

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

Agenda Date: February 17, 2009
Approved by: BP

Subject: Monthly Progress Report: Civic Center Project

For month of: January 2009

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

STAFF RECOMMENDATION

1. Receive monthly progress report.
2. Approve Contract with KC/Future Planning, Inc. for Information Technology Consulting for Civic Center project, in an amount not to exceed \$52,700.

CONSTRUCTION PROGRESS

Considerable progress occurred during the period, although less than the previous month's as a result of the site being wet and muddy from the rains. The payment for January's work totals \$379,038.25 after allowance for the retention.

- A. Police Station – Both rough electrical and mechanical (hvac) near completion. The building is stocked with gypsum, ready for drywall installation, which should be completed in February.
- B. Fire Station – The contractor is preparing to pour the concrete footings and slabs for the apparatus room extension and the new floor areas of the fire station (a storage room and an enlargement of the Day Room). Both the Fire Station and EOC slab areas have required extensive remedial work in terms of excavating below planned grades, using 'geo-fabrics' and drainrock back fill under planned concrete areas. These are added costs items and had to be done on Time and Material basis because of the immediate nature of the needs, and the impracticality of estimating the costs, as the project soils engineer made on-the-spot decisions about what was required. The existing slabs were cut up fairly substantially to allow the unplanned replacement of the old sewer lines, due to extensive corrosion of the old cast iron pipes. Much of the structural repair of the building has been performed. The steel braces and framing additions are expected to be installed in February. Rough plumbing is largely complete; work has begun on the rough mechanical (hvac) and electrical.
- 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. A preliminary plan for some relatively minor remodeling of the Admin/Finance/CD portions of the building has

been provided to the contractor for pricing, and will be presented to and reviewed with the Council at this meeting.

- D. EOC. The contractor has been preparing to pour the EOC footings and slab. It now appears that the EOC will be poured with or ahead of the Fire Station additions. As with the Fire Station, the soils proved to be problematic after the rains, and considerable remediation work was required by the soils engineer. Currently these concrete items (Fire Station, EOC) are the critical path items on the contractor's schedule.
- E. 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.
- F. Schedule. Altogether, the site continues to be a swarm of construction activity. The contractor updates his schedule on a weekly basis. The projected finish schedule has held for the past month at September 2, 2009. The contractor is optimistic that he can pull completion back into August during the concrete and cement block building work. From an occupancy point of view, it would not be a problem as long as completion occurs by about Thanksgiving: 405 Kains Ave. is the first lease to run out, at year end this year.

CHANGE ORDERS: We are in the process of issuing Contract Change Orders #22-25 as January wraps up. 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 still have a few outstanding 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. However, only the following are undergoing resolution at this time.

- 22. Small credit for 90watt reduction in solar electric generation capability. (\$ 648.00 credit). The solar electric subcontractor has experienced a small change in the capacity of the panels they are using and wanted either a \$4,000 extra cost for relatively small increase in power output or offered a small credit for an even smaller decrease in power output. We accepted the latter and have an incompletely executed contract change order at this time.
- 23. Added ducting, Fire Station Dormitory Area. (\$5,759.34) Code changes necessitate additional ducting to provide for safe dispersal of refrigerant in the event of a leak in the piping system serving the hvac units for the individual seven dormitory rooms.
- 24. Added cost for demolition of stucco soffit at north end of Police building. (\$5,931.14). This work was not shown in the contract plans but was necessary to perform the electrical work (exterior lights) shown on the electrical plans. The actual work was performed a month of two ago on a Time and Material basis of necessity to keep from delaying the project.
- 25. Miscellaneous electrical extras. (\$22,281.20) This is comprised of a series of electrical adds. The electrical engineer missed in his plans that power was needed to be provided to the operable skylights (three each, in Police and Fire; \$2,941.40) to provide the required power and shutoff switch from nearby electrical circuits. The plans didn't

provide for A/B switching of the lights in each room in the Police Department (so that half the lights could be turned on at a time), which is a Code requirement. (\$4,064.70). The plans required the electrical contractor to make a connection to existing wiring at a location where it was not possible (under the slab, in the middle of a hallway), and wiring had to be extended for City Hall back to the new main switchboard. (\$16,621.10). Finally, plans called for preserving a pair of small pole lights in the parking lot at the Marin Ave. entrances. Because of conduit failure under the paving, it was not going to be possible to do this without new conduit and wiring. Instead of a \$8,000+ extra work item, we elected to have the lights removed (\$1,346 net credit). Ample lighting of the driveway areas exists from the median street lights on Marin Avenue and the street light within the parking lot.

26. Plumbing Changes City Hall and Police Station: (\$10,086.30) Provide water connections to outside washing station at PD, not provided in plans (\$1,997.30) and replace old toilets and urinals at City Hall (added project scope \$8,089.00) to provide current Code-compliant, energy efficient, water conserving fixtures. (Urinals will be waterless.)
27. Added Fire Alarm Costs, Police and Fire Stations. (\$16,922.70). The electrical plans indicate alarm systems for these areas, but we didn't succeed in getting them reviewed by the Fire Marshall before bidding. These added costs are compensation required to offset the cost of additional smoke detectors, horn strobes, and pull stations required in his review of the plans.
28. Added GFI Receptacles per Code. (\$1,748.70). The electrical Code requires service receptacles with GFI (Ground Fault Interrupter) to be placed within 25' of exterior mechanical equipment. The electrical plans missed this. Two are required: one at Police; one at Fire.
29. Police Lobby Changes. (\$9,475.71). The Police Chief indicated that he receives considerable criticism over the existing entry Lobby at Police – particularly that it is too small, and thus a very uncomfortable place to wait. The change order pushes the glass entry door back 3.5 feet, to the line of the exterior wall, increasing the size of the room as much as is practicable. The primary costs (\$7,200) are the demolition of the existing concrete sidewalk in front of the Lobby, and its replacement with new sidewalk and new building slab.
30. Outstanding: There are significant added costs that remain unprovided for which we keep an awareness that they will be coming. Significant cost (\$50,000 allowance) was incurred in unplanned replacement of sewer lines for the floor drains of the apparatus bay, including removal and replacement of the concrete floor under which they lay. This work has been performed, but not fully costed by the general contractor because of slow response from some of the subcontractors performing the work. In addition, the subexcavation and disposal of dirt, and installation of geo-fabric and drain rock fill at the EOC and Fire Station footings and slabs, required by the soils engineer, has not yet been covered by a change order. We are carrying an allowance of \$50,000 - \$100,000 for this work. It is not yet complete.

FINANCIAL STATUS:

- 1. Original contract amount: \$7,852,700.00**
- 2. Original contract plus casework: \$8,081,180.00**
3. Change Orders #1-2, 4-29: \$227,796.21 (2.9% of contract amount)
- 4. Contract amount will then be \$8,308,976.21**
5. Progress payment No.9 scheduled, in the amount of \$ 379,038.25 .
6. Total payments to date (1-9, including retention in escrow for the contractor):
\$3,653,625.38 Percent Complete: 44.35 % of current contract amount

DISCUSSION

City Hall portion of the project is complete to the point of awaiting new modifications (awaiting pricing) and wall furring and insulation (\$69,931.40), then the remaining work (new windows, flooring, repainting and door installation) would occur.

Police is nearly ready for drywall. Metal roofing is approximately 99% complete. Roof framing over the existing Fire building is nearly complete, but the addition areas are just started – concrete foundations and slabs were poured Monday, February 9. Interior framing in Fire is nearing completion.

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

We are looking more now at the issues surrounding moving back. A tentative budget of \$300,000 has been established for this purpose. It is possible that we will move back in phases, in the same manner in which we moved out of the buildings. The three departments (Administration, Finance, and Community Development) would move back to City Hall first. This may provide the opportunity to install and commission the phone system before the police and fire departments move back. This will alleviate time pressure for the move of the 911 and radio-associated issues (particularly the antenna, which was a controlling factor in moving out to Monroe Street). The leases on the modulars run until summer of 2010.

Staff is recommending to again contract with Carl Brosius to assist the City in all aspects of IT and telecommunications. His assistance at Monroe was vital, and he has already reviewed and provided recommendations for the civic center cabling/wiring and reconfiguration of the server room. Recommendation #2 of this staff report is to approve his contract (KC/Future Planning, Inc. – not to exceed \$52,700). The amount of this contract is already included in the \$300,000 move back budget. Furnishing requirements will be sorted out once it is concluded whether we will be making further City Hall modifications.