

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

Agenda Date: January 21, 2008

Approved by: BP

Subject: Monthly Progress Report: Civic Center Project

For month of: December 2008

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

STAFF RECOMMENDATION

1. Receive monthly progress report.
2. Authorize proceeding with plans and cost estimates for interior modifications to City Hall, at an estimated cost of \$15,000.

CONSTRUCTION PROGRESS

Considerable progress occurred during the period, resulting in a significant invoice for the month, totaling \$784,840.28 after allowance for the retention.

- A. Police Station – Some work remains on skylights and vents, but otherwise the roof on Police and City Hall is approximately 100% complete. The interior office, locker room, and other spaces have been framed. Rough plumbing, hvac, electrical and fire sprinkling piping are all essentially complete.
- B. Fire Station – The bulk of the work has shifted to the Fire Station, where formwork and foundation work now occupies the critical path to completion. Weather has been limiting the contractor's ability to work on these items. Interior framing and structural blocking is largely complete. Slab infills (repairs) have been poured in the fire station except for the apparatus bay, where they are expected to be poured 1/9/09. The contractor has begun preparing the new slab and footing area and hopes to pour them soon. The need to replace failing sewer lines not scheduled to be replaced in the plans is going to end up adding about \$30,000 to the project cost.
- 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 continuing to work 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. The proposed changes to City Hall would maximize available space by utilizing the lobby as a public reception area and former storage/utility areas for offices. Office and meeting spaces would be shifted around. Attached is a preliminary floor plan of the changes. As the plans show, there would be new "window" openings in the

lobby for public reception to each of the three department areas (Administration, Community Development, and Finance). Additional work on the electrical, heating/ventilation, and architectural plans are estimated at a cost of \$15,000.

- D. Fire Alarm – Police & City Hall. The Police and Fire Stations will have new alarm systems, per contract. The City Hall fire alarm will be restored to operation, with a contractor provided new alarm panel. 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. Emergency Operations Center (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. As soon as the concrete work is completed at the Fire Station, the EOC will take over being the critical path for most of the remaining time of the contract.
- F. Site. Underground utilities are largely complete. We await EBMUD’s relocation of the domestic meter, and their installation of the new fire service and meter. The wintery weather has been hard on the site, and will result in added costs. The wet soil has been hard to handle, and some over-excavation and replacement of soil has been required by the project soils engineer for the fire station improvements and driveway, and the EOC building. This will probably be about a \$20,000 add.
- 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 slipped this month for the first time in some time, as the contract used up the ‘schedule float’ he has been carrying in the completion schedule. Projected completion has slipped from August 16 to September 2, 2009, due to delays associated with the rains. 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).

CHANGE ORDERS: Contract Change Orders #17-21 were issued at the beginning of January. Following is more detail on the Contract Change Orders. Change Orders issued to this point represent 2.0% of the total contract cost. A more accurate representation of the magnitude of the contract change orders would be that change order billings to date represent 3.0% of the total construction cost billings to date. 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.

- 17. Credit for allowing change in placement of new electrical panel in City Hall hallway. (\$4,826.20 credit). We have a new lighting control panel at the Admin end of City Hall. Originally called to be located in the attic, it was going to result in

considerable added extra work cost to make it work there. Instead, the architect determined it was acceptable to locate it next to the existing electrical panels already in the hallway, off the Lobby. The new panel along with both existing panels will be repainted in the same colors to provide a better match between them.

18. Added light fixtures and switches, stairway in Police Department. (\$1,498.20) The attic area above the Police Department has been structurally upgraded and renovated for use for the Telecom/Computer room, along with limited Evidence storage over the jail cell area. Inadvertently the electrical plans did not provide for lighting the stairway. This change order corrects that.
19. Police Station Framing & Wall Furring Extra Work. (\$6,321.93) Unanticipated deficiencies in the existing framing had to be corrected, which results in the bulk of this change order. A small amount (\$210.74) was spent to provide for wall furring overlooked in the plans.
20. Credit EBMUD fees. (\$5,602.00 credit) The City had to pay a water fee to East Bay Municipal Utility District in the amount of \$20,221.00 to cover the cost of relocating the existing site water meter and providing a new 6" fire service meter. The change order is to recover the portion of the fees that were the responsibility of the contractor.
21. Miscellaneous Electrical 2: (Net additional cost of \$19,321.20) This is several on-going items of electrical work, ranging from a small credit (\$368) for the deletion of an unneeded electrical box in the parking, to \$8,987.20 to repair old conduits being reused in the parking lot, \$9,199.00 to upsize the electrical conductors feeding the generator, the correction of an oversight by the electrical engineer, to \$1,503.00 to remove and reinstall some electrical receptacles in the future Police Dept kitchen area.

FINANCIAL STATUS:

1. **Original contract amount: \$7,852,700.00**
2. **Original contract plus casework: \$8,081,180.00**
3. Change Orders #1-2, 4-21: \$156,239.12 (2.0% of contract amount)
4. **Current contract amount: \$8,237,419.12**
5. Progress payment No.8 scheduled, in the amount of \$ 784,840.28 .
6. Total payments to date (1-8, including retention in escrow for the contractor): \$3,232,498.77 Percent Complete: 39.3 % 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.

Interior framing is essentially complete in Police. Metal roofing is approximately 99% complete. Roof framing over the existing Fire building is nearly complete, but the addition areas are not yet started. Interior framing in Fire is nearing completion.

The Police Station has progressed to the point of being off the critical path for completion. The Fire Station will be on the critical path until concrete foundation and slab work is complete, after which the EOC will occupy the critical path. The contractor's current estimate for completion has moved to September 2, 2009, due to the impact of the rainy weather on the project. 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. 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 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 won't drive project requirements. With the schedule sliding into September 2009, we may likely anticipate some relatively small costs for his weekly overhead at the site.

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

Attachments:

Civic Center Budget Update

Draft preliminary plans for interior City Hall modifications