

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

Agenda Date: February 16, 2010

Approved by: BP

Subject: Monthly Progress Report: February 2010 Civic Center

From: Gale Rossi, Construction Manager, Van Pelt Construction Services

Rich Cunningham, Public Works Manager

Judy Lieberman, Assistant City Administrator

STAFF RECOMMENDATION

- 1) Receive monthly progress report.
- 2) Schedule an Open House and Rededication Ceremony for Monday, March 22, 2020, 6:00 – 7:30 p.m.; Rededication Ceremony at 7 p.m.

BACKGROUND

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

PROJECT DISCUSSION

The Contract work is about 100% complete and the total amount expended between Contractor and retention paid into escrow up to date is \$8,849,020.

There was one (1) contract change orders issued during the past period for a total amount of \$ 126,190.27. This Change Orders included 41 sub tasks. Together the contract change orders now total \$1,248,563 or 15.9% of the original contract amount. The change orders include renovations to the City Hall to improve the use and efficiency of the space. This was approved by Council at the mid-project point because of the available funds in the project contingency. This enabled the City to take advantage of the cost savings and construction effectiveness that can be achieved when additional work can be completed concurrent with contract construction.

SCHEDULE

02/12/2010: Construction Complete for all Contract work.

02/16/2010: Return of Police and Fire from temporary facilities.

CONSTRUCTION PROGRESS

The punch list work is being completed at this time. The rainy weather has made it impossible to complete all the exterior painting. Gutters need a second coat of paint along with painting of all exposed galvanized flashings. This painting is now scheduled to be complete 2/19/2010

POLICE STATION – Contract work is 100 % complete

Three drawers required at evidence that are now scheduled to be installed on 2/16 purchased from SSI by the City.

FIRE STATION – Contract work is 100% complete.

CITY HALL – Contract work is 100% complete.

Progress on roll up doors over counters at Lobby purchased from BK Mill by the City. 1 of the 3 has been installed, 2 of the 3 where incorrectly fabricated and where returned to the factory. The new installation is scheduled for the week of 2/16/2010.

EOC- Contract work is 100% complete. Equipment and furnishing is in progress.

SITE WORK- Contract work is 100 percent complete

REMAINING WORK- Punch lists, Operating Manuals, and Warranties are to be completed . Employee training is being scheduled for week of 2/16/2010. Remaining non-contract work will be done by the City. This work entails small 4” AC paving strip at Fire Station along Marin Blvd, handrails at Fire Station entry walk, possible future site signage and the possibly of some added casework locks at the Fire Station. City staff is installing the landscaping improvements.

CHANGE ORDER DETAILS:

Contract Change Order 108 was issued in January. Below is the detail of this Change Order.

COR #	REQUESTED BY	REASON FOR CHANGE	DESCRIPTION	AMOUNT
166	Owner	Conduit for new antenna and light pole desired	Trenching, placing conduit, backfill, compaction	\$ 2,667.16
167	Owner	Existing CMU at Police/Admin contained voids	Grouting and caulking to fill exterior cracks	\$ 12,192.71
168	Owner	City desired more accessibility to irrigation sleeves	Hand excavation; installation of irrigation boxes	\$ 8,236.50
169	Owner	Conduit for new light pole in West Island desired	Trenching, placing conduit, backfill, compaction	\$ 699.93
170	Owner	Relocate electrical Switches	Remove, reinstall gyp board, paint and finish	\$ 1,136.90
170	Owner	Install new FRP panels and replace old	Remove and replace FRP panels in Rooms 25 and 26 of Police	\$ 1,600.00

170	Owner	Needed to pour concrete slab at area between Police and EOC	Remove Spoils and redirect water with new drain spouts	\$ 2,272.00
170	Owner	Unforeseen Conditions of Floor after demo	Floor Prep required to smooth floors	\$ 2,639.00
170	Police	Additional Lighting in Ceilings required due to poor lighting	Demo ceiling, add lights and patch and refinish ceilings	\$ 1,900.00
172	Owner	Lights were added in Police, ceiling patch necessary	Re-installation of acoustical tiles	\$ 492.23
173	Owner	Work required because the Fire Matrix plans were incorrect	New cabinet in the Chief's Office; Cut splash in Study Room; Cutting down cabinets above refrigerator	\$ 1,795.25
175	Owner	Planter between Police and EOC not desired	Installation of new rebar/concrete instead of open space	\$ 1,771.00
176	Owner	Carl desired new outlet boxes for his Telecom Sys.	Installation of telecom boxes and chases in Admin.	\$ 1,950.90
177	Owner	The City hired their own keying sub, requiring a credit	Deletion of three electric locking hardware sets	\$ (1,136.25)
178	Owner	Electrical work at the Administration was not in original contract	New lights at lobby, Conduits for new electrical and data, remove and replace ceiling lights, new panel	\$ 35,355.50
179	Owner	Requested additional lighting work not in original contract	35 (type f) Light fixtures and conduit and branch circuits	\$ 17,316.30
180	Owner	Code conduits for Data Contractor	True tape different color for different pulls	\$ 1,680.00
180	Owner	Added Light Pole in Lot	Conduit and Wiring Work	\$ 1,450.00
180	Owner	Relocate UPS System	relocate outlets and run conduit to create the desired UPS system	\$ 9,450.00
180	Owner	Add data	New data outlets at Police	\$ 1,600.00
180	Owner	Needed Opticon System Buttons at Police	Wire mold over concrete wall.	\$ 514.20
181	Owner	Move power outlet boxes inside of Police lockers	Delete wire mold and Add conduit, and 52 receptacles in boxes.	\$ 1,891.20
182	Owner	New PVC pipe under walkways for sleeve for future irrigation,	Excavate under concrete and add PVC pipe	\$ 2,650.00
182	Owner	Added support at new double door opening at Fire House	Add 1/4" straps and anchors	\$ 655.00
182	Police	Relocate light switch out of storage room	Repair and patch existing wall to add new receptacle.	\$ 691.34
184	Owner	Added concrete steps at EOC now will require handrails	Furnish and install 2 metal handrails	\$ 2,875.63

185	Police	Cabinets installed not room for T V	Remove one upper Cabinet	\$ 721.75
189	Owner	Existing Insect screen damaged at Fire Station existing soffits	Installing rolled Vent Screen at existing soffits and new 1x2 trim material	\$ 2,960.54
189	Owner	Grouting and caulking to fill exterior cracks at the Fire Station Fire Station	apply grout to existing cracks at exteriors	\$ 3,907.80
189	Owner	Door required at Admin next to safe.	Purchase and installation of Wood Door and Hardware	\$ 708.32
189	Owner	EOC landscape changed because of new retraining wall, required backfill	Hand excavation and backfill to prepare planters around EOC	\$ 382.50
189	Owner	Added telephone backing required in Server room	Purchase and installation two 3/4" sheets of plywood	\$ 366.00
189	Owner	Added future door at Council Chamber required to shorten handrail.	Cut existing handrail and reinstall	\$ 89.75
189	Owner	Required new fire extinguishers at Admin	Purchase of three Fire Extinguishers	\$ 172.40
189	Owner	Door stops required at existing doors that were not replaced in Admin	Purchase and installation of door stops throughout the Admin Administration	\$ 277.05
189	Owner	Kitchen counters need GSM between counter and oven	Purchase and installation of sheet metal panels at the Kitchen	\$ 670.42
189	Owner	Counter required for Audio Visual Room	Purchase and installation of a countertop, wall-panels and blinds in room 69.	\$ 1,643.41
189	Owner	walls damaged by moving company installing partitions in wrong room	Drywall patching of holes for relocated furniture in Room 60, 66, and 70 in Admin	\$ 316.63
193	Owner	ADA Handrail could not be mounted at bathroom	Fill in opening for Baby changer and tile and finish	\$ 2,621.50
194	Fire Dept	Cabinets in Bathroom too low	Remove and reinstall cabinets in 3 bathrooms	\$ 105.70
195	Owner	Do not need casework and countertop in room 04	Delete cost of casework and countertop	\$ (3,100.00)

FINANCIAL STATUS:

See attached spreadsheet detailing financial elements.

	A	B	C
1	Albany Civic Center Project - 2008 - 2010		
2	Report to Council February 16, 2010		
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5	CONSTRUCTION COSTS		
6	Civic Center Original Contract with Sausal Corp		\$ 7,852,700.00
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8	Contract Change Orders to Sausal Corp		
9	CCO 1	Cord Reels	\$ 10,862.90
10	CCO 2	Graffiti sealer	4,579.70
11	CCO 3	Casework & countertops added back in	228,480.00
12	CCO 4	Framing modifications & dry rot repair	4,536.48
13	CCO 5	Electrical wiring size upgrade	23,067.70
14	CCO 6	Mechanical Room concrete pad removal	2,161.08
15	CCO 7	GSM Gutters & Downspouts	1,500.00
16	CCO 8	Repair Veneer Ceiling Finish	1,811.61
17	CCO 9	New Texture, Conf Rm 62 Ceiling	1,795.34
18	CCO 10	Credit for HVAC Repair Payment	(1,076.50)
19	CCO 11	Stucco Soffit Repair (associated with dry rot repairs)	19,434.00
20	CCO 12	Stucco Soffit Repair	9,995.34
21	CCO 13	Abatement in Fire Station	49,846.76
22	CCO 14	Misc Electrical - PCO 18	783.70
23	CCO 15	Replace Building Sewer through FD	19,520.78
24	CCO 16	Gear Grid Locker Credit	(9,292.90)
25	CCO 17	Credit to Relocate LCP2	(4,826.20)
26	CCO 18	Add lights and switches at PD stair	1,498.20
27	CCO 19	PD Framing & Wall Furring Extra Work	6,321.93
28	CCO 20	Credit for EBMUD Fees	(5,602.00)
29	CCO 21	Misc Electrical 2 - PCO 25-28	19,321.20
30	CCO 22	Solar Panel Credit	(648.00)
31	CCO 23	SKM-006 Mechanical Additions	5,759.34
32	CCO 24	Removal of Stucco Soffit (Police)	5,931.14
33	CCO 25	Misc Elec 2 - PCO 37,39,40&43	22,281.20
34	CCO 26	Plumbing - PD HBs, City Hall WCs	10,086.30
35	CCO 27	Added Fire Alarm Devices	16,922.70
36	CCO 28	Added GFI Receptacles	1,748.70
37	CCO 29	Police Lobby Changes	9,475.71
38	CCO 30	Fire Station Additions - demo, SS replacement, slurry backfill	36,482.90
39	CCO 31	2" Water Line (FS), Plumbing Extras, Framing Extras	4,924.60
40	CCO 32	Conduit Add, Elec Demo, Fire Supprs	4,796.60
41	CCO 33	Wall Furring at City Hall	69,931.40
42	CCO 34	City Hall Wing Changes	137,484.49
43	CCO 35	Water Fountain in EOC	4,385.95
44	CCO 36	Deletion of UPS	(39,950.00)
45	CCO 37	Security Camera RFP	11,814.50
46	CCO 38	Corian Tops to Stainless in Fire	989.00
47	CCO39	Door Frames & Hardware	7,732.20
48	CCO40	Framing modifications & Plumbing Repairs to values	1,612.63
49	CCO41	Police Concrete Removal & Trenching	1,993.75
50	CCO42	New Sill Install at Police/Admin.	26,599.86
51	CCO43	EBMUD Requirement Change	(1,059.00)
52	CCO44	Smart light Fixtures	13,420.50
53	CCO45	4" Conduit Add for Antenna	6,383.60

	A	B	C
54	Contract Change Orders to Sausal Corp		
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	CCO58	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	CCO62	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
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	CCO94	Paint Council Chambers	1,645.00
104	CCO95	Electrical Design Change	9,528.95
105	CCO96	Add Wood Bench at Lockers	578.80
106	CCO97	Plumbing Extras in Fire Station	2,025.95

	A	B	C
107	Contract Change Orders to Sausal Corp		
108	CCO98	New Linoleum Design	616.00
109	CCO99	Repaint Admin. Wing	2,582.98
110	CCO100	Sausal Framing for Conduits	2,291.39
111	CCO101	Mast Pour for Antenna	961.00
112	CCO102	Color Change for Admin. Kitchen Casework	1,225.50
113	CCO103	Fire Matrix Plumbing	1,156.65
114	CCO104	Window Latch Exch. Fire	491.58
115	CCO105	Fire Station Matrix Electrical	17,442.45
116	CCO106	Fire Bathroom Cabinets	1,838.25
117	CCO107	Change Order 107 dated 12/30/09	(3,866.31)
118	CCO107	Change Order 108 dated 1/13/2010	126,190.27
119		Sausal change orders total to date: 12/31/09	1,248,563.79
120		Sausal original contract amount	7,852,700.00
121		Sausal contract total to date incl. change orders: 12/31/09	\$ 9,101,263.79
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123	Additional Costs -- Non-Sausal		
124		Window Testing	\$ 5,500.00
125		PG&E Contract	25,393.21
126		R. T Alarm Wireless Fire Alarm	9,495.00
127		CMAS Purchase Sys. & Space Police I Fire Storage Casework	200,997.00
128		Two new doors at Evidence	1,240.02
129		Reconfig Police Lockers	6,325.00
130		Floor Sealing at Fire Station	4,000.00
131		Rekey Administration	1,906.84
132		Communication Cabling and Racks at Server Room	116,920.00
133		Casework at Adm Lobby Counters	54,970.00
134		Opticom System	19,570.00
135		Galvin Appliance (Microwave Ovens at Fire)	327.00
136		Budget for ReKey at Police and Fire	5,000.00
137		Total non-Sausal costs	\$ 451,644.07
138	Estimated "Soft Costs"		
139		Architect's Fees, including \$180,000 for construction phase	\$ 1,364,383.00
140		Special Inspections (structural concrete, steel, roofing)	200,165.00
141		Project Management	469,069.00
142		Relocation and Temporary Quarters Allowance	2,803,114.00
143		Moving Expense to Civic Center Costs - (Draft)	155,000.00
144		Total estimated soft costs	\$ 4,991,731.00
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146	Project Cost Summary		
147		Total Sausal costs as of 1/31/2010	\$ 9,101,263.79
148		Total non-Sausal costs as of 1/31/2010	451,644.07
149		Total estimated soft costs	4,991,731.00
150		Anticipated future change orders to complete project	160,000.00
151		Anticipated future change orders Credits to complete project	(25,000.00)
152		Total Estimated Project Costs	14,679,638.86
153		Total Project Budget	14,680,000.00

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154		Net Under/Over Project Budget	\$ 361.14
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	A	B	C
156	Available Project Funds		
157		FEMA Grant	\$ 1,700,000.00
158		Measure F 2003	6,500,000.00
159		Measure C 2007	5,000,000.00
160		City capital projects funds	1,480,000.00
161		Total available funds:	\$ 14,680,000.00
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165	ASSOCIATED CAPITAL EXPENDITURES		
166		AV Equipment & Installation (funded from multiple accounts)	\$ 80,000.00
167		Police/Admin/EOC Door and Access control (funded by PD)	24,000.00
168		Fire Station Door and Access control (funded by FD)	11,597.00
169		New Police/Fire Radio Antenna and Light	108,640.00
170		Net Work Cabling & Voice Data	135,000.00
171		Furnishings and Equipment	121,000.00
172		K C Future - Communications/IT Planning & Consulting	125,000.00
173		Mitel Telephone System	95,000.00
174		Total Associated Capital Expenditures	\$ 700,237.00
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176	Associated Expenditures Funding		
177		Equipment Reserve	\$ 400,000.00
178		Undesignated Capital Project Funds	69,715.00
179		Police Department Grants	24,000.00
180		Fire Department Grants	11,597.00
181		Cable TV Operations	10,000.00
182		Cable TV PEG Fees	20,000.00
183		Buy Recycle Funds	15,000.00
184		Green Building Grant (pending)	50,000.00
185		Sale of apparatus bay, containers and partial lease credit	100,000.00
186		Total Associated Expenditures Funding	\$ 700,312.00
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