

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda date: February 4, 2008

Approved by: *BP*

Subject: Public Safety/Civic Center Project

From: Rich Cunningham, Public Works Manager
Barry Whittaker, Public Works Project Manager

STAFF RECOMMENDATION

1. Authorize staff to call for bids for the seismic retrofitting of the Civic Center buildings, and additions and renovations to the Fire and Police Department buildings, Contract C 08-01.
2. Approve and authorize the City Administrator to execute Amendment #3 to the Agreement with Noll and Tam, Architects.
3. Authorize the call for bids and authorize the City Administrator to award a contract (or contracts, together) not exceed \$250,000 for site preparation and modular hookups at the Monroe Street, UVA Police and Fire Temporary Quarters site.
4. Authorize the City Administer to enter into a lease agreement for the lease of modular buildings for police and fire temporary quarters.
5. Authorize the City Administrator to execute contract (or contracts, together) not to exceed \$250,000 with AT&T and Motorola re. telephone, 911 facilities, and radio antenna for the Temporary Quarters site.

BACKGROUND

Seismic retrofitting, additions and renovation project: The project provides for the seismic retrofit of the Fire Station, Police Station and City Hall, including new roofs, and heating systems, both necessitated to accommodate the seismic work. This project renovates and adds 500 square feet to the Police Station; renovates the Fire Station dorms and restrooms, and adds a storage area and expands the Day Room, and renovates the kitchen and office areas; an Emergency Operations Center and training facility will be built on the present asphalt space between the Police and Fire Stations, and fire protection sprinklers are added to the entire Public Safety/Civic Center complex. As provided for in the Measure C bond issue, a number of sustainable building elements have been incorporated into the project, including replacement of all windows with double-paned glass, furring and insulating the existing masonry walls wherever practicable, upgrading the roof insulation, and adding a roof-top solar collector system (hot water) on the Fire Station Roof, and a 30KW photovoltaic system on the Police Station roof.

This project has its roots in the concerns about the seismic safety of the Civic Center buildings in the late 1990's. A structural analysis prepared by EQE International, structural engineers, dated May 30, 2000, identified the seismic deficiencies, and proposed a program for their correction. Funds were not available at the time for the work. The California Essential Services regulations require that this work be done whenever any other work is performed on the buildings. Subsequent to this initial seismic study, a number of alternative approaches to this project were considered to renovate the spaces while they were already disrupted for the seismic upgrades, and estimates of cost prepared.

The last round of plan changes is being completed. It is estimated that by about mid February we should be ready to go to bid, with the target of returning to the Council for award of the bid April 7, 2008. We are also trying to resolve the date on which the Civic Center buildings can be vacant and turned over to the contractor for work. There are several issues of temporary relocation still to be resolved, including preparing the Monroe Street UVA site for police and fire (included in this Staff Report), leasing, preparing and installing the modular units for police and fire temporary quarters, and finalizing a temporary location for Community Development.

Agreement with Architect: This is the third amendment to the agreement with Noll & Tam, architects. The original contract fee was \$469,920. The first amendment provided for an additional \$377,761, to cover the large increase in costs from the estimates prepared before Noll & Tam's involvement in the project - because the earlier estimates understated the cost of the project, they also understated the costs of preparing the plans and the added cost to take the plans forward for bidding purposes without a resolution of whether the Measure C bond funds would be available. It was intended to have the project out to bid in early 2007. Bidding has been delayed because of the magnitude of changes initiated with the Measure C approach, including the sustainable building features. Amendment #3 for \$225,000, is needed because the changes associated with Measure C were greater than it had been estimated that they would be, and a number of late design changes were required in the Police and Fire Department plans. Amendment #3 would bring the fee to 13.4% of construction, somewhat above Noll & Tam's usual fee of 12% for projects of this size and nature. However, this project has changed and revised, decreased and increased in size. The changes, together with the simple passage of time, result in the higher than usual costs. Noll & Tam's revised total fee provides approximately \$180,000 for the construction administration phase of the work. Through the end of 2007, we have paid Noll & Tam \$864,000 for this project.

Monroe Street, University Village (UVA) Police and Fire Temporary Quarters site. The City has leased a 1.3 acre site from the University of California (UC) on Monroe Street for up to three years for temporary quarters for police and fire. We committed to UC to meet 100% of our parking requirements on site, as opposed to on Monroe. The site needs to be graded and compacted, entry driveways and parking constructed, and provisions made for utility connections and drainage. Water and sewer will both be connected to existing UC facilities. Telephone and power will be overhead, on temporary pole lines. UC advises that power will be connected to UC lines and metered from them. Telephone will be connected to AT&T facilities. The site preparation work is estimated to

cost in the area of \$250,000. This work would be charged to the Civic Center project, and is part of the “Relocation and Temporary Quarters Allowance.”

Modular buildings: We informally took quotations to furnish and install, and ultimately remove modular buildings for police and fire temporary quarters. Although we solicited bids from four vendors, we received only one, from Design Space Modular Buildings (DSMBI). A good deal of customization is required to meet the needs of police and fire: kitchen and dining facilities for fire, secure rooms for armory and evidence storage for police; locker rooms and restroom facilities for both. The total bid for a two-year lease of the buildings is \$635,314.92, of which approximately \$270,000 is for customization for our use of the buildings for our special needs at the beginning, and de-customization at the conclusion. An additional \$126,500 cost is incurred with delivery and installation, after which the police modulares have a \$6,484 monthly lease cost, and the fire modulares \$2,738. Two years of leasing them would total \$240,000. All these costs would be part of the “Relocation and Temporary Quarters Allowance.”

DISCUSSION

Current plans are to bid the entire project as a Base Bid, with prices being taken for possible bid deducts for the metal roofing system, and solar collection and photovoltaic systems. We believe that bidding the project this way gives us the maximum opportunity to be able to afford the total project, as bid, with fall back positions to scale the project back if required by the final bids.

With the project as proposed, both Fire and Police Department building areas will have been increased slightly in size, and renovated throughout. (Exception: half the jail will remain in its present configuration; the other half will be renovated into a restroom for Dispatch, a Police storage room, and a computer/telephone room for City Hall, getting this portion of these functions out of the Police Dept. attic area.)

The estimated timeframe for City Council award of bid is April, 2008. Reports on the project will be presented monthly on the City Council agenda.

FISCAL IMPACT

The most recent construction cost engineering for the work estimated the total work proposed at \$9.172 million. The most recent cost estimate is dated April 27, 2007, and assumed a construction start of July 2, 2007. We do not have an update for the approximate year’s delay in estimated start of work, but expect an up date from the cost engineer before the Council meeting. Allowing for a 5% increase, the current construction estimate would be \$9.63 million. We now have estimates for most of the soft costs, totaling 52.5% of estimated construction costs (for architect’s fee, construction contingency, allowance for temporary housing, special inspection and project management), this puts the total project estimate at \$14.68 million.

The predominant sources of funds for this project are the original Measure F bond issue (\$6.5 million), the subsequent Measure C bond issue (\$5 million), and a \$1.7 million FEMA grant for the basic seismic upgrades and associated work. The estimated balance of \$1.48 million needed will be covered by other City funds. A summary of estimated project cost and funds required follows.

Albany Public Safety/Civic Center Project - S01

Cost Estimate of 4/27/07 for July 2007 start date, increased 5% for estimated June 2008 start.

Description	Est. Cost \$1,000	Est. Cost
Fire Seismic Retrofit, Additions, and Renovation	\$ 3,125	
Police Seismic Retrofit, Addition, and Renovation (includes City Hall)	\$ 4,565	
Emergency Operating Center	\$ 1,044	
Fire Sprinklers Throughout (in addition to FD residential wing)	\$ 232	
Site work	\$ 666	
Total Construction Estimate	\$ 9,632	\$ 9,630,000

Possible Bid Deducts

Metal Roofing System throughout	\$ 394
Solar Water Heat	\$ 21
30KW Photovoltaic System	\$ 344
Deduct Fire Sprinklers except at FD residential wing	\$ 232
Maximum Potential Bid Deducts	\$ 991,000

Estimated "Soft Costs"

Construction Contingency @ 15%	\$ 1,444,500
Architect's Fees, including \$180,000 for construction phase	\$ 1,286,554
Special Inspections (structural concrete, steel, roofing)	\$ 125,000
Project Management	\$ 260,000
Relocation and Temporary Quarters Allowance	\$ 1,934,000
Total Estimated Soft Costs (50%)	\$ 5,050,054
	Use: \$ 5,050,000

Total Estimated Project Cost (Includes 15% construction contingency)	\$14,680,000
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Available Funds

FEMA Grant	\$ 1,700,000
Original Measure "F"	\$ 6,500,000
Measure "C"	\$ 5,000,000
City capital projects funds	\$ 1,480,000
Total Required	\$ 14,680,000

There would be energy cost savings over the life of the building from the inclusion of the sustainable building elements; those costs have not been quantified, but are associated with

electric power production (PVs), solar hot water heat, and heating and lighting improvements generally, together with the window replacements (to dual glazing) and insulation improvements.

Relocation and Temporary Quarters Allowance: These costs appear as follows.

1. 405 Kains (Finance, Administration):	\$ 250,000 Total (committed for 32 mo)
2. 979 San Pablo Ave (Com Dev):	\$ 229,000 Total (committed for 24 mo)
3. Monroe	
a. UC lease:	\$ 200,000 total (3 years)
b. Site prep:	\$ 225,000 estimated
c. Modulars	\$ 635,000 total (2 years)
4. Moving costs:	\$ 75,000 allowance
5. Setup costs – telephones, computers	\$250,000 allowance
6. Setup costs – Community Center cable broadcasting	\$ 70,000
7. Grand total:	\$1,934,000