

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

Agenda Date: December 15, 2008

Approved by: BP

Subject: Monthly Project Report: Civic Center Project

For month of: November 2008

From: Rich Cunningham, Public Works Manager
Barry Whittaker, Public Works Project Manager
Beth Pollard, City Administrator

STAFF RECOMMENDATION

1. Receive monthly progress report.

CONSTRUCTION PROGRESS

- A. Police Station – Both layers of roofing paper are in place, along with about 60% of the metal roofing and the gutters. New site utilities (sanitary sewer, domestic and fire water supply) have been installed and routed around the EOC building to come. Inside police the patches in the floor slab have been poured, and interior rough framing is nearly complete. Work underway includes fire sprinkler piping, and electrical conduiting, and hvac ducting and package units.
- B. Fire Station – At the present, most work going on is in the police station, with the Fire Station being in the role of being available as “filler” when hang-ups in Police stop the work of a trade there. Fire Station roof framing (blocking) is largely complete. In the end it proved necessary to replace all the existing cast iron sanitary sewer pipe under the building due to severe corrosion, The underground plumbing is complete, and the underground electrical conduits have been installed and are awaiting backfill and restoration of the concrete slab surfacing. The contractor is preparing to start excavation for footings for the additions to Fire, particularly for the storage room at the NW corner of the Apparatus Bay at present.
- 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. The architect and staff are working on finalizing a plan for move-back changes and hope to get this to the contractor for pricing within the next week to ten days. Once pricing is obtained, staff will present the options to City Council.
- D. Fire Alarm – Police & City Hall. We have advised the contractor that it is our desire to proceed per plan – save the old City Hall alarm system and mate it with a new Police system in the old panel box. The old panel box has been lost in demolition, so we have directed the contractor to provide a submittal for its replacement. We anticipate having

to replace all the smoke detectors throughout City Hall, but otherwise preserving the old alarm system – conduit, conductors and cabling, pull boxes, horn strobes, etc.

- E. EOC. 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.) Because of the soils under the EOC and the traffic across the site, the soil has begun to ‘work’, and some remedial actions will be necessary – at added cost – as part of the foundation work. The building has been staked, and the contractor is moving toward pouring foundations.
- F. Site. Sewer, and domestic and fire supply water lines have been installed. We await EBMUD’s relocation of the domestic meter, and their installation of the new fire service and meter. Likewise, we have been in close contact with PG&E in an effort to be certain of having our reconnection to the electric meter and PG&E grid in place before the deadline for our CSI incentive claim of about \$62,000 for the 32KWH PV electric panel installation going on the Police Station roof.
- G. Schedule. Altogether, the site continues to be a swarm of construction activity. The contractor updates his schedule on a monthly basis. The projected finish schedule hasn’t changed for awhile now, along construction times have been slipping. He has been working against a schedule ‘float’ in the completion schedule. That ‘float’ will soon be gone and we will start experiencing real delays in the project finish scheduled. From an occupancy point of view, it would be a long time before this presented a problem to the City, inasmuch as all the rental facilities are committed to us considerably past the present expected time of completion (August 2009). Rather, it is a financial concern, in that if the project finish is delayed we will end up having to reimburse the contractor for his overhead costs in operating the project for the period of time past their originally projected completion. This results from the delays arising ‘in our court’ – problems in the plans requiring time for resolution; changes to the plans; etc. These delay costs aren’t big numbers, but we want to minimize them.

CHANGE ORDERS: Contract Change Orders #14-16 were issued at the beginning of December. Change orders were issued during October. Following is more detail on Contract Change Orders 14-16. We always have a number of RFI’s (Requests for Information) and PCO’s (Proposed Change Orders) from the contractor that are likely to result in contract change orders and extra work costs, and this is no exception. However, only the following are undergoing resolution at this time.

- 14. Miscellaneous Small Electrical Changes: A small change order (\$783.70) for several small changes and the necessity of reworking conduit around other facilities (hvac in particular) where there were unresolved conflicts between the mechanical and electrical plans.
- 15. Replacement of the main plumbing waste line running through the Fire House. The main sewer line running through the fire house, and the branch sewer line to the kitchen have been replaced due to corrosion at a cost of \$19,520.78. In addition, it has subsequently proven necessary to replace the floor drain piping for the same reason – corrosion, with floor drain “P” traps completely rusted out. This will likely be an equal

or somewhat larger amount, due to the length of concrete sawcutting and replacement required. It will be covered in a subsequent change order.

16. Credit for the deletion of turnout lockers and SCBA bottle rack. These items were purchased new in the relocation move to Monroe, and will be moved back with the personnel, and so furnishing and installing these items is no long needed within the contract. Net credit is \$9,292.90.
17. 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.
18. Maximizing available space in City Hall. In September the Council also authorized the work of evaluating 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 is underway, and we expect to return to the City Council with information on options in the next month or two.

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: \$139,525.99 (1.8%)
4. **Current contract amount: \$8,220,705.99**
5. Progress payment No.7 scheduled, in the amount of \$ 489,824.03 .
6. Total payments to date (1-7, including retention in escrow for the contractor):
\$2,360,454.01 Percent Complete: 28.7 % of current contract amount

DISCUSSION

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

Demolition and roof framing are complete in Police is complete. Metal roofing is approximately 60-65% complete. Interior framing nearly complete. Roof framing over the existing Fire building is nearly complete, but the addition areas are not yet started. Below-slab plumbing and electrical is roughed in.

The contractor's current estimate for completion remains late August 2009. Contract requirements are for completion by October 31, 2009. The contractor has been working against a fairly substantial 'float' in his schedule, carried just ahead of the projected completion. He has been holding the completion date and letting the float shrink to accommodate the time delays experienced to this point. 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. The winter weather from this point forward will have a great impact on the ability to proceed with Fire, EOC, and the site work. Depending on the winter, the contractor

might require additional time for completion due to the delay in starting 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 won't drive project requirements. However, if the schedule slides on into September 2009 or later, we will likely face some relatively small costs for his weekly overhead at the site.

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