

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

Agenda Date: November 17, 2008
Approved by: BP

Subject: Monthly Progress Report: Civic Center Project

For month of: October 2008

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

STAFF RECOMMENDATION

Receive monthly progress report.

CONSTRUCTION PROGRESS

Most demolition has been completed, in both Police and Fire.

- A. Police Station – The first layer of roofing paper was in place ahead of the rains of the beginning of November, so it is relatively dry inside the Police building. Below-slab plumbing construction is complete. Electrical and telecom is underway (conduits, largely above grade). The concrete footing for the new CMU shear wall for the whole building (i.e., including City Hall) was poured November 3rd. Interior framing of walls and ceilings is taking place as this is written. Construction of the CMU shear wall is expected in the first half of November, with in-wall plumbing and electrical following.
- B. Fire Station – Some framing is going on: blocking in the roof, principally. Also underslab plumbing, for new toilet room, laundry and kitchen facilities. The existing cast iron sewer pipe under the building is severely corroded, with the lower half of the pipe significantly reduced in thickness. The pipe broke with each attempt to cut it for new connections. We discussed with the mechanical engineer the practicality of leaving the pipe in place versus the risks of its failing and having to replace the line through the Chief’s office, the new office restroom, and across the apparatus floor. We are awaiting a proposal from the contractor to replace the deteriorated waste line. A significant advantage in doing the work at this time is that about 60% of the approximately 75 foot length under the concrete slab has already been opened up for other purposes – new concrete cuts and removal will be required for something less than half the width of the apparatus bay.
- C. City Hall – The structural, hvac, and roofing work was all performed this past summer, and no work is going on in this section of the building at present.
- D. Fire Alarm – Police & City Hall. Pre-project, Police and City Hall were on a common fire alarm system – self monitored from Dispatch within Police. The

original project called for a new Fire Alarm system for Police, and restoration of the existing system for City Hall. The Fire Marshall has advised us that the smoke detectors in City Hall are old enough that they should be replaced with the project, which would be an extra cost. We have asked the contractor for a proposal to extend the new alarm system to cover City Hall, as well as Police, but have not received a pricing yet from him. The old alarm panel was located on a wall scheduled for demolition. Now it has been determined that the contractor's abatement subcontractor removed and disposed of the alarm panel. We are negotiating with the contractor as to whose fault this is – ours, due to 'inadequate detailing on the plans', or his, due to lack of action on the part of the electrical or alarm subcontractor, and attempting to get a more favorable pricing for the extended new alarm system.

- E. The 'pad' has been made for the EOC slab, and the demolition of considerable asphalt and concrete areas has occurred. (With the result that the rains of the beginning of November have left the site a mass of mud.)
- F. Altogether, the site continues to be a swarm of construction activity.

CHANGE ORDERS: Contract Change Orders #1-13 were issued through September. No contract change orders were issued during October. The following are expected to result in further Contract Change Orders. We also have a number of RFI's (Requests for Information) from the contractor that are likely to result in contract change orders and extra work costs in such areas as electrical conduits scheduled for reuse that appear to be unusable, security cameras for police inadequately called out, PA systems inadequately called out and several electrical problems that have to be solved in ways not shown on the plans, but too little information exists about these yet to have any sense of potential cost increases as a consequence.

- 14. City Hall wall furring and insulation. A change order to proceed with the estimated \$69,931.40 cost estimate was authorized by the Council in September for furring out and insulating the masonry walls to minimize the heat losses and gains through the masonry walls. We are awaiting the evaluation work by Noll & Tam of the existing City Hall facilities prior to proceeding.
- 15. Maximizing available space in City Hall. In September the Council also authorized up to \$10,000 to evaluate possible options to returning to the City Hall spaces (Admin, Finance, Community Development) in the same arrangements as we had before the project began. Work has begun, but has not yet proceeded far.
- 16. Replacement of the main plumbing waste line running through the Fire House. No cost estimates exist at this point.

FINANCIAL STATUS:

- 1. **Original contract amount: \$7,852,700.00**
- 2. **Original contract plus casework: \$8,081,180.00**
- 3. Change Orders #1-2, 4-13: \$198,445.81 (2.5%)
- 4. **Current contract amount: \$8,279,625.81**
- 5. Progress payment No.5 scheduled, in the amount of \$ 658,558.16 .

6. Total payments to date (1-5): \$1,816,205.09 Percent Complete: 22.1 %

DISCUSSION

City Hall portion of the project is complete to the point of awaiting new windows, after which new finished flooring, repainting and door installation would occur.

Demolition in Police is complete. Roof framing upgrades and repairs have been performed. Abatement and most general demolition is complete in Fire, with both below-slab plumbing and some framing underway.

The contractor's current estimate for completion is late 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. Due to the roofing paper being in place over Police, work is proceeding there largely unaffected by the weekend rain. The Fire station is very impacted by the weather, with no roof covering at all. However, at present it is not in the Critical Path to completion. Depending on winter weather the winter, the contractor might require additional time for completion due to the delay in starting so much 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 will not drive project requirements.

The contractor continues to be very cooperative and project process appears good.