

Agenda Report

TO: CITY COUNCIL **DATE:** APRIL 30, 2007
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, 2007, through March 31, 2007.

PROGRESS UPDATE

The Committee met on two occasions during the most recent quarter. At these meetings, the following topics were reviewed:

1. **Project Schedule:** The overall project is on schedule and unchanged since the award of the general contractor bid. As defined in the general contractor contract, the date of Substantial Completion is July 9, 2007, and Final Completion is October 8, 2007. However, progress to date indicates that occupancy of the building will begin in late April, which will allow for early termination of the 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 Change Orders #9 and #10 that were subsequently approved by the City Council on February 26, 2007 and March 26, 2007. 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 2007 is as follows:

1)	Beginning Project Contingency (1/31/05)	\$8,642,014
2)	City Council Approved Contingency Adjustment	(2,420,888)
	Project Contingency Balance (12/31/06)	\$6,221,126
3)	City Council Approved Contingency Adjustment (2/26/07)	(1,095,160)
	City Council Approved Contingency Adjustment (3/26/07)	(539,138)
	Project Contingency Balance (3/31/07)	\$4,586,828

- B. Potential Budget Impacts: The Committee is not aware of any additional topics which may result in substantial budget impacts at this time.
- C. Unfunded portion of budget: The approved project budget anticipated \$6 million to be raised from grant and fund raising activities. Previously, the City had secured a \$3 million grant through the Federal Emergency Management Agency's (FEMA) 2005 Pre-Disaster Mitigation (PDM) program. The California Cultural Heritage Endowment Board recommended the Pasadena City Hall project for grant funding in the amount of \$800,000. Receipt of the CCHE and FEMA awards equates to \$3.8 million in grant funding, thus reducing the project's \$6 million unfunded budget shortfall by 63% to \$2.2 million. Because project construction is more than 95% complete, coupled with the funding restrictions of many granting agencies, it is unlikely that the project will be eligible for further grant funding.
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 or ahead of schedule with all areas of construction with the critical areas of the basement completed. 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	100%
4)	Shoring and moat construction	100%
5)	Basement structural systems	100%
6)	Mechanical, electrical, plumbing and fire protection	90%
7)	Interior framing and partitions	95%
8)	Exterior building restoration	95%
9)	Interior finishes	90%
10)	Elevator and ADA installation	95%
11)	Site work	40%
	Overall project	95%


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	82
B. Local business participation	\$630k to \$1 million	\$767,956
C. Local purchases	\$370k to \$660k	\$717,890
D. Union apprentice sponsorships	30	31

The Committee, staff and the City's local outreach consultant (CBA Associates) will monitor the status of the general contractor's outreach efforts on a limited basis moving forward. This change in oversight of the local outreach efforts are the result of the success to date and the fact that all goals have been met and are near the higher end of the goal ranges.

Respectfully submitted,


 DR. PAUL JENNINGS, Ph.D., Chair
 City Hall Restoration Oversight Committee