

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 21, 2005

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 City Council progress update for the period July 1, 2005, through September 30, 2005.

PROGRESS UPDATE

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

1. **Advisory Direction:** On November 9, 2005, the City Hall Restoration Oversight Committee reviewed and discussed the topics of contingency adjustments, General Contractor change order #2 and Architect contract amendment, and made the following motion:

The Committee concurred that the topics referenced on Contingency Adjustments Detail (Attachment #1 of the Agenda Report from City Manager, dated November 21, 2005) represented changes in condition and supported deducting \$367,791 from project contingency funds and issue Change Order #2 in the amount of \$205,689 to Clark Construction. The Committee also supported issuing a contract amendment to the Project Architect, in the amount of \$186,743, for additional scope of work. The Committee concurred that these changes are reasonable and consistent with ongoing construction activities of similar projects.

2. **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.

3. **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. The Committee concurred that these changes are reasonable and consistent with ongoing construction activities of similar projects. The recap of expended project contingency to date is as follows:

1) Beginning Project Contingency (1/31/05)	\$8,642,014
Contingency Adjustment (8/15/05)	(351,207)
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Project Contingency Balance (8/15/05)	\$8,290,807
3) Proposed Contingency Adjustments (11/21/05)	
A. City Contracted Adjustments	(\$162,102)
B. General Contractor (Change Order #2)	(205,689)
Proposed Contingency Adjustment (11/21/05)	(367,791)
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C. Project Contingency Balance (11/21/05)	\$7,923,016

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. To date, the committee will continue to monitor the potential need to extend the interim office leases through August 2007, based upon Contractor's schedule.

C. **Unfunded portion of budget:** The project budget anticipates \$6 million to be raised from grant and fundraising activities. The Committee is pleased that the City Hall project has been awarded a \$3 million Pre Disaster Mitigation (PDMC) grant from FEMA, thereby reducing the unfunded portion of the budget from \$6 million to \$3 million.

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, 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 or ahead of 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	15%
6)	Mechanical, electrical, plumbing and fire protection	15%
7)	Interior framing and partitions	75%
8)	Exterior building restoration	15%
9)	Interior finishes	0%
10)	Elevator and ADA installation	0%
11)	Site work	0%

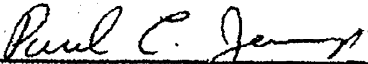
In conclusion, the Committee continues to witness impressive progress by the general contractor and will be touring the site regularly to follow construction activities. For those interested in seeing detailed construction activities, please access the Pasadena City Hall Website to view the monthly construction 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) is committed to achieving four numeric outreach goals, with a status update as follows:

	<u>Description:</u>	<u>Goal:</u>	<u>Through October:</u>
A.	Local hiring	25-50	22
B.	Local business participation	\$630k to \$1 million	\$618,597
C.	Local purchases	\$370k to \$660k	\$246,160
D.	Union apprentice sponsorships	30	11

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