

Agenda Report

TO: CITY COUNCIL

DATE: June 11, 2007

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 May 31, 2007.

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 May 31, 2007, change orders totaling \$548,794 have been approved. This represents 6% of the project contingency. The remaining project contingency balance is \$8,573,638.
3. **Project Oversight:** The PCOC Board of Directors is responsible for project oversight and has developed and implemented an oversight plan for the project (see attached)..

The board 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 recently welcomed two new members, Bill Irwin and Tony O'Keefe who were appointed by the City Council as community members that bring additional construction project specific knowledge and experience to the committee.

The expansion committee has also selected Parsons as the owner's representative firm on the project. Parsons will have a dedicated staff member working full-time on the project in support of the PCOC project team. It is anticipated that Parsons will begin their services within the next thirty days.

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

- A. The East Pavilion was completed in late January and has successfully hosted 24 events. The pavilion has been well received by our returning and new clients.
- B. Demolition of the exhibit hall and parking garage on the west side of the Civic Auditorium is complete. Shoring of the site has also been completed. Foundations for the new buildings are being poured and the grading of the site is underway
- C. Demolition has also begun on the exterior of the Conference Building with the removal of 50% of the exterior pre-cast façade. This has been accomplished while the building has remained in full operation.
- 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	95%
iii. Construction of New Exhibit Hall / Ballroom	3%
iv. Conference Building Exterior Renovation	5%
v. Site Work (Plazas, Walkways, etc.)	0%

5. 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 April:</u>
A. Local Hiring	50 - 75	22
B. Local Business Participation	\$1,250,000 - \$1,850,000	\$697,939
D. Union Apprenticeship Sponsorships	30	4

- 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,

A handwritten signature in black ink, appearing to read "Michael Ross", written over a horizontal line.

Michael Ross
Chief Executive Officer

Pasadena Convention Center Expansion Project



**City of Pasadena
City Council**

PCOC BOARD OF DIRECTORS

Ann-Marie Villicana PRESIDENT	Clay Andrews
Thomas D. Seifert VICE PRESIDENT	Richard Bruckner
Richard M. Schammel TREASURER	Michael DeLeon
Jacquelynn Jones-Corby SECRETARY	Sam Gennaway
Michael Ross CEO	Jonathan Litvack
	Steve Madison
	Martin Nicholson
	Mary Schander
	Ray Serafin
	Judith Zitter

PROJECT OVERSIGHT EXPANSION COMMITTEE

Michael Ross PCOC CEO	Ann-Marie Villicana (Chair)
James Canfield PCOC PROJECT MANAGER PASADENA CONFERENCE CENTER EXECUTIVE DIRECTOR	Thomas D. Seifert
PARSONS OWNER'S REPRESENTATIVE	Richard M. Schammel
	Jacquelynn Jones-Corby
	Richard Bruckner
	Sam Gennaway
	Bill Irwin
	Tony O'Keefe

DMJM CONSTRUCTION MANAGEMENT TEAM

Michael C. McAlpine, CCM PROJECT MANAGER	Cindy Meyer PROJECT ENGINEER
Paul Greenwood, PE CONSTRUCTION MANAGER	George Elkin, CPE ESTIMATOR/CHANGE ORDER REVIEW
Rudolf M. Rigor LEAD INSPECTOR	Eric Chow SCHEDULER

Fentress Bradburn
PROJECT ARCHITECT &
INTERIORS

Clark Construction
GENERAL CONTRACTOR

James McLamb
Charlie Egbert
Denny Potter
Michael Slazik

Twinning Labs
TESTING & INSPECTION
SERVICES

**City of Pasadena
Support Agencies**

Building and Safety
Department of Public Works

Design Consultants

Crosby Group - Structural Engineers
M-E Engineers - MEP
Melendrez - Landscape Architects
Lerch Bates - Vertical Transportation
Carpenter Associates - Specifications