

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

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Agenda Date: 9/15/08

Approved by: BP

Subject: Monthly Status Report: Civic Center Project

For month of: August 2008

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

CONSTRUCTION PROGRESS: Following is a general description of work performed. With the relocation of Police and Fire Departments to the Monroe Street relocation site, work has commenced in the Police Station portion of the project. Items remain in storage at the Fire Department due to the temporary apparatus building being as yet incomplete.

1. “Soft demo” – demolition of cabinets and countertops, general clean up of relocation debris; and such other items as can be removed without disturbing the materials needing abatement.
2. Abatement – the Police Station has been sealed off with plastic sheeting at all openings, and abatement and associated demolition (drywall) has been underway. About 500 SF of asbestos-containing texturing remained on ceiling areas in PD, and that was removed and disposed appropriately. In texturing it is considered “friable” (airborne easily); in the drywall joints it is considered “non friable”. Disposal is at different locations and costs.
3. Arrangements have been made to shut down electric and gas meters. PG&E is supposed to turn off and remove the meters Wednesday September 10, 2008. The contractor is hopeful that they will also power up two temporary electric services at that time. One will provide temporary power for operating the diesel fuel tank and pump, irrigation controls for all of the Buchanan medians, as well as construction power. The contractor has a “quiet” (relatively speaking) generator on site (in the Fire Apparatus space) for operation if necessary, should a gap in PG&E electric power provision occur. The abatement process requires a “negative air” pump to run continuously 24/7. If needed, the generator will be run from within the otherwise-closed up App Bay, exhaust piped to a clerestory window below the roof, for noise control.
4. The contractor is anxious to begin on the Fire Station, as well. We are hopeful that can occur before weekend this week. Even then, some items will apparently remain at the Fire Station, but in the App Bay area, where they can be worked around while doing demo and abatement in the two wings.

CHANGE ORDERS issued during these months are as follows. *None*

FINANCIAL STATUS:

1. **Original contract amount: \$7,852,700.00**
2. Change Orders #1-6 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: \$8,126,387.86**
4. Progress payment No.4 scheduled, in the amount of \$ 153,986.38 .
5. Total payments to date (1-4) \$821,852.35 Percent Complete: 10.1 %

DISCUSSION: Structural, mechanical, fire sprinkler and new metal roof work was completed within the City Hall portion of the building in August.

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 mid August 2009. Contract requirements are for completion by October 31, 2009. It is too early in the work to draw conclusions about the feasibility of the contractor keeping to his schedule and/or meeting the contract deadline. Depending on winter weather the winter, the contractor might require additional time for completion due to the delay in starting some of the work. All temporary spaces occupied by City personnel have at least six months availability past the time now estimated for completion of the Civic Center project, so this need won't drive project requirements.

The contractor continues to be very cooperative and project process appears good, although it has suffered from the delays in accomplishing the police and fire relocation. That turned out to be considerably more difficult than anticipated.

MONROE RELOCATION SITE: Police and Fire relocated to this site on August 27, 2008. A few bugs are still being worked out, but on the whole they are functioning all right at present. The temporary building for the Fire apparatus is still under construction. The building is expected to be complete by the end of the week (9/12). Shipping containers have been purchased to house such activities as the storage of emergency medical supplies, janitorial supplies, the Fire Dept shop space, and hoses and associated fire fighting gear. These will be set into place Tuesday 9/9.

Barry Whittaker, Project Manager
September 8, 2008