

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

Agenda Date: November 16, 2009

Approved by: BP

Subject: Monthly Progress Report: October 2009 Civic Center

From: Steven Hasch, Project Manager, Van Pelt Construction Services

Rich Cunningham, Public Works Manager

Judy Lieberman, Assistant City Administrator

STAFF RECOMMENDATION

1. Receive monthly progress report.
2. Authorize City Administrator to enter into contract with Raney Unlimited for Police/Fire Department relocation activities in an amount not to exceed \$50,000.

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 90% complete and the total amount expended between Contractor and retention paid into escrow up to date is \$7,949,425.29.

There were thirteen (13) contract change orders issued during the past period for a total amount of \$42,384.50. Together the contract change orders now total \$1,126,239.83 or 14.3% 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.

SCHEDULE

11/20/09: Planned completion of the Admin. Wing (City Hall)

11/16-12/3: Commissioning/testing/debugging of the building systems (mechanical, electrical, etc.) December 11-13: 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, window blinds and clean-up will be completed around November 20, 2009.

A. Fire Station – Is 85% complete. Painting is 90% complete.

B. City Hall – Is 95% complete. Painting is almost complete. Flooring is being installed. The Admin lobby casework is 75% complete.

C. EOC- Is 85% complete. Finishes have started flooring has arrived and ready for installation.

D. Site- Underground utilities are complete. PG&E has power to Police and Admin. Buchanan Street work is 80% complete. Remaining site work at present is concrete sidewalks, Fire Dept driveways and parking lot paving.

E. Schedule- Progress for the period has continued to be on track for our scheduled completion date.

CHANGE ORDER DETAILS:

Contract Change Orders #94 thru #106 were issued in October. (Change Orders issued to this point represent 12.3% of the total contract cost.)

94 Painting Council Chambers	\$1,645.00
95 Electrical Design Changes	\$9,528.95
96 Add Wood Bench	\$578.80
97 Plumbing Extras in Fire	\$2,025.95
98 New Linoleum Design	\$616.00
99 Admin. Wing Repaint	\$2,582.98
100 Sausal T&M Tags for Framing Work	\$2,291.39
101 Mast Pour for Antenna	\$961.00
102 Admin. Casework Color Change	\$1,225.50
103 Fire Matrix Plumbing	\$1,156.65
104 Window Latch Fire	\$491.58
105 Fire Matrix Electrical	\$17,442.45
106 Fire Bathroom Cabinets	\$1,838.25

FINANCIAL STATUS:

See attached spreadsheet detailing financial elements.

The budget amount for Raney Unlimited is included in the budget under “Soft Costs, Moving Expenses”- and was been part of the initial “move-back” budget. This amount is comparable to the amount that was spent to relocate Police and Fire from City Hall to the temporary location.