

# Agenda Report

**TO:** CITY COUNCIL May 3, 2004  
**FROM:** CITY HALL RESTORATION OVERSIGHT COMMITTEE  
**THROUGH:** FINANCE COMMITTEE  
**SUBJECT:** CITY HALL SEISMIC RETROFIT PROJECT UPDATE

**RECOMMENDATION:**

Receive and file.

**CITY HALL RESTORATION OVERSIGHT COMMITTEE WORK:**

The following informational report represents the City Hall Seismic Retrofit Project update to the City Council for the period January 1, 2004, through March 31, 2004. The Committee conducted the following activities during this reporting period:

A. Project Schedule:

1. Reviewed and commented on the project schedule which supports that the overall project remains on schedule with staff relocation efforts commencing in June, 2004, and staff reoccupying City Hall in June, 2007.
2. Supported extending the duration of staff relocation activities to interim office facilities through the end of July, 2004 to allow for a smoother transition and time for all six interim office facilities to be completed.
3. Recommended utilizing this staff relocation time extension to explore "as-built" conditions in vacated sections of the building, with the goal of reducing the potential for future general contractor claims.
4. Remained hopeful that the additional time extension will allow time for price stability in material cost fluctuations, specifically in the steel market.
5. Recommended that staff transfer the demolition activities as listed in Bid Package #1 into the main Bid Package #2, thus reducing the potential for future change orders.

6. Concurred that the construction schedule can be reduced by one month and still allow City Hall re-occupancy in June, 2007.

B. Project Budget:

1. Participated in background budgeting discussions with the Director of Finance to determine whether all project funding sources have been considered. At this stage, the Committee has an understanding of the \$93,273,000 project budget appropriations.
2. Supported staff in recommending that the City Council approve a scope-of-work adjustment in the amount of \$180,000 for not installing additional structural support in the vaulted "rosette" ceiling located at the Garfield entry rotunda. The current ceiling does not pose a life and safety threat. Based on the fact that the building will be base isolated, the expected aesthetic damage to this area during a seismic event is expected to be minimal. Accepting this scope-of-work adjustment in the amount of \$180,000 will decrease the cost estimate to \$95,682,000 and result in reducing the current budget overage from \$2,589,000 to \$2,409,000.
3. Participated in plan reviews and discussions relating to the 50% Construction Document submittal.
4. Assisted staff in compiling construction material cost information in preparation for the 50% Construction Document cost estimate.

C. Design:

1. Concurred with the advisory direction given by the Design Commission on March 8<sup>th</sup>, 2004, in support of the project plans as submitted by the project architect for the interior courtyard plantings as well as the two "diagonal" shaped ADA ramp(s) located at the rear of City Hall along Euclid Avenue.
2. Reviewed and commented on the summary set of Bid Package #1 (50% Construction Document submittal).
3. Reviewed and commented on interior finishes as presented by the project architect.

D. Historical Design Review:

1. Reviewed the selection of the Historical Preservation Consultant, Payton Hall of Historical Resources Group, who will be performing work as required by FEMA and the State Historical Preservation Office. The selection team included Sue Mossman and Lambert Giessinger of the Committee, as well as Randy Shulman of the Historic Preservation Commission.

**NEXT STEPS:**

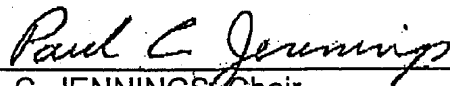
The Committee is currently participating in the budgetary review of the 50% Construction Document submittal package (Bid Package #2). The Committee will have a much better understanding for the magnitude of any budget overage for discussion at the next Quarterly Update to City Council.

**FISCAL IMPACT:**

While the actual costs associated with the project will not be known until actual bids are submitted to the City for consideration, the Committee wishes to express its concern with respect to the rapid escalation of costs within the construction industry, particularly in the prices of steel of all types. The Committee also wishes to caution City Council that the majority of nonessential project scope items have been eliminated from the project.

While it is likely that project budget challenges will remain, the Committee will be working with staff to develop a list of potential scope reduction topics and/or items which can be deferred in order to meet the project budget. The Committee may not support the elimination and/or deferment of such topics. However, the Committee is dedicated to the completion of the project and will be communicating to City Council what aspects of the project will need to be eliminated and/or delayed in order to remain within budget.

Respectfully submitted,



PAUL C. JENNINGS, Chair  
City Hall Restoration Oversight Committee