



Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 22, 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 October 1, 2006, through December 31, 2006.

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 mid-to-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 Order #8 that was subsequently approved by the City Council on December 11, 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 December 2006 is as follows:

1) Beginning Project Contingency (1/31/05)	\$8,642,014
2) City Council Approved Contingency Adjustment	(2,119,612)
Project Contingency Balance (9/30/06)	\$6,522,402
3) City Council Approved Contingency Adjustment (12/11/06)	(301,276)
Project Contingency Balance (12/31/06)	\$6,221,126

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 85% 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. Special attention was directed toward the Council Chamber ceiling this quarter. The requirements of the Fire Code mandate that a fire suppression system be maintained in this public space which proved to be either very intrusive, destructive, or both to the original ceiling. As a result, the Fire Code makes preservation of the existing ceiling impossible. In addition, the proposed technology changes in the Council Chamber require that new support infrastructure be installed. This installation will also significantly impact the existing ceiling. After consultation with the architectural team, including the historic preservation consultant, and consideration of the existing condition of the ceiling and the fragility of its original material, the Committee recommended that the ceiling be removed and the combustible wood framing be replaced with metal framing and sheetrock following the original design and profiles. The visible ceiling surface will then be replicated using in-kind materials and the original stenciling will be replicated. The same has been communicated to FEMA and the State Historic Preservation Officer (SHPO). The removal work was completed in July which included salvaging portions of the existing ceiling that include the stenciled artwork.

FEMA and SHPO have reviewed the recommendations from a Conservator and both agree with the replication of the Council Chamber ceiling. Furthermore, they recommend that staff work with Pasadena Heritage or another suitable organization to determine the appropriate disposition of the salvaged ceiling panels. The salvaged items are currently boxed and stored for safekeeping while staff and the consultant team works with FEMA and SHPO to determine the appropriate use for these ceiling elements.

- 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 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	75%
6)	Mechanical, electrical, plumbing and fire protection	75%
7)	Interior framing and partitions	90%
8)	Exterior building restoration	75%
9)	Interior finishes	60%
10)	Elevator and ADA installation	70%
11)	Site work	0%
	Overall project	85%

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 December</u>
A. Local hiring	25-50	62
B. Local business participation	\$630k to \$1 million	\$727,956
C. Local purchases	\$370k to \$660k	\$670,907
D. Union apprentice sponsorships	30	29

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 except the apprentice sponsorship goal have been met and are near the higher end of the goal ranges.

In closing, the Committee accepted the resignation of Jim Clark. Mr. Clark has recently relocated to Las Vegas, NV and attendance at the meeting presented a challenge. Mr. Clark worked tirelessly on the City Hall Restoration Oversight Committee and his efforts are greatly appreciated. Although his resignation reduces the number of Committee members to 12, it is the feeling of the group that this number is sufficient to bring the project to a successful close.

Respectfully submitted,



DR. PAUL JENNINGS, Chair
City Hall Restoration Oversight Committee