

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

Agenda Date: May 18, 2009
Approved by: BP

Subject: Monthly Progress Report: Civic Center
From: Rich Cunningham, Public Works Manager

STAFF RECOMMENDATION

Receive monthly progress report, abbreviated in length due to an unexpected change in construction management personnel, as described below. The more familiar report format used before will return with the production of the June 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, 2008, and in Police and Fire on September 2, 2008.

DISCUSSION

On April 25, 2008, our construction manager, Barry Whittaker, experienced medical issues and is not expected to return for at least 6 to 8 weeks. In his absence, the Public Works Manager has taken over the responsibilities pending the arrival of substitute assistance from the firm of Van Pelt Construction Services. The hired construction manager, Steven Hasch, will be working full time representing the city and comes with a very complete resume of experience managing other city hall remodeling jobs in the East Bay. He is starting work on May 12, 2009.

The three most challenging elements of the project are as follows:

1) The City Hall remodel is proceeding as might be expected when both the City and the contractor are using minimum plans to go by. The minimum nature of the plans is due to the decision that there were sufficient funds at the mid-way point in the project to make changes in City Hall to improve space efficiency. The use of these simple plans has created a myriad of tweaks and changes that we are just working our way through, one by one. None of them are costly but they are time-consuming. For example, to everyone's surprise, when the contractor began to demolish the old wall that divided the City Clerk's Office from the Asst. City Administrator's Office, a water pipe was discovered to have been buried inside the brick and had to be moved out of the way.

However, the informal nature of the plans has advantages also. For example, we discovered that there was room enough to install 4 or 5 solar light collecting tubes above the hallway and they will be added to cut down on electric lighting usage in an otherwise darkened area.

2) There has been significant discussion about the very close clearance between the top of the new aerial fire truck and the bottom of the apparatus bay doorway. All the calculations point to a very small margin of passage and a practical test will be conducted on May 22nd, after the driveway concrete reaches its maximum (28-day) strength. We are developing contingency plans to alter either the driveway conform and/or the height of part of the fire truck to accommodate the situation, pending the outcome of the test on May 22nd. Informing the Council of this situation is designed to clarify informal concerns that may be circulating at this time and we do not anticipate facing an unsolvable problem, as the construction alternatives will allow us sufficient margin to handle the equipment.

3) The audio-visual and computer provisioning of the Council Chambers has significant variables due to wide variety of options for equipment, communications, etc. To establish a framework for this task, we met with the City's Cable TV and Information Tech Committee, which has been charged with developing an equipment and usability profile that includes input from each Council member, members of the public, and City staff.

FINANCIAL STATUS:

A total of \$12,803 in Contract Change Orders were issued during the past month for door frame hardware and Police Department finish carpentry.