



STAFF REPORT

Police Department/City Hall Project – May Monthly Update

Honorable Mayor and Council Members

Summary

It is staff's intention to provide an update on the Police Department/City Hall project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and a schedule are also included. No action is required of Council.

Background

On July 22, 2003 the City Council approved the plans and specifications for the Police Department/City Hall project and directed staff to issue them to the pre-qualified bidders. The project includes, but is not limited to, the seismic retrofit of City Hall and the addition of 8,000 square feet. Bids were opened on October 1 and the lowest responsible bidder was Thompson Pacific of San Rafael, which was awarded the contract on October 14. A Notice to Proceed was issued on October 30 with work to begin on November 10 and continue for 410 days.

As of May 14, we are at day 178 of the project, or approximately 43% into the official timeline.

Discussion

Recent construction activities -

- Shotcrete placed for the lower portions of the curved exterior walls of the addition.
- Forming for the upper portions for of the curved exterior walls of the addition continued.
- Original glazing systems, removed to facilitate new shotcrete shear walls, re-installed.
- Metal stud wall framing nearly complete on the 1st and 2nd floors of the south wing and underway on the 3rd.
- Rough plumbing completed and inspected on the 1st floor of the south wing and started on the 2nd.
- Rough electrical ongoing on the 1st and 2nd floors of the south wing.
- HVAC ductwork installation underway on the 1st floor of the south wing.
- Installation of the new water services and sanitary sewer underway in the south driveway.

- Inspections by the consulting Special Inspection & Testing firm, the City's Building Department and the structural engineer continue as needed.

Upcoming construction activities –

- Placement of rebar, steel embeds and shotcrete for the upper portions of the exterior walls of the addition.
- Lagging to facilitate the foundation demolition and excavating required for the new elevator pit
- Continued wall framing on the upper floors of the south wing
- Continued electrical, plumbing and HVAC rough-ins on all floors of the south wing
- Initial structural steel framing for the addition.

Miscellaneous issues –

Staff is submitting a permit application to the Bay Area Air Quality Management District for the generator and Mid Peninsula Water has been paid for work on the new fire sprinkler line, which should be installed the week of May 17.

The archaeologist is on site during the trenching for the water service and sanitary sewer piping and no significant items have been found as of the writing of this report. The archaeologist has secured an intern to do some of the analysis and reporting in an effort to save the City money.

The contractor has requested a substitution of project manager, as the current one is leaving the firm. Lars Frederickson, who has been supervising the current project manager, has taken over full responsibilities.

Staff will be meeting with our office design consultants to begin selecting new furnishings where the need has been identified.

A local artist approached the City expressing a desire to install mosaics on the columns of the front of the building. Given that the proposed work was large and would have significant structural and aesthetic implications, he was told it was not feasible at this stage of the project.

Budget/change orders –

TOTAL AVAILABLE: \$9,985,100

The construction contract with Thompson Pacific is for \$7,085,000 and Council approved a contingency of \$569,100.

As of April 30, 2004, approximately \$3.2 million has been expended on the project (going back to FY99). This includes four construction payments.

Change Orders –

As of May 14, only two formal change orders have been processed and paid, for approximately \$9,500. Staff has rejected one change order to move an electrical panel and has received a quote from an outside electrician that is \$3,000 less than the sub-contractor price.

Despite the lack of numerous formal change orders, we know of other construction elements that will result in extra costs to the City. The three most significant costs identified as of this point

remain: additional demolition of exterior walls, dealing with the thickened slab on the third floor, and the potential replacement or repair of the existing fire sprinkler system. Examples of other known change order costs include: added dust protection for the dentist, additional bollards for the generator, and added carpet base in the lobbies. At this point, the area of the greatest unknown future construction costs remains the mechanical and electrical work.

As noted in past reports, there are also a number of situations that should result in credits to the City. For example, less slab demolition on the first floor, eliminating the retracting projection screen in the Chamber, deleting the elevator sump pump, and reducing the amount of conduit needed for the new generator.

On balance, therefore, our rough estimate is that the current net cost of the construction changes identified to date will be **about \$110,000**. This is greater than the estimate last month due to several factors, including: less than expected as a credit for a reduction in conduit needed for the generator, more than estimated for rerouting the generator line, and additional HVAC work. Please keep in mind the net cost projection is based on our construction manager’s estimates only – not actual agreements with the contractor.

In addition, as noted before, there are other (non-construction) estimated charges against the contingency. For example, the archaeological costs will be higher than budgeted, as will the audio-video equipment and reconnecting the phone lines. Other significant additional expenses include site planning for the current PD site and new workstations for the police dispatch center.

Looking at the overall project, the current estimate is that we have anticipated charges against the contingency of **about \$230,000** at this point (a total of \$569,100 in contingency funding is available for the project). Staff will continue to monitor actual expenditures to the plan and will update Council on any significant deviations.

Project schedule -

The following is the timeline for major milestones. It should be noted that no schedule will be 100% accurate and we expect dates to move around slightly. The contractor is required to provide an updated schedule monthly.

Milestone	Schedule	Actual	Comments
<i>Phase I:</i>			
Demolition	Jan. 9	Jan 9	
Foundations	Feb. 13	Feb 13	
Shear Walls - Existing Building	March 29	April 7	
Concrete Walls – Addition	April 29		Expected to be completed by May 21
Structural Steel	June 25		
Roof on Addition	July 16		
Complete Landscaping	August 2		
Structural Glass	August 5		
Phase I complete	Oct. 13		
Transition period	Oct. 22		

<i>Phase II:</i>			
Demolition	Nov. 1		
Tenant Improvements	Nov. – Dec.		
Phase II complete	Dec. 24		

Photo's -

The following are a few shots to convey the essence of the recent work.



Fiscal Impact

There is no fiscal impact to this report; funds for the project are included in the capital budget.

Recommendation

It is recommended that Council accept this report.

Alternatives

1. Provide direction to staff on additional information requested.
2. Discontinue monthly reports.
3. Provide alternative direction.
4. Take no action.

Respectfully submitted,

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