

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT
Monthly Status Report**

Agenda date: July 21, 2008
Approved by: BP

Subject: Monthly Status Report: Civic Center Project

For month of: June 2008

From: Rich Cunningham, Public Works Manager
Barry Whittaker, Public Works Project Manager

CONSTRUCTION PROGRESS: Following is a general description of work performed. To this point, all work has been performed within the City Hall portion of the project area inasmuch as we have not yet moved police and fire to their temporary quarters on Monroe Street.

1. Structural work – new wood and steel members in the roof and attic areas.
2. Electrical – conduit installation in the attic areas
3. HVAC – installation of new duct work for heating system.
4. Repairs necessitated to roof eaves to correct old dry rot damage uncovered (probably occurred 20 years or so ago).

CHANGE ORDERS issued this month are as follows. None to this point. The following are under evaluation and negotiation.

1. Casework and countertops. We deleted this work from the basic contract requirements during bidding, with the expectation of dealing directly with a vendor through the State contract purchasing provisions. However, we will probably add it back to the contract inasmuch it appears that it will prove more economical his way. This will be in the approximate amount of \$235,000. By comparison, the outside vendor's quote was approximately \$260,400.
2. Cord reels. The fire and other emergency vehicles generally are plugged into electrical power to keep their batteries charged and engines warm. This requires electrical cord reels at each vehicle parking space. These were inadvertently overlooked by the electrical engineer. Change order will be approximately \$11,000.
3. Graffiti sealer: inadvertently graffiti sealer for the CMU block was omitted from the specification. It will be added by Change Order to the sealer already required at a cost of about \$6,000.
4. Some of the electrical wiring sizes had to be upgraded, as the electrical engineer found that "the voltage drop was too great." Estimated cost of the upgrade is about \$23,000.
5. Framing modifications and dry rot repair. Several framing inconsistencies between plans and actual conditions have been exposed by removal of the roof sheathing and have been

corrected. In addition, significant dry rot has been exposed at the building eaves in a number of locations. It does not appear that any leaks were active in these locations, so it is presumed that the damage occurred prior to the most recent major reproofing, in which all the plywood sheathing was replaced – probably 20-25 years ago. The damage was either not noticed or perhaps ignored at the time. About ten 4x8x16' eave members have been replaced. They have stucco soffits attached, and the stucco repair work is underway. This work will have to be done by Change Order. Costs will be something less than \$10,000 for City Hall, but the underlying problem can be anticipated to occur again when we are doing police and fire.

FINANCIAL STATUS:

1. **Original contract amount: \$7,852,700.00**
2. Change Orders committed to date: None.
3. **Current contract amount: \$7,852,700.00**
4. Progress payment No.2 made, in the amount of \$ 202,319.91 .
5. Total payments to date: \$ 470,668.25 Percent Complete: 6.0% %

DISCUSSION: Most of the structural work has been completed within the City Hall portion of the building. Electrical and mechanical has been proceeding. Fire sprinkler work is supposed to commence within a few days. We currently expect the new metal roof to be installed on the City Hall in late July or early August. It looks like we will have a period of time where police and fire are not yet moved, but the contractor has done all he can do in the City Hall portion of the building.

Routine administrative processes continue – material submittals, Requests for Information (RFI) about conditions uncovered that vary from plan assumptions. The contractor, architect and I meet weekly to review the status of the project, trying to avoid snags and pitfalls.

The contractor's projected completion date indicated on his initial schedule submittal was mid July 2009. Currently we are still estimating that Police and Fire will move in early August, at the earliest. The current estimate for completion is September 2009.

To this point the contractor continues to be very cooperative and project process appears good. Concerns remain regarding accomplishing the relocation of Police and Fire to Monroe, and the various aspects of that project command considerable attention as a result. Current cost estimates for this site – ranging from the land cost to UC through building and site work costs exceed \$1.6 million at this point, including leases for the modular buildings and associated ramps.