

HAMILTON FORUM – CFD UPDATE

March 8, 2017
Hamilton Forum Presentation



THE CITY OF
NOVATO
 CALIFORNIA

HAMILTON CFD

Hamilton Maintenance

Tonight's Discussion:

1. Major Project Status

- *Perimeter Walls*
- *Levee Toe Drain*
- *Solar Carport*

2. CFD Landscaping

- *Entries*
- *Plant Replacement*
- *Pesticide Use*

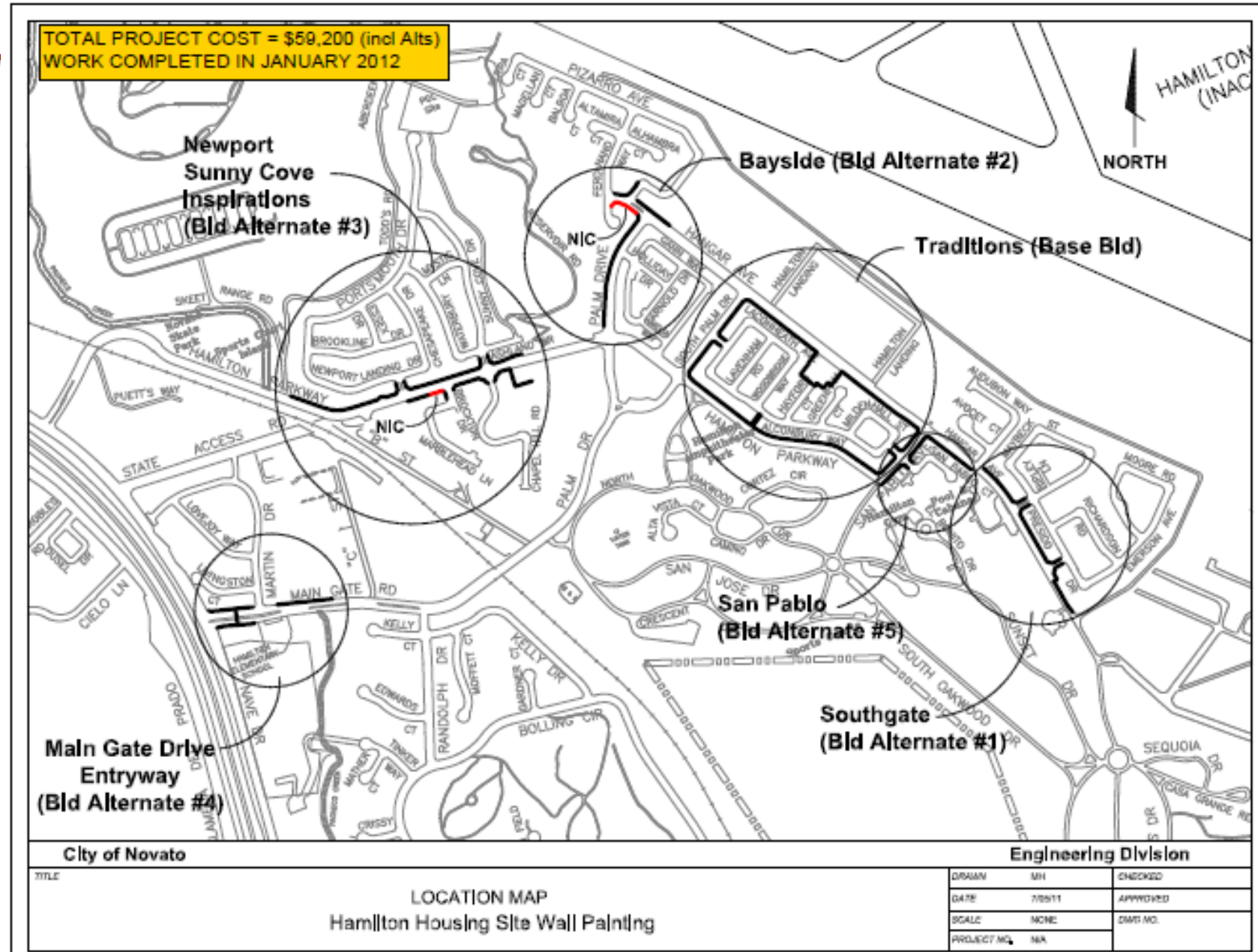
3. SMART / Quiet Zone

4. Development Project Status

CFD

Hamilton Perimeter Walls

- Legal Issues
- Design of Repairs
- Prioritize Imp's
- Start this Summer



PERIMETER WALL STUDY

MEMORANDUM

DATE: June 12, 2014
 TO: Julian Skinner, Engineering Manager
 Dave Meyers, Maintenance Superintendent
 FROM: Tony Williams, Senior Civil Engineer
 SUBJECT: Hamilton Privacy/Sound Walls



THE CITY OF
 NOVATO
 CALIFORNIA
 922 Machin Avenue
 Novato, CA 94945
 (415) 899-8900
 FAX (415) 899-8213
 www.novato.org

As requested, an assessment was performed on the various privacy/sound walls that were constructed around various subdivisions at the Hamilton Field Area. The assessment was focused on the observed displacement and other distresses present in the wall systems. Specifically, walls located at the following subdivisions were evaluated:

- San Pablo
- Southgate
- Traditions
- Newport (north)
- Sunny Cove
- Hamilton Park
- Bayside

The assessment consisted of visual inspections of the entire perimeter wall systems around the subdivisions listed above, as well as photographing the majority of the observed distresses. Visual observations and associated digital photographs were performed on various occasions between March 17 and June 12, 2014 by Bill Johnson and Tony Williams. In addition, a brief site visit was performed by Scott Stephens of Miller Pacific Engineering Group on April 23, 2014. The available as-built records of the wall construction were also reviewed. However, as-built information was not available for all the subdivisions. Limited photos taken during construction of the Traditions Subdivision walls were obtained from Frank Wright. Based on the review of available data, three distinct wall types were identified: "Lightweight Concrete Panels with Synthetic Stucco (LCPSS)"; "Decorative Precast Concrete Panels (DPCP)"; and Precast Concrete Panels with Stucco Finish (PCPSF). A full description of these wall types is provided as Attachment 1.

A comprehensive database was created based on the field data gathered – See Attachment 2. The database documents the current observed conditions, including a classification of the distress type observed, and the possible causes of the observed distresses in the wall systems. The location of each observed distress is associated with the nearest property by street address (third column of the database). A total of ten distress types were classified and are described in Attachment 3.

Hamilton Sound/Privacy Wall Types

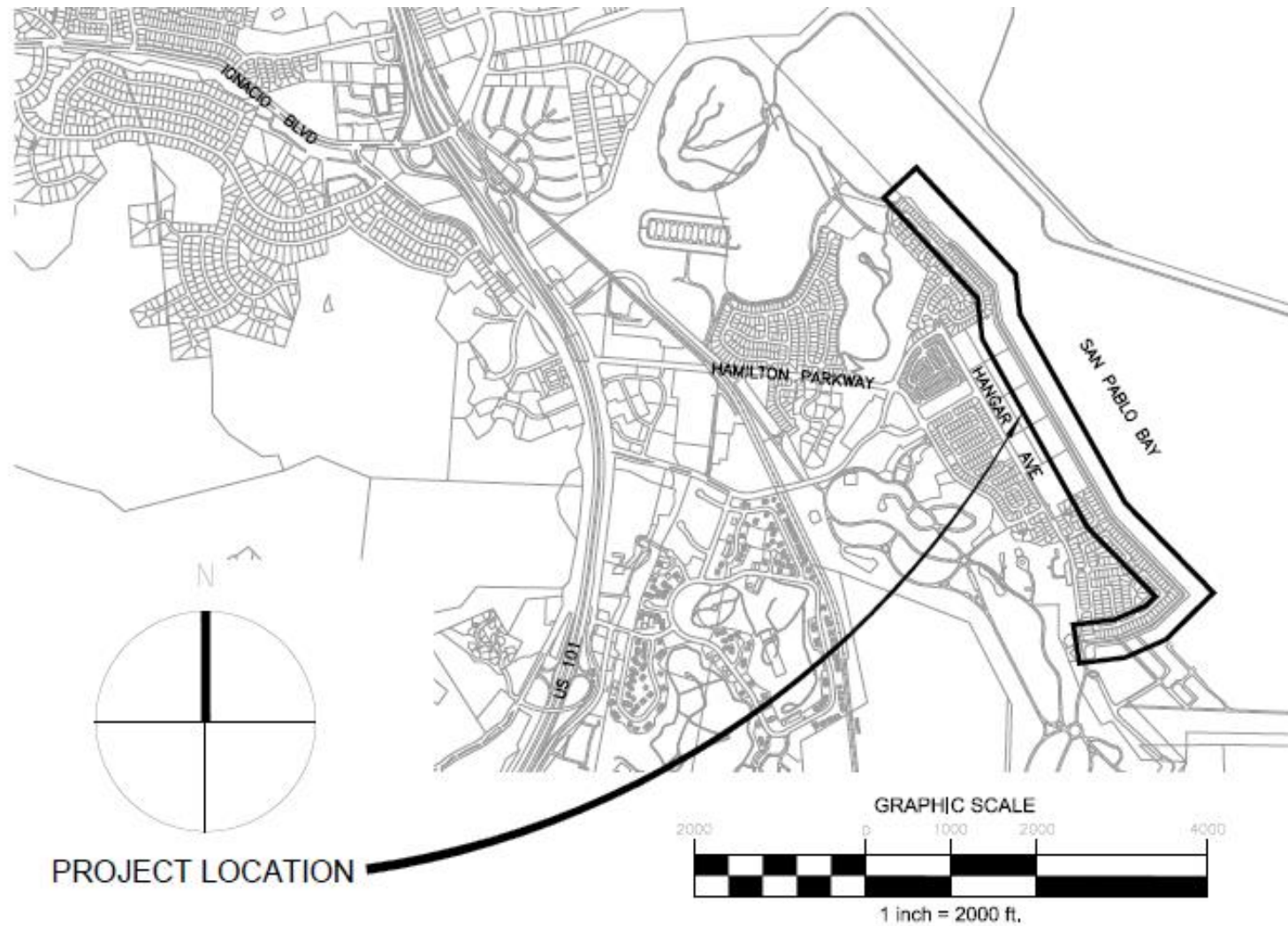
Wall Type Code	Wall Description	Reference Drawings	Photos
LCPSS	Lightweight Concrete Panels with Synthetic Stucco (as known as Exterior Insulating Finish System ¹). Three lightweight concrete panels are used for each section of wall height. Panels are supported by metal posts set in concrete footings. Decorative foam shapes are used at the wall cap/coping		
	Decorative Precast Concrete Panels. Normal weight precast panels by a concrete (precast?) column with slots to ce. Columns are footing-supported.		

ATTACHMENT 2

Hamilton Sound/Privacy Wall Information									
Street Location	Nearest Cross Street	Nearest Address	No. of Distresses	Wall Type ¹	Observed Distress Types ²	Possible Cause of Distress			
						Tree	Settlement	Other	
Area: San Pablo Court									
1 San Pablo Avenue	San Pablo Court	6 San Pablo Court	2	PCPSF	WCJ	X			
2 San Pablo Avenue	San Pablo Court	4 San Pablo Court	1	PCPSF	WCJ	X			
3 San Pablo Avenue	San Pablo Court	2 San Pablo Court	4	PCPSF	CCD, WSJ	X, street and owner			
4 San Pablo Avenue	San Pablo Court	1 San Pablo Court	5	PCPSF	WUL, WSJ	X			
5 San Pablo Avenue	San Pablo Court	3 San Pablo Court	3	PCPSF	CCC, WSJ, WUL	X			
6 San Pablo Ave/Hangar Ave	San Pablo Court	5 San Pablo Court	6	PCPSF	CCC, WSJ, WUL	X, owner	possible	X	
7 Hangar Avenue	San Pablo Court	7 San Pablo Court	1	PCPSF	WSJ	X			
8 Hangar Avenue	San Pablo Court	9 San Pablo Court	3	PCPSF	CCC, WSJL, CCD	X			
9 Hangar Avenue	San Pablo Court	11 San Pablo Court	2	PCPSF	WUL	X, street and owner			
10 Hangar Avenue	San Pablo Court	17 San Pablo Court	2	PCPSF	WSJ	X			
11 Hangar Avenue	San Pablo Court	19 San Pablo Court	3	PCPSF	WUL, CCD	X, street and owner			
Area: Southgate									
1 Hangar Avenue	Maybeck Street	89 Presidio Drive	1	DPCP	3				X
2 Hangar Avenue	Maybeck Street	86 Presidio Dr	1	DPCP	WCC	X, owner			
3 Hangar Avenue	Maybeck Street	81 Presidio Dr.	1	DPCP	CCC	X, owner			
4 Hangar Avenue	Maybeck Street	73 Presidio Dr.	3	DPCP	CCC, WCC, CCC	X, owner			
5 Hangar Avenue	Maybeck Street	69 Presidio Dr.	4	DPCP	WSC	X, 4	possible		
6 Hangar Avenue	Maybeck Street	65 Presidio Dr.	6	DPCP	WSC	X, street and owner	possible		
7 Hangar Avenue	Stern Drive	49 Presidio Dr.	3	DPCP	CCC, CCD	X, owner			
8 Hangar Avenue	Stern Drive	45 Presidio Dr.	1	DPCP	WSC	X, owner			
9 Hangar Avenue	Stern Drive	41 Presidio Dr.	1	DPCP	WSC	X, owner			
10 Hangar Avenue	Stern Drive	37 Presidio Drive	7	DPCP	WSC, CCC	X	possible		

LEVEE TOE DRAIN PROJECT

Seepage Mitigation

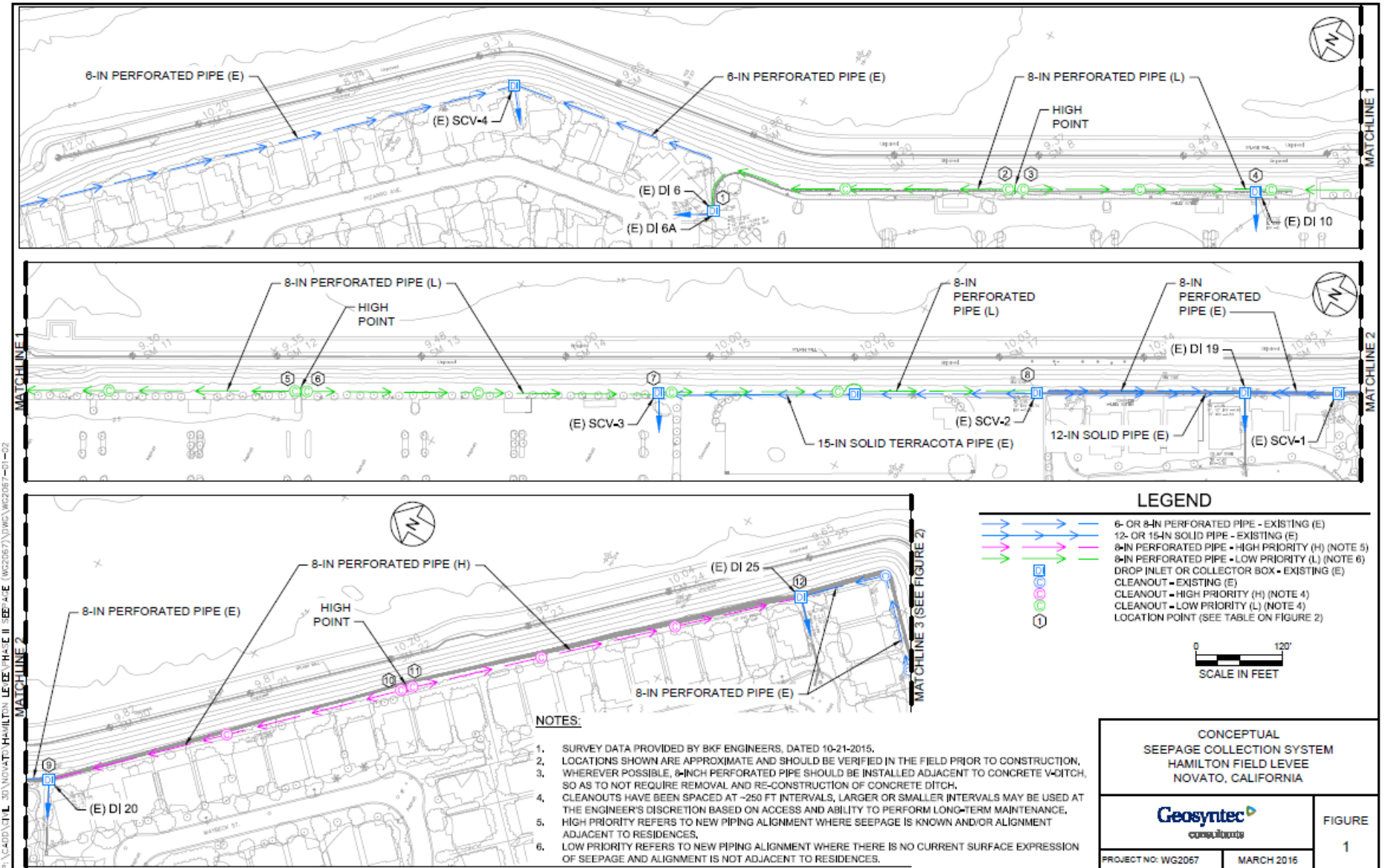


PROJECT LOCATION

PROJECT NAME : Hamilton Levee Seepage Collection Phase II, CIP No. 12-017

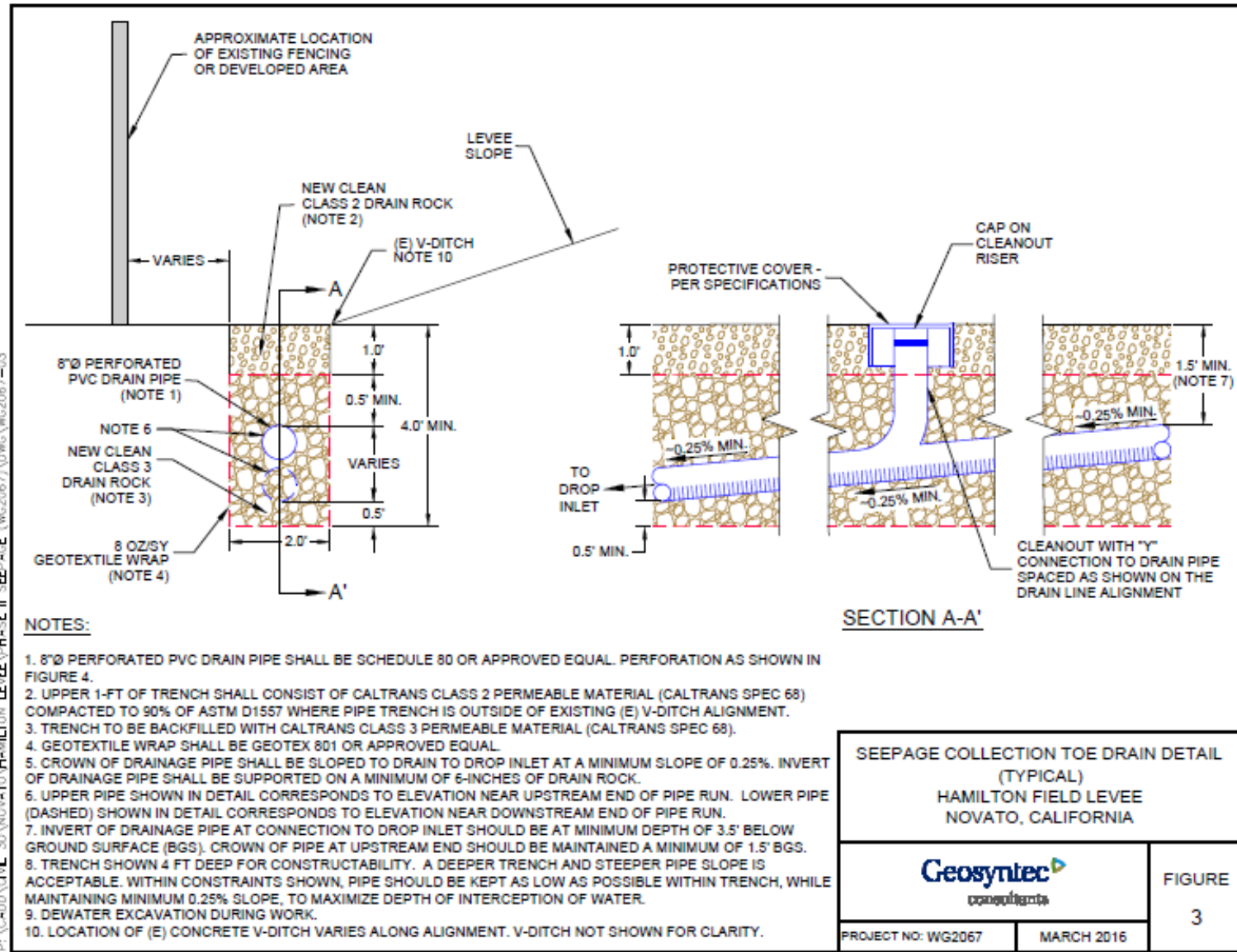
LEVEE TOE DRAIN PROJECT

Seepage Mitigation



LEVEE TOE DRAIN PROJECT

Seepage Mitigation



P:\CADD\CIVIL_3D\NOVA-TD\HAMILTON LEVEE\PHASE II SEEPAGE (WG2067)\DWG\WG2067-03

SOLAR CARPORT

Hamilton Pool



SOLAR CARPORT

Hamilton Pool



CFD LANDSCAPING

Current Issues

What's Working:

Medians on Main Gate

Plants on South Palm Drive

Mowing of Grassy Areas

What Needs More Work:

Remove dead bushes

Landscape bare areas

Mulch perimeters once a year (dark bark requested)

Non-CFD Areas

Ham Gym Parking Lot – plant planters and add trash can

Amphitheatre Park – planters, gazebo, grassy areas



QUIET ZONE

- ❖ Novato & San Rafael Agreed to File Combined QZ
 - *NOI Submitted – October 20th*
 - *60-day Comment Period Complete – December 19, 2016*
 - *NOE Completed – submit 21-days prior to Start of Service*
- ❖ SMART Start Date = “*Late Spring*”
- ❖ State Access Road Pedestrian Crossing – No Change
- ❖ Downtown Station – Phase 1 95% complete



DEVELOPMENT PROJECT STATUS

Review of Hamilton Properties

Monday March 20th

7 to 9 pm at Hamilton Community Center

Director of Hamilton Base Reuse Scott Ward

City Manager Regan Candelario

Landslides at MVMCC

Hamilton Senior Cottages (Triangle Property)

Hamilton Square

801 State Access Road Senior Apartments

END OF PRESENTATION

Russ Thompson
Public Works Director
(415) 899-8246
rthompson@novato.org

