

	A	B	C	D
1	<b>Albany Civic Center Project - 2008 - 2009</b>			October 19,2009
2	S. Hasch & R. Cunningham & J. Lieberman			
3				
4				
5			<b>Est. Cost</b>	
6	<b>Civic Center Original Contract with Sausal Corp</b>		\$ 7,852,700.00	
7				
8				
9	<b>Contract Change Orders to Sausal Corp</b>			
10	CCO 1	Cord Reels	\$ 10,862.90	
11	CCO 2	Graffiti sealer	\$ 4,579.70	
12	CCO 3	Casework & countertops added back in	\$ 228,480.00	
13	CCO 4	Framing modifications & dry rot repair	\$ 4,536.48	
14	CCO 5	Electrical wiring size upgrade	\$ 23,067.70	
15	CCO 6	Mechanical Room concrete pad removal	\$ 2,161.08	
16	CCO 7	GSM Gutters & Downspouts	\$ 1,500.00	
17	CCO 8	Repair Veneer Ceiling Finish	\$ 1,811.61	
18	CCO 9	New Texture, Conf Rm 62 Ceiling	\$ 1,795.34	
19	CCO 10	Credit for HVAC Repair Payment	\$ (1,076.50)	
20	CCO 11	Stucco Soffit Repair (associated with dry rot repairs)	\$ 19,434.00	
21	CCO 12	Stucco Soffit Repair	\$ 9,995.34	
22	CCO 13	Abatement in Fire Station	\$ 49,846.76	
23	CCO 14	Misc Electrical - PCO 18	\$ 783.70	
24	CCO 15	Replace Building Sewer through FD	\$ 19,520.78	
25	CCO 16	Gear Grid Locker Credit	\$ (9,292.90)	
26	CCO 17	Credit to Relocate LCP2	\$ (4,826.20)	
27	CCO 18	Add lights and switches at PD stair	\$ 1,498.20	
28	CCO 19	PD Framing & Wall Furring Extra Work	\$ 6,321.93	
29	CCO 20	Credit for EBMUD Fees	\$ (5,602.00)	
30	CCO 21	Misc Electrical 2 - PCO 25-28	\$ 19,321.20	
31	CCO 22	Solar Panel Credit	\$ (648.00)	
32	CCO 23	SKM-006 Mechanical Additions	\$ 5,759.34	
33	CCO 24	Removal of Stucco Soffit (Police)	\$ 5,931.14	
34	CCO 25	Misc Elec 2 - PCO 37,39,40&43	\$ 22,281.20	
35	CCO 26	Plumbing - PD HBs, City Hall WCs	\$ 10,086.30	
36	CCO 27	Added Fire Alarm Devices	\$ 16,922.70	
37	CCO 28	Added GFI Receptacles	\$ 1,748.70	
38	CCO 29	Police Lobby Changes	\$ 9,475.71	
39	CCO 30	Fire Station Additions - demo, SS replacement, slurry backfill	\$ 36,482.90	
40	CCO 31	2" Water Line (FS), Plumbing Extras, Framing Extras	\$ 4,924.60	
41	CCO 32	Conduit Add, Elec Demo, Fire Supprs	\$ 4,796.60	
42	CCO 33	Wall Furring at City Hall	\$ 69,931.40	

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43	CCO 34	City Hall Wing Changes	\$ 137,484.49	
44	CCO 35	Water Fountain in EOC	\$ 4,385.95	
45	CCO 36	Deletion of UPS	\$ (39,950.00)	
46	CCO 37	Security Camera RFP	\$ 11,814.50	
47	CCO 38	Corian Tops to Stainless in Fire	\$ 989.00	
48	CCO39	Door Frames & Hardware	\$ 7,732.20	
49	CCO40	Framing modifications & Plumbing Repairs to values	\$ 1,612.63	
50	CCO41	Police Concrete Removal & Trenching	\$ 1,993.75	
51	CCO42	New Sill Install at Police/Admin.	\$ 26,599.86	
52	CCO43	EBMUD Requirement Change	\$ (1,059.00)	
53	CCO44	Smart light Fixtures	\$ 13,420.50	
54	CCO45	4" Conduit Add for Antenna	\$ 6,383.60	
55	CCO46	Drake & Drake Extra Off Haul	\$ 19,328.82	
56	CCO47	RFI #079 Response	\$ 681.00	
57	CCO48	Concrete Height Outside Police	\$ 354.50	
58	CCO49	12" PVC at Fire Marin Driveway	\$ 3,571.65	
59	CCO50	Tracing Panel "B" Circuits	\$ 11,886.30	
60	CCO51	Extra Framing per RFI #207	\$ 1,729.71	
61	CCO52	Response to RFI #199	\$ 4,053.66	
62	CCO53	Compressed Air Piping	\$ 8,249.50	
63	CCO54	Audio Visual Outlets in Day Room	\$ 2,099.60	
64	CCO55	Extra Sewer Work	\$ 3,232.25	
65	CCO56	New Laundry Room Plumbing SKP-008	\$ 3,834.15	
66	CCO57	Concrete Ramp Extra	\$ 938.00	
67	CC058	Kitchen Equipment	\$ 4,671.76	
68	CCO59	Fire Station Showers Change to Corian	\$ 9,785.45	
69	CCO60	New Door Framing @ Room #62 Admin.	\$ 702.14	
70	CCO61	Roof Caps @ Police/Admin.	\$ 1,189.00	
71	CC062	Furring per response to RFI #229	\$ 203.08	
72	CCO63	Kalwall Credit	\$ (8,511.11)	
73	CCO64	New Sill @ Fire Station	\$ 10,252.56	
74	CCO65	Drywall RFI Responses	\$ 1,292.65	
75	CCO66	Window in Admin. Cost Variance	\$ 1,456.03	
76	CCO67	Pony Wall in Fire Station	\$ 208.83	
77	CCO68	Furring for Gas Piping in EOC	\$ 293.80	
78	CCO69	Extra Stucco Work	\$ 8,170.27	
79	CCO70	Sausal Labor for Added Plumbing	\$ 853.75	
80	CCO71	New Door Framing/Fascia @ Police Entrance	\$ 583.35	
81	CCO72	Credit CCO59 Corian Shower Wall @ Fire Station	\$ (9,785.45)	
82	CCO73	Add Color Accent Tile in Fire Bath Rooms	\$ 725.55	
83	CCO74	Electrical Changes to Sheet E2.11 @ EOC	\$ 3,012.10	
84	CCO75	Admin Wing Changes Phase 2 Electrical/ Time Extention	\$ 91,921.98	
85	CCO76	Admin Wing Changes Phase 2 R/C & Gyp/ Time Extention	\$ 46,697.37	

	A	B	C	D
86	CCO77	Admin Wing Changes Phase 2 Mechanical/ Time Extention	\$ 21,892.90	
87	CCO78	New Electrical Sheets SKE-9-SKE-13	\$ 1,553.70	
88	CCO79	Add'l Framing @ Police Lobby and Room #62	\$ 1,452.51	
89	CCO80	Drywall and Paint in Admin Lobby	\$ 12,053.68	
90	CCO81	Structural Changes to Window in Room #78	\$ 1,996.18	
91	CCO82	Admin Wing Changes Phase 2 Misc. Costs/ Time Extention	\$ 25,995.77	
92	CCO83	Admin Wing Changes Phase 2 Abatement	\$ 17,220.10	
93	CCO84	Electrical Plan Changes	\$ 424.60	
94	CCO85	Light Fixture Change Due to Design Change	\$ 1,740.30	
95	CCO86	Removal of Concrete Light Pole Base	\$ 773.20	
96	CCO87	Admin Wing Float and Texture Hallways and Office	\$ 7,931.89	
97	CCO88	Add Gas Lines for Roof A/C Units at Fire Station	\$ 2,472.35	
98	CCO89	Additional Admin Demolition and Carpentry Work	\$ 12,983.29	
99	CCO90	Skylight, Additional Framing, Drop Ceiling and Demolition	\$ 2,171.03	
100	CCO91	Furring and Gyp at Council Chambers	\$ 4,824.29	
101	CCO92	Water Line for Plumbing Appliances at Fire Station	\$ 455.60	
102	CCO93	Demolition to Add 2 1/2" Conduits in Admin Wing Lobby	\$ 412.50	
103		<b>Sausal change orders total to date: September 30, 2009</b>	<b>\$ 1,083,855.33</b>	Sum of R010 thru R102
104		<b>Sausal original contract amount</b>	<b>\$ 7,852,700.00</b>	From R006
105		<b>Sausal contract total to date incl. change orders: Sept. 30, 2009</b>	<b>\$ 8,936,555.33</b>	Sum of R103 and R104
106				
107	<b>Additional Costs: Non-Sausal</b>			
108		New Police/Fire Radio Antenna and Light	\$ 107,840.00	Contract cost
109		Window Testing	\$ 5,500.00	Contract cost
110		Test Drilling for Antenna Mast	\$ 800.00	Contract cost
111		PG&E Contract	\$ 25,393.21	Contract cost
112		R.T Alarm Wireless Fire Alarm	\$ 9,495.00	Contract cost
113		<b>Total non-Sausal costs</b>	<b>\$ 149,028.21</b>	Sum of R108 thru R112
114				
115	<b>Cost Summary</b>			
116		Total Sausal and non-Sausal costs as of 09/30/09	<b>\$ 9,085,583.54</b>	Sum of R105 and R113
117		Revised original total estimated construction costs - use:	<b>\$ 9,565,000.00</b>	
118		Construction contingency available balance as of 09/30/09	<b>\$ 479,416.46</b>	R117 minus R116
119		Anticipated future change orders to complete project	<b>\$ 435,325.00</b>	
120		Uncommitted contingency funds	<b>\$ 44,091.46</b>	R118 minus R119
121				
122	<b>Contingency Summary</b>			
123		Original budgeted construction contingency:	<b>\$ 1,712,306.00</b>	

	A	B	C	D
124		Percent of contingency expended as of 09/30/09	<b>13.80%</b>	R103 divided by R104
125				

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126	<b>Estimated "Soft Costs"</b>			
127		Architect's Fees, including \$180,000 for construction phase	\$ 1,371,554.00	Contract cost
128		Special Inspections (structural concrete, steel, roofing)	\$ 161,656.00	Contract cost
129		Project Management	\$ 405,095.00	Contract cost
130		Relocation and Temporary Quarters Allowance	\$ 2,797,016.00	Contract cost
131		K C Future - Communications/IT Planning & Consulting	\$ 52,700.00	Contract cost
132		Return to Civic Center Costs - (Draft)	\$ 307,075.00	Contract cost
133				
134		<b>Total estimated soft costs:</b>	<b>\$ 5,095,096.00</b>	sum of R127 thru R132
135		<b>Revised original total estimated soft costs - use:</b>	<b>\$ 5,115,000.00</b>	
136		<b>Soft cost contingency available balance as of 09/30/09:</b>	<b>\$ 19,904.00</b>	R135 minus R134
137				
138				
139	<b>Total Estimated Project Cost</b>		<b>\$ 14,680,000.00</b>	sum of R107 and R125
140				
141	<b>Available Funds</b>			
142		FEMA Grant	\$ 1,700,000.00	
143		Original Measure "F"	\$ 6,500,000.00	
144		Measure "C"	\$ 5,000,000.00	
145		City capital projects funds	\$ 1,480,000.00	
146		<b>Total available funds:</b>	<b>\$ 14,680,000.00</b>	
147				
148	<b>Off-Budget Project Costs</b>			
149		AV Equipment & Installation (funded from multiple accounts)	\$ 80,000.00	
150		Police/Admin/EOC Door and Access control (funded by PD)	\$ 24,000.00	
151		Fire Station Door and Access control (funded by FD)	\$ 11,597.00	
152				
153	<b>Total Off-Budget Project Costs</b>		<b>\$ 115,597.00</b>	