

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

Agenda date: April 7, 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 the City Administrator to execute a construction contract for the seismic retrofitting of the Civic Center buildings, and additions and renovations to the Fire and Police Department buildings, Contract C 07-14.
2. Authorize the City Administer to enter into a lease agreement with Design Space Modular Buildings, Inc. for the lease of modular buildings for police and fire temporary quarters.

BACKGROUND

Bid results will be provided in a supplemental Staff Report. Bids are schedule to be received on Thursday, April 3, 2008, after this report “goes to press.” The best current information remains that the project will bid in at or below the current estimate of \$9,600,000. This appears to be a favorable time to bid with a number of planholders and bidders on each project we have taken to bid recently. It appears that there are 15 general contractors holding plans, although we never know who will actually bid. We are hopeful of proceeding with the ‘full package,’ including the metal roof, 30 kilowatt solar electricity generation panel installation on Police roof, solar hot water collector system for the Fire station and fire sprinklers throughout the project.

Because of the combined need to get this project out to bid, and difficulties in getting the relocation space ready for occupancy by Police and Fire services, the project was provided with a split start, with the City Hall end of the project scheduled to commence on May 6, immediately after Finance, Community Development and Admin. relocates. Because per earlier Council direction, we are doing so little at this end of the building, we cannot afford to have it weather-damaged, because we have no budget to repair the drywall, replace the carpet, etc. So it is important that we get the roof opened, the mechanical equipment out, and the new structural work performed and new mechanical equipment in, and closed back up and new roof on before this coming winter’s rains. With the more complete work in Police and Fire, including the replacement of all finishes, it is less vulnerable to winter weather damage, and can be constructed over a longer period of time.

Monroe Street, University Village (UVA) Police and Fire Temporary Quarters site. A contract has been awarded for approximately \$256,000 to GradeTech Construction to do the site preparation on the Monroe Street site for the temporary quarters for police and fire. In addition, after soliciting unsuccessfully for more bids for modular buildings for Police and Fire, we have issued a letter of intent to enter into the necessary lease with Design Space Modular Buildings for approximately \$500,000 (\$499,017) in customization and de-customization, setup and tear down, and delivery and return costs, plus \$7,334.18 in monthly lease costs for 24 months, which should cover the project. There are provisions for month to month extension at a slightly higher monthly rate to account for inflation. There are other costs still to be accounted for, including the Telecommunications installation, and site utilities (gas, electricity, water, sewer connections).

DISCUSSION

The bidding Civic Center contractors have been told that in addition to City Hall being available to them May 6, 2008, Police and Fire and the balance of the site would be available to them July 8. Based upon current site improvement and modular production schedules it appears that we may run several weeks late in being able to turn the site over to the Civic Center contractor. We have provided a bid item for “deferred start” on a weekly basis for up to six weeks delay of the Police and Fire portions for this possibility to avoid argument over the costs of such a delay.

FISCAL IMPACT

Given the current bidding climate, we are anticipating a “reasonable” bid, within our most recent estimates. Providing this happens, we should be in good shape for affording the project as budgeted.

Our most recent estimates produce the following table. We updated the cost estimates in March 2008, for a June 2008 start, so they are as accurate as we can manage.

Albany Public Safety/Civic Center Project - S01

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
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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

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