

Agenda Report

TO: CITY COUNCIL **DATE:** JANUARY 23, 2006
THROUGH: FINANCE COMMITTEE
FROM: CITY HALL RESTORATION OVERSIGHT COMMITTEE
SUBJECT: CITY HALL SEISMIC RETROFIT PROJECT—QUARTERLY UPDATE

RECOMMENDATIONS:

This report is for informational purposes only.

BACKGROUND

This report represents the progress update to the City Council for the period October 1, 2005, through December 31, 2005.

PROGRESS UPDATE

The Committee has met twice during the most recent quarter. At that time, the following topics were reviewed:

1. **Project Schedule:** The overall project is on schedule and unchanged since the award of the general contractor bid. The general contractor's date of Substantial Completion remains on July 9, 2007, and Final Completion remains on October 8, 2007. As defined in the general contractor contract, achieving Substantial Completion will allow staff to safely occupy the City Hall building and terminate external lease obligations.
2. **Project Budget:** The overall project remains on budget at this time, with the total project budget remaining at \$117,594,083.
 - A. **Project Contingency Deductions:** The City Hall Restoration Oversight Committee reviewed and discussed the second list of proposed change orders approved by the City Council on 11/21/05. The Committee concurred that these changes are reasonable and consistent with ongoing construction activities of similar projects. The recap of expended project contingency through December, 2005 is as follows:

1) Beginning Project Contingency (1/31/05)	\$8,642,014
2) City Council Approved Contingency Adjustment (8/15/05)	(351,207)
3) City Council Approved Contingency Adjustment (11/21/05)	(367,791)
Project Contingency Balance (11/21/05)	<u>\$7,923,016</u>

- B. Potential Budget Impacts: As noted during the Quarterly Update to City Council in August, the Committee will be tracking topics which may or may not result in future budget impacts. The Committee will continue to monitor the potential need to extend the interim office leases as construction progresses.
- C. Unfunded portion of budget: The project budget anticipates \$3 million to be raised from grant and fundraising activities. The Committee will continue to monitor grant and fundraising balances moving forward.

Please note, staff will continue to explore other grant funding opportunities, including the next round of FEMA PDMC and the California Cultural and Historical Endowment 2006 programs. On the fundraising front, the City is working with a consultant to identify fundraising opportunities and ways to engage the community in providing additional financial support.

3. Construction Activities: Many of the Oversight Committee members toured the project site and concurred with the following observations:

- A. Historic building and site protection: The general contractor continues to protect and safeguard the project’s historic features.
- B. Tree protection: The general contractor continues to follow tree protection measures as laid out in the contract, with oversight by the City’s consulting arborist, Cy Carlberg. The Project Team is working with Parks and Natural Resources Staff, Clark Construction, and Ms. Carlberg to monitor the continuing health of the trees, and implement corrective measures as necessary.
- C. Construction status: The general contractor is proceeding on schedule with the critical areas of the basement well underway. The completion status of the areas of interest is as follows:

1) Historic building/site protection (maintenance ongoing)	100%
2) Demolition (basement, arcade and interior partitions)	100%
3) Earthwork and excavation	95%
4) Shoring and moat construction	95%
5) Basement structural systems	30%
6) Mechanical, electrical, plumbing and fire protection	30%
7) Interior framing and partitions	85%
8) Exterior building restoration	30%
9) Interior finishes	0%
10) Elevator and ADA installation	0%
11) Site work	0%

In conclusion, the Committee continues to witness impressive progress by the general contractor and will be touring the site regularly to follow construction activities. For those interested in seeing detailed construction activities, please


access the Pasadena City Hall Website to view the monthly construction progress photographs.

4. Local Pasadena Outreach Activities: Clark Construction continues to perform local outreach efforts as stipulated in their general contractor contract. Clark Construction's outreach coordinator (Center for Community and Family Services) appears to be committed to achieving four numeric outreach goals, with a status update as follows:

<u>Description:</u>	<u>Goal:</u>	<u>Through December:</u>
A. Local hiring	25-50	26
B. Local business participation	\$630k to \$1 million	\$618,597
C. Local purchases	\$370k to \$660k	\$366,332
D. Union apprentice sponsorships	30	14

The Committee, staff and the City's local outreach consultant (CBA Associates) will continue to monitor the status of the general contractor's outreach efforts moving forward.

Respectfully submitted,



 DR. PAUL JENNINGS, Chair
 City Hall Restoration Oversight Committee