

Agenda Report

TO: CITY COUNCIL **DATE:** March 10, 2008
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 January 31, 2008.

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 January 31, 2008, \$62,339,900 has been expended on the project. This represents 51% of the total construction budget. Ten change orders totaling \$2,352,348 have been approved. This represents 25% of the project contingency. The remaining project contingency balance is \$6,770,084.

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 9th.

4. Green Building Initiative: From inception, the project design has included many "sustainable building" features and concepts related to the LEED Program. The project goal is for silver level LEED certification. Conrado Ayala, our Owners' Rep. from Parsons has taken a lead role in coordinating these efforts with the design team, Clark Construction and Pasadena Water and Power. An outline of the primary efforts of the program is included for your review. (see attachment 1)

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

- a. Shoring and foundation work is nearly completed for the new exhibit hall and ballroom. New basement floor slab has been poured on the entire site. Approximately 50% of the elevated plaza slab has been poured. Scaffolding and decks are being erected in preparation to pour the remaining slab.
- b. The conference building exterior is beginning to take shape. Structural steel, roofing, and framing have been completed for the new offices. Utility rough-in is underway. The framing and sheathing is completed on the south elevation in preparation for the stucco installation. The structural steel erection is underway at the new atrium entrance.
- c. Shoring and backfill in the plaza area in front of the Civic Auditorium has been completed and the area is being graded in preparation for the new paving. Forming for the new stairs is underway in preparation for their installation. The filling of the area has provided valuable staging area for the steel erection on the conference building. It is anticipated that the center section of the plaza will be completed in mid-spring 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 20%
 - iv. Conference Building Exterior Renovation 45%
 - v. Site Work (Plazas, Walkways, etc.) 15%

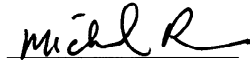
6. Local Pasadena Outreach:

- 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 Dec.:</u>
A. Local Hiring	50 - 75	41
B. Local Business Participation	\$1,250,000 - \$1,850,000	\$2,314,856
D. Union Apprenticeship Sponsorships	30	16

- 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