

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

Agenda Date: May 16, 2005
Reviewed by_____

SUBJECT: Albany Civic Center - Measure F Public Safety Projects

FROM: Barry Whittaker, Public Works Project Manager
Rich Cunningham, Public Works Manager
Ann Chaney, Community Development Director
Beth Pollard, City Administrator

RECOMMENDATION

Approve Resolution #05-29 authorizing the City Administrator to execute a Consultant Agreement with Noll & Tam, Architects, of Berkeley, for architectural, structural engineering, and related consulting services for the design work proposed for the Civic Center complex.

BACKGROUND

Since the passage of Measure F, we have been bringing forward a Civic Center project that incorporates seismic retrofitting. A number of project variations have been considered and discussed in an effort to establish a workable scope for the project. Last fall Council approved the idea of a \$4.53 million project incorporating seismic retrofitting of the entire Civic Center complex, together with public safety projects – renovation and additions in both police and fire facilities. The Council then authorized the solicitation of proposals from architects for developing the project plans.

DISCUSSION

Statements of Qualifications were received from twelve architectural firms. A committee consisting of the above-noted five Staff members and Planning and Zoning Commissioners David Arkin and Leo Panian selected five firms from this group and requested proposals from them. Four of the firms submitted formal proposals and made presentations to this group. In addition to (1) Noll & Tam Architects, the firms making proposals were (2) RossDrulisCusenbery Architecture, Sonoma, (3) Don Dommer Associates, Architects and Planners, Oakland, and (4) Grossman Design Group Architecture, Planning, Research, San Francisco. Copies of the Noll & Tam Statement of Qualifications and Proposal are being provided to the Council with this report. Copies of proposals from the other consulting teams are available to Council upon request. Each firm has unique qualities to bring to the project, but the consensus of the group was to select Noll & Tam, based on such aspects as their experience in similar projects, their “take” on the project requirements, and the spirit

and team character they bring to the project. Without dissent, the committee felt that they were the right firm for the job.

PROJECT GOALS AND COST

An issue that came up repetitively in the proposals and interviews of consulting teams was that our cost estimates are based on numbers nearly two years old. The cost engineer we worked with, Lee Saylor, indicted that construction costs have risen 21% since he last generated estimates for us, and are still rising as we look from here to upcoming construction. Spikes in steel and fuel costs initially drove these cost increases. Now they are being seen across the board of construction items, with concerns about labor pushing up this year. As a result of this, we expect an initial phase with Noll & Tam that will examine the project goals and ambitions, and reconcile these with our budget limitations and present construction costs. Noll & Tam brings a different cost engineer (Mark Kelly, Mack⁵) to the project, but he also raised the same issues (as did all proposing firms).

The **Basic Minimum Goals** of the project are seen as follows:

1. Seismic retrofit of existing buildings: By Code, Police and Fire must be to Immediate Occupancy standards. City Hall no less than Life Safety standards.
 - a. A new roof is necessitated by the seismic retrofit work.
2. Fire:
 - a. Accommodation of female firefighters
 - b. ADA compliance
3. Police
 - a. Adequate locker rooms (male & female)
 - b. ADA compliance
4. EOC: Bring the EOC to City Hall

This basic work needs to be re-estimated at today's construction costs, with allowances for added cost increases upcoming, and deducted from the basic construction budget to determine the residual funds available for the other program goals of remodeling and expansion.

PROJECT DESCRIPTION

The following is a summary of the project description and goals for the Albany Civic Center Measure F public safety improvements and associated upgrades.

Budget:	\$4.5 million
Anticipated construction costs:	\$3.3 million
Estimated project duration:	
Preliminary Design, Reconciliation of program goals and budget:	3 months
Design, plans & estimates:	9 months
Construction:	18-24 months
Estimated completion date:	late 2007

General Description:

- EOC:** The Emergency Operating Center (EOC) is brought to City Hall, replacing the current EOC in the basement of the Community Center, where it is inefficient, isolated, and used for recreation classes.
- Fire:** Work in the residential wing to provide for safe exiting from dormitory rooms (fire sprinklers, as a minimum); restroom facilities designed to remove obstacles to employment of female firefighters; new storage areas for medical supplies, firefighting equipment; new kitchen and Day Room in a second story addition over dormitories; relocation of exercise equipment from apparatus room floor into old day room area; correction of root-damaged patio area concrete paving; minor changes to office areas including Americans with Disabilities Act (ADA) compliance in restroom. Recent developments have made it desirable for the Fire Department to have higher-reaching Apparatus. If funds permit, the Apparatus Room would be lengthened toward Buchanan Street as part of the seismic work at that elevation of the building. Abatement of the residential wing will be required. The firemen plan to bunk in the existing Day Room during the construction of the west wing improvements, avoiding the need for temporary quarters, but necessitating the provisions of showers in the area at the beginning of the project.
- Police:** New locker rooms (male and female) are provided to meet staffing requirements; new ADA compliant restrooms; added training, meeting, evidence, and storage facilities. Added space requirements necessitate a second-story addition, accessed with an elevator to meet ADA requirements, and two stairs for exiting. Because of the extent of the Police Department remodeling, together with the asbestos-containing joint compound in the drywall, abatement will be required. Included in the funds for the Police Department are monies for temporary quarters during construction. Provision of temporary booking and holding facilities would be expensive, but essential from the Chief's point of view.
- Overall:** Seismic retrofitting and fire sprinklers throughout the complex. It is anticipated that any approach to seismic retrofitting will necessitate replacing the roof. Building expansions would necessitate new electrical service and heating, venting, air conditioning (HVAC) systems, and new electrical service. Improvements would be made with long-term energy efficiency as the goal. New telephone and computer rooms are needed, and are proposed to be located within the expanded Police Department.
- Site:** The City's existing 2000-gallon unleaded fuel tank (currently in storage) is proposed to be located beside the existing 1000-gallon diesel fuel tank and generator, west of the Fire Station. This requires reconfiguration of the existing installations.

As second story areas are planned for the Police function, it is desirable from a building planning point of view to consider possible future similar additions to the other portions of the building.

ANALYSIS

A number of alternatives and variations have been drawn and considered during the life of this project. One more will evolve with the early work of Noll & Tam Architects, prepared by new participants under the current fiscal limitations. In its earlier review of project and design options, Council indicated its preference for the expanded space to be incorporated into a second story for the Fire and Police Station, rather than expanding the ground floor into landscaped area. While is expressed as a preference to the new architects, the current cost limitations may argue on behalf of a ground floor expansion.

After Noll & Tam performs their initial evaluation and updated cost estimate, staff will return to Council with options to scale back the project and/or consider additional Measure F funding to achieve particular goals.

FINANCIAL IMPACT

The Architect has submitted a cost proposal of \$461,340 through construction for the cost of the agreement for consulting services. This includes a Program Confirmation/Reconciliation Phase at the beginning, and includes fees for Architect, Structural Engineer, Police and Code Consultant, Civil Engineer, Mechanical/Plumbing, Electrical, Telecommunications (evaluation of existing) and Cost Estimating. It does not include a Geotechnical Report, Telecommunications design, Audio Visual system design. Furniture, Fixtures and Equipment design, or a new Emergency Generator and fuel tank work. All of these will be required for the project.

Funding for this project is entirely from Measure F. The Council approved a project in the amount of \$4.53 million in adopting the Capital Improvements program for the Measure F funds.

While these improvements will extend the life of the building and reduce a number of long term costs, nonetheless, some increases in operating and maintenance are expected. For example, added space has to be heated, lit, and provided janitorial service. An elevator would have operation and maintenance costs. New HVAC equipment will be considerably more efficient than the old, but overall cost increases should be expected. Lighting will be more efficient than the old, however long term costs can be expected.

NEXT STEPS

The city will enter into an Agreement for Consulting Services with Noll & Tam Architects. Starting from the work already performed, Noll & Tam will conduct their own evaluation of the building and update that work and, working with effected staff, propose a design for review and approval by the City Council. This would be followed by the preparation of construction plans and specifications. It is anticipated that staff would recommend

authorization from the Council to go out to bid for this work in early 2006, with completion of construction around the end of 2007.

Attachments:

Resolution #05-29

Noll & Tam Fee Proposal