

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

Agenda Date: April 20, 2009  
Approved by: BP

**Subject: Monthly Progress Report: Civic Center**  
**From:** Barry Whittaker, Public Works Project Manager  
Rich Cunningham, Public Works Manager  
Beth Pollard, City Administrator

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**STAFF RECOMMENDATION**

Receive monthly progress report

**BACKGROUND**

The contract with Sausal Corporation for this work is now more than a year old, awarded by the Council on April 3, 2008. Work got underway in the City Hall on May 12th, and in Police and Fire on September 2, 2008. We are at 55% completion with the 11<sup>th</sup> Progress Payment totaling \$373,652.60 between Contractor payment and retention paid into escrow. Completion is currently projected for October 2, 2009, having slipped about a month with the incorporation of the City Hall changes and furring and insulation of the those walls.

A total of seven Contract Change Orders were issued during the past month, with the largest part of the cost arising from the two contract change orders associated with change of scope additions of improvements in the City Hall. The first of these covered the furring and insulation of the exterior walls (\$69,931); the second the modifications to the floor plan, electrical and heating systems (\$137,484). The largest of the remaining Contract Change Orders entered into during this period was a somewhat misleading \$39,950 credit for the deletion of the UPS required by the contract. This is 'misleading,' because we will in the end spend most of this sum buying a UPS for the computer room from a different supplier. Other change orders this period included about \$4,400 for a drinking fountain in the EOC/Exercise area and a variety of small changes in concrete work, plumbing, electrical, and security cameras for the Police Department. Together the Contract Change Orders now total \$458,655 – or 5.7% of the present contract amount. The combined City Hall Changes of \$217,400 together total 2.6% of the contract work, with the remainder of the change orders representing 3.1% of the present contract.

**DISCUSSION**

The contractor continues to be very cooperative and project process appears good. In some ways, the project has divided itself into four projects. Finishes are being installed in Police, with bathroom tile currently underway. The window installation in Police is not yet complete, which also keeps drywall from being completed there. The roofing is complete,

with the Photoelectric installation also complete. Some framing continues in the existing Fire building, with the Apparatus Bay brace frames about to commence construction. Roof framing in Fire is nearing completion.

During the month we issued a purchase order to Motorola for \$104,840 for a new antenna pole and antenna, including the associated move back to the site. The pole will be located where the parking lot street light pole was located, and it is intended that the parking lot electroliers be mounted on the same pole. Getting the antenna pole installed and operating at Monroe was the critical control of when Police and Fire could move, and it is our desire to not have it control the timing of the return.

### **CONSTRUCTION PROGRESS**

Progress for the month was slowed by a couple of periods of rains, and a smaller than usual month payment resulted (\$373,652.56 after allowance for the retention).

- A. Police Station – Drywall is complete except where delayed by the incomplete window installation. The windows are awaiting the resolution of their caulking details. Ceramic tile is being installed in the restrooms. The photovoltaic electricity generating panels (32KWH) are all in place over the west side of the Police Station roof, as are the seven inverters in the computer room.
- B. Fire Station – They are preparing to pour the Marin Avenue driveway for the fire vehicles, along with new curb and sidewalk along Marin, between the fire station and the parking lot, and between the parking lot and Police. They are preparing to pour the brace frame footing for the Apparatus Bay brace along Marin.
- C. City Hall – This area is being closed in for abatement work associated with the Admin Changes. After today the building will be closed except for abatement workers for this week and much of next. Heavy demolition – wall cutting, wall demolition – will occur thereafter as this work gets seriously underway.
- D. EOC. Current work is CMU wall erection.
- E. Site. Underground utilities are largely complete. We are waiting for PG&E to install new gas and electric meters. Site work at present is mostly concrete sidewalks and Fire Dept driveways.
- F. Schedule. The contractor updates his schedule on a weekly basis. As of April 10, 2009, the projected finish schedule is October 2, 2009. 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:** Contract Change Orders #32-38 were issued in March. Following is more detail on the Contract Change Orders. Change Orders issued to this point represent 5.7% of the total contract cost.

- 32. Conduit additions, electrical demo, fire suppression: (\$4,796.60) The larger item here is the addition of a fire suppression system in the stove hood. The Department had one before the project began, but it was inadvertently not included in the plans and specs. The other items here are small extras re. the electrical work.

33. Wall Furring at City Hall: (\$69,931.40) This change order provides for furring, insulating and drywalling the existing exterior CMU walls throughout the City Hall areas (Admin, Finance, Community Development) for energy conservation purposes. This is “added scope” work that was authorized by the Council last December.
34. Administration Wing Changes: (\$207,415.89). This change order provides for the construction of several office areas, and modifications to heating and electrical systems to accommodate the City Hall changes. This is “added scope” work that was authorized by the Council last month.
35. Water Fountain in EOC: (\$4,385.95) A water fountain was added in the Exercise area of the EOC. With the City’s policy not to supply bottled water, and to discourage personal plastic water bottles, and the need to hydrate during exercise and emergency operations, the fountain is a more environmentally and economically sustainable approach. There will be no cooling unit.
36. Deletion of UPS. (Credit of \$39,950.00) Rather than buy the UPS through the construction contract, at the urging of our computer consultant, we are buying it directly, and will be setting it up with the help of a cabling contractor at the conclusion of the construction contract. Current estimated cost of purchasing the UPS and associated hardware is about \$35,000. This is based on a quotation from the supplier.
37. Security Camera RFP: (\$11,814.50) The plans for Police did not provide the number and locations for cameras that the Police department felt necessary for security purposes. This added a series of camera locations.
38. Corian Tops to Stainless in Fire: (\$989.00) The plans called for a stainless steel countertop in the kitchen on the perimeter cabinets, but Corian on the island cabinets. Fire was concerned about the durability of the Corian. At their request we priced granite and the alternative of more stainless steel. The granite was about \$6,500 additional cost while the switch to stainless is less than \$1,000.

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.

**FINANCIAL STATUS:**

1. **Original contract amount: \$7,852,700.00**
2. **Original contract plus casework: \$8,081,180.00**
3. Change Orders #1-2, 4-32; 35-38: \$251,238.76 (3.1% of contract amount)
4. Change Orders #33 & 34 (Admin changes): \$207,415.89 (2.6% of contract amount)
5. **Contract amount is now \$8,539,835.65**
6. Progress payment No.11 scheduled, in the amount of \$ 373,652.56 .
7. Total payments to date (1-11, including retention in escrow for the contractor):  
\$ 4,726,918.33 Percent Complete: 55.4 % of current contract amount