



STAFF REPORT

Police Department/City Hall Project – July 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 July 16, we are at day 250 of the project, or approximately 61% into the official timeline.

Discussion

Recent construction activities -

- Structural steel framing for the addition continued.
- Metal decking was installed for the addition's 2nd floor.
- First floor (ground level) slab poured for the addition.
- Concrete pads poured for the generator and motorcycle garage.
- Bollards installed for protection of the generator.
- Trenching and pipes for the storm water system was begun.
- Metal stud wall framing nearly complete on all three floors of the south wing and on the 1st floor of the north wing.
- Rough plumbing ongoing on the 2nd and 3rd floors of the south wing.
- Rough electrical ongoing on all three floors of the south wing.

- HVAC ductwork installations nearly complete in the south wing and started on the 1st floor of the north wing.
- Gypsum board (“sheet rock”) nearly complete on the 2nd and 3rd floor walls in the south wing and started on the 1st floor.
- Lath (preparation for plastering) installed on the walls in the detention area
- Inspections by the consulting Special Inspection & Testing firm, the City’s Building Department and the consulting engineers continue as needed.

Upcoming construction activities –

- Completion of the structural steel framing for the addition
- Metal decking for the 3rd floor and roof of the addition.
- Lightweight concrete slabs for the 2nd and 3rd floors of the addition.
- Fireproofing on the structural steel farming
- Completion of the electrical, plumbing and HVAC rough-ins in the south wing
- Fire sprinkler system piping.
- Metal wall framing for the first floor of the addition
- Exterior hardscape (colored concrete walkways, ramps and stairs).

Miscellaneous issues –

Staff and several contractors met to discuss and finalize technical issues involved with the Dispatch Center and telecomm room for Police. A vendor has been selected to make the movable workstations for Dispatch. SBC has been selected to provide the 9-1-1 system (paid for by the State).

Staff met with our office design consultants to begin selecting new furnishings where the need has been identified. Sample chairs are being tested. It was discovered that the distance between the back of the dais and the wall at the mayor’s seat is less than desirable so minor design modifications are being made to pick up 9 inches of additional clearance.

Additional discussions occurred with the AV consultant to finalize the technical requirements for speakers, lights, microphones, etc. in the Council Chamber.

The main domestic water service (piping outside of the building) burst over the 4th of July weekend. After a middle of the night shut off by South County Fire, the contractor came in and fixed it over the weekend.

The archaeologist was on site for the trenching of the storm drain system. Nothing of significance was found and that was the last major digging on the project.

The City has received its permit for the new generator from the Bay Area Air Quality Management Board.

The Parks and Recreation Commission reviewed two schematic drawings for the current Police Department building and made a recommendation that will be presented to Council in August for direction.

Also at the August meeting, staff will bring a special report on the Council Chamber, to go over the specifics of what that room will look like (where the screens are, seating, podium, etc.).

After that discussion, there will also be a “Number 9” by Council Member Warden related to the “In God We Trust-America” concept from the City of Bakersfield recently shared with the Council. Council will thus have the benefit of updated information on the Chamber before giving direction on the “In God We Trust” issue.

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 June 30, 2004, approximately \$3.9 million has been expended on the project (going back to FY99). This includes six construction payments.

Change Orders –

As of June 14, still only two formal change orders have been processed and paid, for approximately \$9,000 and one credit for about \$1,000 has been approved.

Despite the lack of numerous formal change orders, we know of other construction elements that will result in extra costs to the City. A few of the more significant costs identified as of this point are: additional demolition of exterior walls, dealing with the thickened slab on the third floor, the potential replacement or repair of the existing fire sprinkler system, glazing and the packet passer in Dispatch, and additional lockers/casework in the men’s locker room. Examples of other known change order costs include: additional bollards to protect the generator, added carpet base, steel revisions to match the existing roof’s slope and to connect the first floor window system, electrical changes in the Police telecomm room, door hardware revisions and rekeying, and miscellaneous wall furring to facilitate new electrical and signal wiring. 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 and replacement in the south wing, deletion of the projection screen in the Chamber, deletion of the elevator sump pump, reduced conduit and wiring for the new generator, reduced work in the existing north stairs, and deletion of fire alarm devices.

Draws on Contingency -

On balance, therefore, our rough estimate is that the current net cost of the construction changes identified to date will be **about \$125,000**. This is unchanged from the net estimate last month, although individual items may have gone up or down. 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 \$255,000** 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 City and the general contractor have had difficulties with the structural glass wall subcontractor on a number of issues. Recently, the subcontractor has advised the general contractor that the glass will not be delivered (from China) and available for installation on the original schedule. The general contractor is pressing the subcontractor and is rearranging the order of items to keep the project moving, but at this point, it appears we will experience about a one-month delay in the completion of both Phase I (the south wing and addition) and Phase II (the occupied wing).

An updated schedule is provided below. It should be noted, however, that no schedule will be 100% accurate and we expect dates to continue to move around somewhat.

Milestone	Schedule	Revised	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		May 26	
Structural Steel	June 23			Work began June 11; full height columns and 1 st floor beams set.
Roof on Addition	August 4	Sept. 1		
Structural Glass	August 20	Oct. 22		
Complete Landscaping	August 26	Sept. 7		
Complete Sitework	Oct. 14	Oct. 14		
Phase I complete	Oct. 14	Nov 12		
Transition period	Oct. 25	Nov. 21		
<i>Phase II:</i>				
Demolition	Nov 4	Nov. 29		
Tenant Improvements (currently occupied areas)	Oct. – Dec.	Nov. – Jan.		
Phase II complete	Dec. 23	Jan. 26		

Photo’s -

The following pictures capture the essence of 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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