

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

Agenda Date: June 15, 2009

Approved by: BP

Subject: Monthly Progress Report: May 2009 Civic Center
From: Steven Hasch, Project Manager, Van Pelt Construction Services
Rich Cunningham, Public Works Manager
Beth Pollard, City Administrator

STAFF RECOMMENDATION

Receive monthly progress report

BACKGROUND

The City Council awarded a contract with Sausal Corporation on April 3, 2008. Construction for the City Hall however only started on May 12, 2008, and Police and Fire on September 2, 2008.

DISCUSSION

The work is about 67% completed and the total amount expended between Contractor and retention paid into escrow up to date is \$5,821,368.32. There were some delays due to the incorporation of change orders and unresolved issues during the period of transition between new management and staff estimates that completion will happen around end of October. In next month's report, all currently pending issues will be resolved, so we can accurately project a completion date.

There were two Contract Change Orders issued during the past month. - The first one was to cover changes to doors, frames, and hardware for Police doors that were not properly covered on the design plans (\$7,732); the second one was related to the modifications of new plumbing valves that result on extra framing changes (\$1,612).

Due to the loss of Barry Whittaker, the normal process of administering Contract Change Orders for approval was delayed. There are about eighteen contract change orders being processed at this time for a total amount of (\$143,880). The issues being negotiated with contractor regarding these change orders are Telecom Changes, Security Access Doors, New Window Sills at Police and City Hall, EBMUD Requirement Changes, installation of Smart Light Fixtures, Concrete Removal at Police, Antenna Conduit, Removal of soil from the Site, and miscellaneous added Drainage Pipes.

This cause of action will show up on next month's staff report. Together the Contract Change Orders now total \$467,999 – or 5.9% 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 3.3% of the present contract.

The contractor continues to be very cooperative but has brought to our attention several unresolved issues that will affect the total amount expended on change orders. The current estimate for additional change orders is approximately \$500,000.

CONSTRUCTION PROGRESS

Police Station – Drywall is complete except where delayed by the incomplete window installation. The windows are being re-installed and caulking is not complete. Window testing is scheduled for June 17th. Ceramic tile is complete in the restrooms.

A. Fire Station – The Marin Avenue driveway for the fire vehicles, along with new curb and sidewalk along Marin, between the fire station and the parking lot has been completed. The brace frame footing for the Apparatus Bay brace along Marin is complete. In an onsite test, the new aerial engine cleared access into the apparatus bay by about two inches. Miscellaneous activities are going on at the station while corrections and related plan modifications are being developed

B. City Hall – The abatement work associated with the Admin Changes has been completed. The reception counter openings in the lobby have been cut. Windows are being re-installed. Exterior entry doors are installed. We have notified the Architect to employ the electrical engineer to develop the required plans for data, receptacle location, switching and fire alarm system that will meet the building department requirements.

C. EOC- Roof framing is complete; Plumbing, Mechanical and Electrical work is 50% complete.

D. 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.

E. Schedule. The contractor updates his schedule on a weekly basis. As of May 28, 2009, the projected finish schedule is October 26, 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 ORDER DETAILS:

Contract Change Orders #39 and #40 were issued in May. (Change Orders issued to this point represent 5.8% of the total contract cost.)

39 Doors Frames & Hardware Changes: \$7,732.00

40 Framing Modification & Plumbing Valve Repairs: \$1,612.00

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; 39-40: \$260,582.76 (3.3% of original contract amount)
4. Change Orders #33 & 34 (Admin changes): \$207,415.69 (2.6% of original contract amount)
5. **Contract amount is now \$8,549,178.45**
6. Progress payment No.13 scheduled, in the amount of \$ 525,693.93
7. Total payments to date (1-13, including retention in escrow for the contractor):
\$5,821,368.32 Percent Complete: 67 % of current contract amount