

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

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Date: September 2, 2008

Approved by: BP

Subject: Monthly Status Report: Civic Center Project

For month of: July & August 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. Relocation is scheduled for August 27,2008.

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

CHANGE ORDERS issued during these months are as follows.

1. 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.
\$10,862.90
2. Graffiti sealer: inadvertently graffiti sealer for the CMU block was omitted from the specification. It has been added by Change Order to the sealer already required at a cost of about \$4,579.70
3. 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, it has now been added back to the contract inasmuch it proved more economical his way. This will be in the approximate amount of \$228,480.00. By comparison, the outside vendor's quote was approximately \$260,400.
4. 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. The framing work was done by Change Order at a cost of \$4,579.70. The stucco repair will be covered in a separate change order. Overall costs should 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.

5. Some of the electrical wiring sizes had to be upgraded, as the electrical engineer found that "the voltage drop was too great." \$23,067.70.
6. Mechanical Room, Admin. Mechanical equipment is moving to the attic in Admin. Plans called for this area to receive linoleum flooring. The old air handler sat on a concrete pad , not accounted for in the plans, which now needed removal. \$2,161.08.

FINANCIAL STATUS:

1. **Original contract amount: \$7,852,700.00**
2. Change Orders committed to date: 273,687.86 (3.5% - largely a result of adding cabinets and countertops back into contract – CCO 3, \$228,480 (2.9%).
3. **Current contract amount: \$8,126,431.28**
4. Progress payment No.3 scheduled, in the amount of \$ 115,012.48 .
5. Total payments to date (1-3) \$585,680.73 Percent Complete: 7.2 %

DISCUSSION

Structural, mechanical, fire sprinkler and new metal roof work have been completed within the City Hall portion of the building. Electrical is about 80% completed as this is written (August 21, 2008). It should be finished next week week. With Police and Fire scheduled now for August 27-28 relocation, we expect the remainder of the Civic Center to be under way after Labor Day, starting in the police station, then moving to fire.

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 the estimate for completion is September 2009.

To this point the contractor continues to be very cooperative and project process appears good.