

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

Agenda Date: 4/20/09
Reviewed by: BP

SUBJECT: Albany Pre-School Seismic Improvements – Invite Bids and Award a Contract 09-03

REPORT BY: Ana Bernardes, Project Manager
Rich Cunningham, Public Works Manager

RECOMMENDATION

Authorize the City Administrator to invite bids and award a contract, for an amount not to exceed \$55,000, to the lowest responsible bidder for the Albany Pre-School Seismic Improvements-Project P29.

BACKGROUND

The City-owned building at 850 Masonic Avenue is an older house, with approximately 1,600 square feet of floor area that was moved onto the site from another location. The land on which the house is located is adjacent to the Albany Senior Center and is owned by the City. A narrow strip of land adjacent to the house is leased by the City from “pumpkin patch” land owner, which in turn leases the property and the City-owned building to the Albany Pre-School for use as its outdoor recreation area.

While the building seems generally sound, the foundation does not contain the usual seismic restraint provisions required by code. Seismic improvements for the building were authorized by the City Council as part of Capital Improvement Plan in July 2006 and initial estimates were determined to cost \$42,000. This estimate was based on a preliminary assessment prepared by a structural engineer in September 2003. The engineer visually examined the existing structure and made recommendations of the levels of seismic improvements that would make the building safer for its use as a pre-school.

In July 2007, Council authorized going out to bid. However, plans had not yet been prepared and staff became aware of difficulties that had not been envisioned previously. An example was the realization that the building would have to be supported during foundation work, and the rest of the work would have to be performed from within the narrow crawl space under the floor.

In September 2008, Council authorized the City staff to hire ESI Earthquake and Structures, Incorporated, engineering consultants, for design of seismic improvements for the preschool building. As a result, plans and specifications have been completed for the project and the

Community Development has issued a building permit for the work.

DISCUSSION

Because of the problem that the building is in use for most of the year, and the Pre-School sessions can only be interrupted during the summer for about six weeks, staff would like to be able to award a contract right after the bid opening scheduled for May 19, 2009. Based on conversations with the Pre-School staff, City staff recommends that this project be built during their summer break starting on June 15, 2009, at which time the pre-school will temporarily relocate its summer program elsewhere.

Deficiencies being addressed in this design include the lack of shear resistance in the foundation, and inadequate anchoring between the foundation and the framing. The west wall of the building entirely lacks a foundation, and some of the main floor girder supports do not have interior pad footings. In addition, a new concrete pad and proper bracing of the furnace and the replacement of the existing sump pump will be added to this project.

SUSTAINABILITY IMPACT

The design of this project provides for the use of fly ash, which is a recycled material, for all cast-in-place concrete mixture.

FINANCIAL IMPACT

Funds from Measure F will be used for this project. Initially, the City's per capita Proposition 40 funds were to be used. However, this project did not qualify for those funds. Thus, part of this project will be paid from Measure F funds (\$42,000) originally reserved for this project. The remaining funds will come from Measure F monies that had been assigned to the Veteran's Memorial Building (\$44,906), thereby totaling \$86,906. To date, \$14,910 has been expended on design work, with \$71,996 remaining for construction, construction management and testing. The engineer's construction estimate for the project is \$55,000.