City Hall Seismic Upgrade and Rehabilitation Project

CONSTRUCTION PROGRESS UPDATE

DECEMBER 2005
City Hall Project Elements

- Seismic strengthening
- Mechanical, electrical, plumbing and fire suppression systems
- Technology upgrades (Council Chambers)
- Elevator upgrades (3 elevators & 1 ADA lift)
- Restoration of interior spaces (historic and non-historic areas)
- Restoration of exterior building areas
- Landscape restoration
- ADA upgrades
- Fundraising program
Aerial Photograph - Construction Activity
November 29, 2005

Bird’s-Eye View of the City Hall Construction Site Looking East from Garfield Avenue
Safeguarding the Health of the City Hall Courtyard Oak Trees During Construction Activity is a High Priority. The City and Building Contractor have engaged the services of Certified, Consulting Arborists to monitor the health of all project trees on an on-going basis.
Exterior Construction Activities

Construction Crane Hoisting & Installing Mechanical HVAC Materials in the Roof

Note: All work undertaken in historic areas of City Hall is monitored under the direction of the City’s Historic Preservation Monitor, for compliance with all applicable preservation requirements.
Courtyard Construction Activities

On-Going Concrete Pour for Basement Area

Concrete Pour in Roof Area to Support Mechanical Equipment

Note: All work undertaken in historic areas of City Hall is monitored under the direction of the City’s Historic Preservation Monitor, for compliance with all applicable preservation requirements.
The City’s structural engineer has reviewed this work to ensure its stability during construction, and assures us that the building won’t fall down during construction activity!
Exterior Moat Construction

Steel Column Reinforcing in the Moat at North East Stair Tower Bases

Steel Rebar Placement in Moat Area at South East Stair Tower

The City’s structural engineer has reviewed this work to ensure its stability during construction, and assures us that the building won’t fall down during construction activity!
Main Tower Dome – Structural Work

Structural Strengthening Work Underway on the 6th Floor in the Main Dome

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Colonnade Structural Strengthening

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Attic Improvements

Outdated electrical, mechanical and plumbing were removed from the building. New systems are currently being installed as part of the building renovation.

New Roof Framing & HVAC Equipment

New Concrete Pad and HVAC Equipment
Interior Framing – 4th Floor

Fourth floor lobby & office areas, showing new office framing, HVAC and plumbing installation.

Note: All work, including building protection is being undertaken under the direction of the City’s Historic Preservation Monitor.
Interior Framing - 3rd Floor

3rd Floor South - Installation of Drywall & Mechanical Equipment

3rd Floor South Historic Area Exterior Window Repairs
Interior Framing - 2nd Floor

On-Going Tenant Improvement Work – 2nd Floor
Note: Historic Office Areas within City Hall have been maintained and not demolished. These areas will be restored to their original condition as part of the renovation of the building under the watchful eye of the City’s Historic Preservation Monitor.
Construction Workforce in Action
Northeast Stair Tower
Facade Rehabilitation

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Exterior Plaster Restoration - Northeast Stair Tower