

# Agenda Report

TO: CITY COUNCIL

DATE: October 22, 2007

THROUGH: FINANCE COMMITTEE

FROM: PASADENA CENTER OPERATING COMPANY

SUBJECT: PASADENA CONFERENCE CENTER EXPANSION PROJECT UPDATE.

## RECOMMENDATION

This report is for informational purposes only.

## BACKGROUND

This report represents the progress update to the City Council on the project through September 30, 2007.

## PROGRESS UPDATE

1. Project Schedule: The overall project is on schedule. The projected date of completion for the entire project is April 20, 2009.
2. Project Budget: Through September 30, 2007, \$42,171,877 has been expended on the project. This represents 35% of the total construction budget. Six change orders totaling \$1,489,392 have been approved. This represents 16% of the project contingency. The remaining project contingency balance is \$7,633,040.

These change orders have been for a combination of value added to the project including enhancements to the East Pavilion for the convenience of our clients and unforeseen conditions including the relocation of utilities during demolition.

3. Project Oversight: The PCOC Board of Directors has appointed an Expansion Committee that meets regularly with the project team to review the project status and tour the site. The committee reviews the project with the full PCOC Board of Directors at their monthly meetings. The committee includes, Richard Schammel

(Chair), Tom Seifert, Richard Bruckner, Libby Evans-Wright, Sam Gennawey, Jackie Jones-Corby Bill Irwin and Tony O'Keefe.

Parsons has been added to the project team as the "Owners' Rep" firm. Conrado Ayala has been assigned as our full-time Parsons representative since July 9<sup>th</sup>.

4. Construction Activities: The following progress milestones have occurred during this reporting period:

A. Shoring and foundation work is near completion for the new exhibit hall and ballroom. New basement floor slab has been poured at the south end of the site. Scaffolding and decks are being erected in those areas in preparation to pour the plaza level slab.

B. The conference building was closed during July and August to allow for un-interrupted demolition and construction activities. The demolition of the conference building exterior is complete. Shoring and foundation work for the new framing has been erected on the south elevation of the conference building in preparation for exterior sheathing. Steel erection for the other elevations will begin in mid-October.

C. The plaza area in front of the Civic Auditorium was also completed. Shoring and foundation work is underway in preparation for the erection of a new retaining wall. The area will then be back-filled and the new plaza will be installed. It is anticipated that the center section of the plaza will be completed in February of 2008.

D. Construction Status: The General contractor is proceeding on schedule with the project. The completion status of specific areas is as follows:

i. Temporary Exhibit Hall East Plaza	100%
ii. Demolition of West Plaza / Exhibit Hall	100%
iii. Construction of New Exhibit Hall / Ballroom	15%
iv. Conference Building Exterior Renovation	20%
v. Site Work (Plazas, Walkways, etc.)	10%

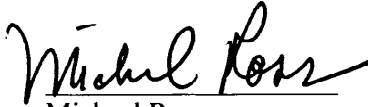
5. Local Pasadena Outreach:

A. Local outreach goals and objectives for the project have been established as stipulated in the general-contractor agreement with Clark Construction mirroring the process and efforts developed for the City Hall Project. The goals are as follows:

<u>Description:</u>	<u>Goal:</u>	<u>Through Sept.:</u>
A. Local Hiring	50 - 75	36
B. Local Business Participation	\$1,250,000 - \$1,850,000	\$1,157,399
D. Union Apprenticeship Sponsorships	30	13

- B. Clark has contracted with The Alta/Pasa Community Improvement Center as their outreach coordinator for the project.
- C. The oversight committee and the project team will monitor the progress of the general contractor's outreach efforts and provide regular updates to the City Council.

Respectfully Submitted,

  
 Michael Ross  
 Chief Executive Officer