



Agenda Report

TO: CITY COUNCIL **DATE:** APRIL 24, 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 January 1, 2006, through March 31, 2006.

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 the third list of proposed change orders approved by the City Council on February 27, 2006. The Committee concurred that these changes are reasonable and consistent with ongoing construction activities of similar projects. The recap of expended project contingency through March 2006 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)
4) City Council Approved Contingency Adjustment (2/27/06)	(234,507)
Project Contingency Balance (2/27/06)	\$7,688,509

- B. **Potential Budget Impacts:** As noted during the Quarterly Update to City Council in January, 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 through August 2007, based upon Contractor's schedule.
- C. **Unfunded portion of budget:** The approved project budget anticipated \$6 million to be raised from grant and fund-raising activities. To date, the City has procured a \$3 million grant through FEMA's 2005 Pre Disaster Mitigation (PDM) program. The project budget anticipates an additional \$3 million to be raised through grants and fund-raising activities. The Committee will continue to monitor grant and fundraising activities moving forward.

City staff has one project grant application currently pending (in the amount of \$1,152,800) with the California Cultural and Historical Endowment (CCHD) with a decision expected in late spring 2006. Future grant opportunities are limited for this project, as a majority of funding agencies will not allow project work to be initiated prior to the grant award date, and City Hall is now approximately 60% complete with a majority of project work tasks well underway.

- 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.

One of the Coast Live Oak trees located in the southerly section of the courtyard area was recommended for removal by staff and reviewed by the Urban Forestry Advisory Committee (UFAC) in March 2006. An exploratory review of the tree by the arborist revealed the presence of bark beetles in the tissue near the base of the trunk. This tree was removed due to its state of decline and to prevent the boring insects from infesting the other oak trees in the courtyard. The decline of this tree was most likely the result of maintenance practices that were in effect prior to 1990, which included excessive watering when turf was present in the courtyard and pruning practices that removed more of the limbs than recommended.

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	40%
6) Mechanical, electrical, plumbing and fire protection	40%
7) Interior framing and partitions	85%
8) Exterior building restoration	40%
9) Interior finishes	15%
10) Elevator and ADA installation	10%
11) Site work	0%

In conclusion, the Committee continues to witness impressive progress by the general contractor and will continue to tour 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 March:</u>
A. Local hiring	25-50	39
B. Local business participation	\$630k to \$1 million	\$632,923
C. Local purchases	\$370k to \$660k	\$446,225
D. Union apprentice sponsorships	30	16

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