



# Agenda Report

TO: CITY COUNCIL

DATE: October 27, 2008

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 September 30, 2008.

## PROGRESS UPDATE

1. Project Schedule: The overall project is on schedule. The projected date of completion for the entire project is February 28, 2009.
2. Project Budget: Through September 30, 2008, \$85,603,209 has been expended on the project. This represents 70% of the total construction budget. 24 change orders totaling \$5,304,931 have been approved. This represents 58% of the project contingency. The remaining project contingency balance is \$3,817,501.

These change orders have been for a combination of value added to the project including enhancements to the facilities for the convenience of our clients and unforeseen conditions including the relocation and coordination of utilities.

3. Project Oversight: The PCOC Board of Directors 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 includes, Richard Schammel

(Chair), Tom Seifert, Richard Bruckner, Libby Evans-Wright, Sam Gennawey, Jackie Jones-Corby Bill Irwin and Tony O'Keefe.

Parsons has been added to the project team as the "Owners' Rep" firm. Conrado Ayala has been assigned as our full-time Parsons representative since July 9 2007.

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

- A. The exterior of the exhibit and ballroom is nearly complete. Stucco and glazing operations are underway. MEP installation is underway. Interior finishing is continuing with the installation of wall and ceiling finishes. The roofing is nearing full completion. Exterior site-work is underway with all demolition completed and forming and pouring of concrete has begun.
- B. The conference building is nearing completion. The stucco work is substantially complete with elastomeric coating to follow. The exterior stonework is substantially complete. Glazing is complete. The roofing is complete including the tile on the new entrance atrium. Interior finishing is nearing completion. Site-work is underway with all demolition completed and forming and pouring of concrete has begun. Completion of the conference building is scheduled for November 21, 2008 with anticipated occupancy of the offices to begin soon after.
- C. The energy efficiency project is also underway. The new units have been installed on the conference building and are fully operational. The old central plant has been demolished and the new piping has been installed. Overall, the project is on track for Silver LEED certification.
- 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	100%
iii. Construction of New Exhibit Hall / Ballroom	70%
iv. Conference Building Exterior Renovation	95%
v. Site Work (Plazas, Walkways, etc.)	35%

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 Sept.:</u>
A. Local Hiring	50 - 75	60
B. Local Business Participation	\$1,250,000 - \$1,850,000	\$3,149,935
D. Union Apprenticeship Sponsorships	30	29

- 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 continue to monitor the progress of the general contractor's outreach efforts in order to maximize their effectiveness.

Respectfully Submitted,



Michael Ross  
Chief Executive Officer