

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

Agenda Date: 11/16/09
Reviewed by: BP

SUBJECT: Albany Pre-School Seismic Improvements Contract 09-03
REPORT BY: Ana Bernardes, Project Manager
Rich Cunningham, Public Works Manager
Ann Chaney, Community Development Director

STAFF RECOMMENDATION

Adopt Resolution No. 09-48 accepting improvements and directing the filing of the Notice of Completion for Contracts No. C09-03, Albany Pre-School Seismic Improvements - Project P29.

BACKGROUND

The City-owned building at 850 Masonic Avenue is an older house, with approximately 1,600 square feet of floor area that was moved onto the site from another location. The land on which the building is located is adjacent to the Albany Senior Center. The property on which the building is located is leased by the City, which in turn leases the property and the City-owned building to the Albany Pre-School.

While the building seems generally sound, the foundation did not contain the usual seismic restraint provisions required by code. Seismic improvements for the building were authorized by the City Council as part of Capital Improvement Plan-Project P29 in July 2006.

In September 2009, Council authorized the City staff to hire ESI Earthquake and Structures to prepare the plans and specifications for the project.

In April 2009, Council Authorized the City Administrator to invite bids and award a contract not to exceed \$55,000 to the lowest responsible bidder.

In May 2009 eleven bids were received for the project and the City awarded a contract to the lowest responsible bidder, A&E Emaar for the amount of \$38,000.

DISCUSSION

Resolutions accepting the projects and directing the City Clerk to file the Notices of Completion, and the Notices of Completion, are attached.

Deficiencies addressed in this design included the lack of shear resistance in the foundation, and

inadequate anchoring between the foundation and the framing. The west wall of the building entirely lacked a foundation, and some of the main floor girder supports did not have interior pad footings. In addition, a new concrete pad, proper bracing of the furnace, and replacement of the existing ground water sump pump, was added to this project.

The construction work began in early-July 2009 when the school was going to be temporarily relocated to another location for the summer. However, during the first week of work, A&E Emaar in conjunction with the school staff agreed to temporarily fence part of the school patio so workers could access the building from one side of the school while the children would only use the other side. Thus, the children did not have to be relocated during the school's summer program.

Substantial completion of the retrofitting work was achieved in mid September 2009. A few weeks of delay arose primarily due to unplanned restrictions to some of the work areas. This was caused by the laying of concrete paving outside of the building, by another contractor hired by the School Staff, which limited the time of the City's contractor to complete the punch list items.

The outcome of the retrofitting work was excellent and A&E Emaar did a good job minimizing the disturbance on the school. There were also some change orders that overall were below the 10% contingency budget.

SUSTAINABILITY IMPACT

The design provided for the use of fly ash for all cast-in-place concrete mixture. The final work product creates a safer environment where children are present.

FINANCIAL IMPACT

A portion of this project will be funded from Measure F monies (\$42,000) that were originally reserved for this project as part of Capital Improvement Plan-Project P29. The remaining funds will come from Measure F monies that had been assigned to the Veteran's Memorial Building (\$44,906). These funding sources combined will result in a total of \$ 86,906. There will be no anticipated fiscal impact to the General Fund from this project.

The revised estimate of revenue and projected expenses for this project is as follows:

Revenue

Capital Improvement Plan-Project P29	\$ 42,000
Measure F Funds re-allocated from Veteran's Building	<u>\$ 44,906</u>
Total	\$ 86,906

Expenses

Design Costs– ESI Engineering	\$ 11,230.00
Bid Costs	\$ 992.60
Engineering	\$ 10,413.50
Construction (A&E Emaar)	\$ 40,037.00
Construction Testing (BSK)	\$ 5,649.00
Electrical panel replacement (El Cerrito Electrical)	\$ <u>1,757.25</u>
Total Projected Cost	\$ 70,079.75

Attachments

City Council Resolution No. 09-48
Notice of Completion