the following areas:

- **Montague Expressway**: Montague Expressway now has a street-level bridge that will pass over future BART that is in a trench below. To minimize impacts to the travelling public during peak commute hours in the AM and PM, all lanes will be open. The contractor for the County’s Montague Widening project, OC Jones, implemented their South Milpitas Blvd. full closure mid-October. It was delayed due to inclement weather, unknown utility conflicts, and contractor/third party utility issues. The roadway was partially reopened February 5th for “right-in, right-out” only. For this 3rd phase of construction, there will be no left turns from or onto Montague Expressway. Additionally, OC Jones has been authorized to perform night work within Montague Expressway and South Milpitas Boulevard through the end of February, 2017.

- **Capitol Avenue**: SSH recently completed their final reconstruction of Capitol Avenue. This allowed another VTA contractor (C671) to shift the two northbound lanes easterly, so their work on the Light Rail station in the median can proceed. The Montague Light Rail Station closure did not happen after all, and has been postponed until further notice.

- **Dixon Landing Road**: SSH will periodically require single lane closures during the off-peak hours for other remaining work. A new left-turn lane, from southbound Milmont Drive, was installed through the median in order to provide an alternate access to the “7-11” shopping center. This will be removed and the median will be restored, now that the alternate “7-11” driveway on Dixon reopened in mid-March 2016.

- **Piper Drive**: One lane in each direction was re-opened to the public since May 2, 2014. Single-lane closures may periodically be required to allow final improvements to the roadway and the at-grade UPRR crossing.

**Design & Construction**

**Projects Impacting the Public:**

- **Alviso Adobe Phase V – Interior Restoration (CIP 5055)**: This project provides for the restoration of the first floor of the Alviso Adobe. A design contract was approved by the City Council on August 16, 2016. The concept design was approved by PRCRC on February 6, 2017, and recommended to be presented to the City Council. It will be presented to City Council in March, 2017 for approval.

- **Street Light Improvement Project (CIP 4266)**: This project provides for various improvements to renovate and replace some of the aging street light infrastructures. As part of this project, a number of existing street lights will be converted to energy efficient Light Emit Diode (LED), in a pilot program. The initial phase of the pilot program was completed in early September, 2014. 1,000 LED street light fixtures have been installed at various streets in the City. Anticipated annual energy savings is approximately $54,000, per year, as a result of this project.

- **Marylinn Drive Sanitary Sewer Replacement (CIPs 6115 & 6116)**: This project provides for the replacement of a 27" & 30" diameter sanitary sewer pipeline along Marylinn Drive and under I-880. The consultant is proceeding with a CIP design to line the existing pipes as a cost savings measure. 50% design plans were submitted and reviewed. Staff reviewed and responded to the 90% design documents. Once staff obtains permits from Caltrans, SCVWD, and California Department of Fish and Wildlife the project can be issued for bid advertisement.

- **Milpitas Sports Center Pool Repairs (CIP 3408)**: The project repaired and resurfaced three sports center pools. Construction was completed on time and within budget on May 5, 2016. Council approved initial acceptance of the project on September 20, 2016, and the project is in the one-year warranty period.
- **Light Rail Median Landscaping (CIP 2001):** This project provides for landscape improvements within the medians along Great Mall Parkway, from I-880 to the southern City limits. The new landscape will be irrigated with recycled water. The project was advertised in October and two bids were received. The construction contract was approved by City Council on December 6, 2016. The Notice to Proceed was issued to the Contractor on 2/14/2017. Work started in February.

- **Dempsey Road Water line Replacement (Projects 3709, 7100 & 7118):** This project provides for the replacement of the water main and storm drainage lines along Dempsey Road, from Yosemite Drive to Calaveras Boulevard, and will install a recycled waterline along the alignment. The design of the storm, water and recycled lines is underway. The designer is preparing the 98% plans which includes incorporation of the City’s comments on the 50% plans. Additional field investigation is necessary to identify potential conflicts with the existing utilities, therefore, the 98% plans are now scheduled to be ready for City review in April. Permit applications have been prepared and submitted for review by the various agencies impacted by the project. In addition, the designer is preparing the documents needed to obtain the required easements for the project.

- **237/McCarthy Boulevard Median Landscaping (CIP 4274):** This project provides for median landscaping and irrigation, for the medians at the 237/McCarthy Boulevard Interchange. A Funding Agreement, between VTA and the City, was executed in 2012 to provide funding for this project and to allow VTA to administer the construction. The creation of a new CIP project, with additional funding, will be needed to construct this project. City staff is assisting VTA with the preparation of final plans and obtaining permits for the work on the McCarthy Boulevard medians from Ranch Drive to Bellew Drive. Staff is working with VTA to develop the project schedule for advertisement and project construction. VTA plans to bid the project in spring of 2017.

- **Milpitas Midtown East Parking Garage (CIP 3407):** The project provides for the electric motor operation of fire doors within the garage and library. The contractor has completed the installation of the new electrical panel and most of the related conduits. The contractor has installed 4 of the new 6 door operators. The door operator for the Library door, key switches, sensing edge, and backup battery has been installed. Construction is complete and the project to be brought to the City Council for initial acceptance on March 7, 2017.

- **Berryessa Creek Improvement Project (Army Corp of Engineers/SCVWD):** The Santa Clara Valley Water District (SCVWD) and the Army Corp of Engineers are completing the design for a project to improve Berryessa Creek, from south of Montague Expressway to State Route 237. The contractor has started construction adjacent to Montague Expressway. The project is anticipated to be completed in 2018.

- **Sports Center Sports Fields (CIP 5104):** This project provided for the installation of a synthetic turf football/soccer field and a smaller multi-purpose field, including lighting and related furniture and equipment. Construction was completed; the project was accepted on February 7, 2017, and is in the 1-year warranty period.

- **Higuera Adobe Park Renovation (CIP 5097):** This project provides for the renovation of the picnic area and replacement park play equipment. Parking lot surface improvements and ADA access improvements are also included. Start of construction is anticipated in March 2017.

- **Bridge Improvement Project (CIP 4271):** This project provides for the repair and resurfacing of City-owned bridges as identified by Caltrans as deficient and in need of maintenance. Construction is complete, the project was accepted on February 7, 2017, and is in the 1-year warranty period.

- **Wrigley-Ford Creek Erosion Repair (CIP 3700 & 3706):** This project provided repair of erosion damage to the Wrigley-Ford creek riparian mitigation area. Construction is complete. Project was accepted by the City Council on November 15, 2016 and is in the one year warranty period.

- **Electrical Vehicle Charging Stations (CIP 4276):** This project provides electrical charging stations to the public at City Hall parking lot and Milpitas library garage. Two Level 2 electrical vehicle charging stations have been installed and activated at the City Hall parking lot. The electrical charging stations in Milpitas Library Garage will be installed and energized in spring 2017.
• **Cathodic Protection Improvement – Main Sewer Pump Station (CIP 7115):** This project provides for the installation of corrosion protection for the sewer force main system within the Main Sewer Pump Station at North McCarthy Boulevard. The project will also evaluate the City-owned sewer force main system between the Main Sewer Pump Station, at North McCarthy Boulevard, and the San Jose Wastewater Treatment Plant, at Zanker Road. The evaluation is an update to the City’s 2012 Annual Survey and Cathodic Protection Condition Assessment. Bid package for advertisement for work within the Main Sewer Pump Station is being prepared.

• **McCandless Park (CIP 5102):** This project provides for a new public park, adjacent to the new Milpitas Unified School District Elementary School, located on the east side of McCandless Drive, south of Montague Expressway, in the Transit Area. The park will provide approximately 4 acres of City public park space which will include play fields, athletic courts, parking, picnic area, play structure, and restrooms. City and school staff continue to coordinate project related issues including construction of a pedestrian bridge over East Penitencia Creek and a groundwater well on the new park. The City Council approved contract agreement with park designer on February 21, 2017. Design phase is anticipated to start in March 2017.

• **New Midtown Street Light Project (CIP 3430):** This project provides for the phased installation of Midtown standard decorative street lighting along South Main St. from Carlo St. to Great Mall Parkway. The first segment of lighting design and installation will be from Carlo St. to just north of Corning Avenue. The engineering design phase has commenced in January 2017 for Segment 1 (from Carlo Street to Corning Ave) and it is anticipated to be completed late 2017.

• **Utility Underground 2017 Project (CIP 3425):** This project provides preliminary engineering, support services, and coordination to the Pacific Gas & Electric Company (PG&E) for the creation of a new Rule 20A Utility Underground District (UUD) on Corning Ave. from South Main St. to North Abel St. and South Main St. from Corning Ave. to East Curtis Avenue. The new underground district will utilize PG&E’s Rule 20A funds for construction of the utility undergrounding of existing overhead pole mounted electric, cable, and AT&T lines along South Main St. and Corning Avenue. The City Council approved the Resolution creating the UUD on January 3, 2017. Staff has submitted documentation to PG&E to enter the Rule 20A program. PG&E will start the design process in late 2017.

• **TASP Underground Utility District (CIP 4281):** This project provides for the creation of a new utility underground district to underground existing overhead PG&E, Cable TV and AT&T lines within TASP redevelopment area along South Milpitas Blvd. and Montague Expressway. The new district will be administered by the City and the design and construction to be completed by PG&E using the City’s and County’s Rule 20A funds. VTA is installing the new undergrounding substructure for AT&T and PG&E (at risk) as part of the BART project at their cost. The City Council approved the Resolution creating the UUD on January 3, 2017. Staff is working with PG&E to implement the requirements for the district.

• **Daniel Court Water Main & Service Replacement (CIP 7110 & 7131):** This project will provide for the construction of waterline and service laterals and replacement of water meters and fire hydrants on both sides of Daniel Court, east and west of N. Park Victoria Drive. The engineering design started January 2017 and it is anticipated to be completed at the end of May.

• **Well Upgrade (CIP 7076):** This project will provide for a new well within the City’s New McCandless Park which is currently under design and is located east of McCandless Drive, south of Montague Expressway, in the Transit Area. The design and installation of the well will be executed in phases. Phase 1 design services will provide for the evaluation of the hydrogeologic characteristics of the McCandless site, including installation of a test bore hole. The contract agreement with designer will go to City Council for approval on March 7, 2017. Design phase is anticipated to start mid to late March 2017.
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<tr>
<th>DESCRIPTION</th>
<th>IMPACT</th>
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<tr>
<td><strong>Harmony, DR Horton, McCandless Drive (PJ2709):</strong> This project will construct 276 single family attached homes and condo units off the southwest portion of McCandless Drive. McCandless Drive is now open for through access to the public. Montague Expressway frontage improvements are nearing completion.</td>
<td>Possible traffic delays on McCandless Drive</td>
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<td><strong>District 2, Taylor Morrison, McCandless Drive (PJ2825):</strong> This is a medium density residential project off the northerly portion of McCandless Drive. Off-site improvements at McCandless Drive are substantially complete. Revised off-site storm water treatment improvements on Newbury are complete. McCandless Drive is now open for through access to the public.</td>
<td>Possible traffic delays on McCandless Drive</td>
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<td><strong>Metro, Pulte home, 1401 South Milpitas Boulevard (PJ 1211):</strong> This project will construct 318 residential units in total, at the intersection of the future Garden Street and South Milpitas Boulevard. Lot 1 is under construction. Public improvements for South Milpitas Boulevard and Garden St. are under construction. Lots 2-4 are in the building permit stage. The irrigation plans have been resubmitted by HMH with responses to Judy’s comments. The landscaping plans have a retaining wall whose footing is encroaching into a sidewalk easement and there are several landscaping walls within the public service easements so we are working on an encroachment agreement for these facilities.</td>
<td>Traffic delays on South Milpitas Boulevard</td>
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<td><strong>Cobblestone, Tripointe, 345 Los Coches Street (PJ2792):</strong> This project will construct 32 single-family residential units on 2.655 acre property at the northwest corner of Milpitas Boulevard and Los Coches Street. Improvements along the South Milpitas Boulevard and Los Coches Street frontages are complete but not yet accepted. The last unit has been released with a security deposit of $10,000 dollars provided by the developer for any incomplete items that still need to be addressed including a maintenance agreement for off-site landscaping. Having reviewed the conditions of approval which do not condition the project to have a maintenance agreement for the off-site landscaping and irrigation, and given that the CC&amp;R’s state the HOA shall maintain the off-site landscaping and irrigation, a memo will go to the file stating the MA is not applicable and developer will be informed. PW Inspector has reviewed and approved the off-site improvement plans. Awaiting the on-site recycled water irrigation plans to submit to SBWR.</td>
<td>No traffic impact</td>
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<td><strong>Orchid, DR Horton, 31 South Milpitas Boulevard (PJ2812):</strong> This project will construct 80 single-family detached units with related infrastructure (water, sewer, storm drain and other utilities and improvements along Los Coches Street and Milpitas Boulevard). An Encroachment Permit for all off-site improvements and a site improvement permit for on-site improvements have been issued. The recycled water deferred submittal has been approved by SBWR. Frontage improvements and paving operations are complete. Trail improvements are under construction.</td>
<td>Possible traffic delays on Los Coches Street</td>
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<td><strong>PACE, Trumark, 324 Montague Expressway (PJ2762):</strong> This project will construct 42 single-family detached units and 91 condominium units at the corner of Trade Zone Boulevard and Montague Expressway. Improvements along Trade Zone Boulevard and Montague Frontage are complete but not accepted. The project is nearing completion. The building inspector is working on the paperwork for the recycled water system so it can be submitted to South Bay Water Recycling along with the as-builts drawings. Working on the ARS and resolution to reduce the Faithful Performance Bond to 10%.</td>
<td>No traffic impact</td>
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<td><strong>Citation 1 (north portion of Piper Drive) (PJ2527):</strong> This project will construct 94 townhouse units and two apartment buildings, totaling 638 units. On-site construction is complete. Off-site improvements are under construction. Had a meeting with the City Attorney regarding the change and had a separate meeting with the PW Director and she expressed concerned that they may already cover their requirements of taking care of the biotreatment areas by paying into the CFD. Need to have City Attorney look into this.</td>
<td>No traffic impact</td>
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<td><strong>Traverse, K. Hovnanian, 569 Trade Zone Boulevard (PJ2874):</strong> This project will construct 207 residential townhome units on 12.5 acres of land with new public roadway system and a public park. The project is under construction and the off-site improvements are almost done. Scheduled field visit to release buildings 2 and 20.</td>
<td>No traffic impact</td>
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<td>Project Description</td>
<td>Possible Traffic Delays</td>
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<td>Waterstone, Lennar Homes, 1494 California Circle (PJ2830, PJ1160): This project will construct 84 single-family residential units on an existing industrial site.</td>
<td>Possible traffic delays along California Circle and I-880 ramp</td>
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<td>District 1, Lots 2, 3A and 4, Lyons, 1320 McCandless Drive, 1425 McCandless Drive and 1310 McCandless Drive/1463 Centre Pointe Drive: This project will construct 3 high-density residential and mixed use projects. There is no activity on Lots 2, 3A and 4.</td>
<td>Possible traffic delays on McCandless Drive and Great Mall Parkway</td>
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<td>Piper, KB Homes, 1256 Piper Drive (PJ1122): This project will construct 98-townhome-style condominiums and 1-condominium tower with 210 units and the corner of Piper Drive and Garden Street. This project is located in the TASP Area in the Piper/Montague Subdistrict. EOA provided feedback for treating off-site storm run off. Off-site improvement plans were signed by acting City Engineer, Greg Chung on 3/17/17.</td>
<td>Possible traffic delays on Piper Drive and Garden Street</td>
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<td>UNDER CONSTRUCTION (ONSITE ONLY)</td>
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<td>Murphy Ranch Townhomes, Lyons, and Coyote Creek (PJ2740): This project will construct 285 townhomes (approved as part of the Fairfield Project). Fine grading, underground work and site improvement construction are mostly completed. The developer will coordinate traffic control with the adjacent Fairfield project. Off-site improvements have been completed and accepted by the Council with Cerano Apts. Final Occupancy punchlist (RW closeout) is in progress.</td>
<td>No traffic delays</td>
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<td>District 1, Lyons (north portion of McCandless Drive) (PJ1134): This project is a mix-use commercial and high density residential development located at the northerly portion of McCandless Drive. On-site construction is on-going.</td>
<td>Traffic delays on Great Mall Parkway</td>
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<td>Palazzo, KB Homes, 1200 Piper Drive (PJ1051): This project will construct 94 townhome-style condominiums at the northeast corner of Piper Drive and Garden Street. It is located in the TASP in the Piper/Montague Subdistrict. The project is nearly complete.</td>
<td>No traffic delays</td>
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<td>INACTIVE PROJECT</td>
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<td>Countryside Estates (PJ2889): This project will construct 6 hillside homes. The contractor will be providing traffic control, for work on Country Club Drive, when construction starts.</td>
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