

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

Agenda Date: October 19, 2009

Approved by: BP

Subject: Monthly Progress Report: September 2009 Civic Center
From: Steven Hasch, Project Manager, Van Pelt Construction Services
Rich Cunningham, Public Works Manager
Beth Pollard, City Administrator

STAFF RECOMMENDATION

1. Receive monthly progress report.
2. Approve allocation of funds and authorize the City Administrator to execute contracts for audio/visual upgrades to the Council Chambers, at a cost not to exceed \$80,000.00

BACKGROUND

The City Council awarded a contract with Sausal Corporation on April 3, 2008. Construction for City Hall started on May 12, 2008, and the Police and Fire Stations work started on September 2, 2008.

PROJECT DISCUSSION

The work is about 87% complete and the total amount expended between Contractor and retention paid into escrow up to date is \$7,758,522.90.

There were eleven (11) contract change orders issued during the past period for a total amount of \$51,409.15. Together the contract change orders now total \$1,083,855.33 or 13.8% of the original contract amount. The change orders renovations to the City Hall to improve the use and efficiency of the space that were approved by Council at the mid-project point due to available funds in the project contingency and the cost effectiveness of constructing them as part of the current project.

Audio-visual systems: The Council meeting on October 5, 2009 included a discussion of how to appropriately balance the use of funds to restore AV services at the Council Chambers while at the same time avoid dismantling or impairing the current AV investment at the Community Center, which would be suitable for future broadcast use.

In response to general direction, staff has assembled a group of funding sources that will provide the funding needed to execute and maintain dual installations, as well as fulfill previous plans for additional resources such as the assisted listening devices.

The table below describes the fund sources:

Capital Projects Civic Center	\$20,000
Equipment Replacement Reserve	30,000
Cable TV Operations	10,000
Cable TV PEG Fees	<u>20,000</u>
Total:	\$80,000

SCHEDULE

11/10/09: Planned completion of the Admin. Wing (City Hall)

11/10-12/3: Commissioning/testing of the building systems (mechanical, electrical, etc.)

December: Move the Admin offices and staff back into City Hall.

01/18/10: City Council and other meetings resume at City Hall in Council Chambers

Mid-January to mid-February: Phased return of Police and Fire from temporary facilities.

CONSTRUCTION PROGRESS

Police Station – Is 95 % complete. Flooring, doors/hardware and clean-up will be completed around November 10, 2009.

A. Fire Station – Sheetrock is being textured ready to paint.

B. City Hall – Admin Changes are moving forward. Finishes are starting. Sheetrock is complete. The Admin lobby walls being painted.

C. EOC- Plumbing, mechanical and electrical work is 95% complete. Windows and exterior doors are complete. Sheetrock is completed. Finishes have started.

D. Site- Underground utilities are complete. PG&E has power to Police and Admin. Buchanan Street work is 50% complete. Remaining site work at present is concrete sidewalks, Fire Dept driveways and parking lot paving.

E. Schedule- Progress for the period has vastly improved due to the new construction documents and resolved issues.

CHANGE ORDER DETAILS:

Contract Change Orders #83 thru #93 were issued in August. (Change Orders issued to this point represent 12.1% of the total contract cost.)

- 83 Admin Wing Changes Phase 2 Abatement \$17,220.10
- 84 Electrical Plan Changes \$424.60
- 85 Light Fixture Change Due to Design \$1,740.30
- 86 Removal of Concrete Light Pole Base \$773.20
- 87 Admin Wing Float & Texture Hallways & Office \$7,931.89
- 88 Add Gas Lines for Roof A/C Units at Fire Station \$2,472.35
- 89 Additional Admin Demolition & Carpentry Work \$12,983.29
- 90 Skylight, Additional Framing, Drop Ceiling & Demolition \$2,171.03
- 91 Furring & Gyp at Council Chambers \$4,824.29
- 92 Water Line for Plumbing Appliances at Fire Station \$455.60
- 93 Demolition to Add 2 1/2" Conduits in Admin Wing Lobby \$412.50

FINANCIAL STATUS:

1. Original contract amount: \$7,852,700.00
2. Original contract + casework (which counts as a change order): \$8,081,180.00
3. Change Orders #1-2, 4-32; 35-38; 39-40; 41-74; 84-86; 88, 90 & 92: \$623,375.69 (7.9% of original contract amount)
4. Change Orders #33 & 34; 75-82; 83, 87, 89, 91, 93: (Admin changes): \$460,479.64 (5.9% of original contract amount)
5. Contract amount is now \$8,936,555.33
6. Progress payment No.17 scheduled, in the amount of \$ 211,696.84
7. Total payments to date (1-17, including retention in escrow for contractor): \$7,758,522.90
8. Percent Complete: 87% of current contract amount.