

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

Agenda Date: September 21, 2009

Approved by: BP

Subject: Monthly Progress Report: July-August 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 and also authorize the City Administrator to sign a contract for telephone equipment, installation and maintenance with either American Telesource, Inc. (ATI), American Telephone & Telegraph (AT&T) or Maverick Networks, Inc., for a cost not to exceed \$120,000.

BACKGROUND

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

PROJECT DISCUSSION

The work is about 85% complete and the total amount expended between Contractor and retention paid into escrow up to date is \$7,523,304.19.

There were twenty-seven (27) contract change orders issued during the past period for a total amount of \$233,440.00. Together the contract change orders now total \$1,032,446.18 or 13% of the original contract amount.

SCHEDULE

11/10/09: Planned completion of the Admin wing.

11/10-12/3/: Commissioning/testing of the building systems (mechanical, electrical, etc.)

12/1-12/06: Moving the Admin offices and staff back into City Hall.

01/18/10: City Council and other meetings resume at City Hall in Council Chambers

Mid-January to mid-February: Phased return of Police and Fire from temporary facilities.

CONSTRUCTION PROGRESS

Police Station – Is 95 % complete. Flooring, doors/hardware and clean-up will be completed around November 10, 2009.

A. Fire Station – Miscellaneous activities are going on, electrical, plumbing, HVAC rough-ins and insulation is complete. Sheetrock is being installed.

B. City Hall – Admin Changes are moving forward. Finishes are starting. Sheetrock is 90% complete. The Admin lobby walls are furred and electrical has started.

C. EOC- Plumbing, mechanical and electrical work is 95% complete. Windows and exterior doors are complete. Sheetrock has started.

D. Site- Underground utilities are largely complete. PG&E has completed the off-site underground portion of their work in Buchanan Street. Site work at present is mostly concrete sidewalks, Fire Dept driveways and parking lot paving.

E. Schedule- The contractor's schedule is being impacted daily in a very positive way due to the delivery of new construction documents. The contractor has worked on providing new pricing and our construction schedule. Progress for the period has vastly improved due to the new construction documents and resolved issues.

CHANGE ORDER DETAILS:

Contract Change Orders #56 thru #82 were issued in July and August. (Change Orders issued to this point represent 11.6% of the total contract cost.)

56 New Laundry Room Plumbing SKP-008 \$3,834.15
57 Concrete Ramp Extra \$938.00
58 Kitchen Equipment \$4,671.76
59 Fire Station Showers Change to Corian \$9,785.45
60 New Door Framing @ Room #62 Admin. \$702.14
61 Roof Caps @ Police/Admin. \$1,189.00
62 Furring wall Admin. \$203.08
63 Kalwall Credit <\$8,511.11>
64 New Window Sills @ Fire Station \$10,292.56
65 New Drywall in EOC \$1,292.65
66 Window in Admin Cost Variance \$1,456.03
67 Pony wall framing @ Fire Station \$208.83
68 Furring for gas piping @ EOC \$293.80
69 Extra Stucco work at Soffits \$8,170.27
70 Sausal's Labor for Added Plumbing \$853.75
71 New Door Framing/Fascia @Police Entrance \$583.35
72 Credit CCO59 Corian Shower Walls @ Fire Station <\$9,785.45>
73 Add Color Accent Tile @ Fire Station Bath Rooms \$725.55
74 Electrical Changes @EOC \$3,012.10
75 Admin Wing Changes Electrical/Time Extension \$91,921.98
76 Admin Wing Changes RC & Gyp/Time Extension \$46,697.37
77 Admin Wing Changes Mechanical/Time Extension \$21,892.90

78 New Admin Electrical \$1,553.70
79 Additional Framing @ police Lobby and Room #62 \$1,452.51
80 Sheetrock and Paint in Admin Lobby \$12,053.68
81 Structural Changes to Window in Room #78 \$1,996.18
82 Admin Wing Changes Misc. Costs/Time Extension \$25,995.77

CABLE TV AND AUDIO-VISUAL DISCUSSION

At the invitation of the Community Media Access Committee, staff attended the August 3rd committee meeting to discuss the extent to which the project could support relocation, installation, and improvements to the AV equipment at the renovated City Hall.

As explained at the meeting, the project has the funding to construct the basic AV infrastructure needed for both now and in the future. These improvements include the audio-assist system, dedicated AV control room, the climate control for the equipment, the conduit and wiring needed for the Council Chambers, the switching required on the dais, and changes to the council chamber lights to correct the imaging that has affected by substandard lighting.

However, the project budget did not include the cost of upgrades to the camera equipment itself, which is estimated to be \$65,000. Funding the upgrades at City Hall will allow the current camera system at the Community Center to remain permanently installed and operational. Other components now installed at the Community Center will remain in any case, specifically the audio system, the projector, and the control system, as they are design-specific to the Community Center.

TELECOMMUNICATION SYSTEM DISCUSSION

Prior to commencement of the Civic Center renovation, the City's telecommunication system was a combination of:

- a City owned Nortel analog switch that was located above the police dispatch center and served city hall, the police department and the fire department
- two separate AT&T Centrex systems that serve Community Services & Recreation Department, and the Public Works Department
- various direct AT&T telephone and data lines

The service capacity of our Nortel switch had been maximized, and because support of the system by Nortel is been scheduled to end, the system cannot be expanded to provide the additional service required for the Emergency Operations Center. Therefore, our telecommunications consultants recommended that the City acquire a system that utilizes current digital technology and that would provide integrated service for all locations within the City.

To accomplish this, detailed specifications and a request for quotation was prepared and distributed to approximately fifteen potential bidders. A bidders' conference was attended by eight potential bidders on June 26, 2009. On July 17, 2009, proposals were received from seven vendors. These proposals were reviewed by the City's telecommunications consultant Ron Pellegrini, the Finance and Administrative Services Director, Charlie Adams, and the City's Information Technology Technician, Brian Chinn.

Following the review and evaluation of the eight proposals, four vendors were invited to make oral presentation on August 26, 2009 to a panel of the three persons who evaluated the written proposal, a second consultant, Carl Brosius, Fire Captain Dustyn Wiggins, Police Lieutenant John Geissberger, and Police Dispatch Supervisor Martha King. The panel rated the four vendors and proposal six specific criteria. Three of the four vendors were rated acceptable and were invited to respond to specific questions asked by the panel and to make a best and final proposal.

Review of the best and final proposals by the panel is scheduled and a minimum of two vendors will be invited of demonstrate their proposed equipment and system to a user group composed of representatives from all City departments. Following these final meetings, the panel will present its findings and recommendation to the City Administrator.

The required completion date for installation of the new system is December 11, 2009. To allow the vendors to meet this date, it is necessary that we provide the successful vendor a signed contract by October 1, 2009. As an equipment replacement, it will be funded from funds set aside in the Equipment Replacement Fund.

FINANCIAL STATUS:

1. Original contract amount: \$7,852,700.00
2. Original contract + casework (which counts as a change order): \$8,081,180.00
3. Change Orders #1-2, 4-32; 35-38; 39-40; 41-74: \$615,338.61 (7.8% of original contract amount)
4. Change Orders #33 & 34; 75-82: (Admin changes): \$417,107.57 (5.3% of original contract amount)
5. Contract amount is now \$8,885,146.18
6. Progress payment No.16 scheduled, in the amount of \$ 385,188.77
7. Total payments to date (1-16, including retention in escrow for contractor): \$7,523,304.19
8. Percent Complete: 85 % of current contract amount.

Attachments:

- Civic Center Master spreadsheet