

UPDATE REGARDING THE PROGRESS OF THE CENTRAL LIBRARY SEISMIC RETROFIT AND RENOVATIONS PROJECT

City Council
August 24, 2026
Item # 13





Presentation Overview

- Project Background
- Construction Progress and Schedule
- Local Workforce & Economic Impact
- Mayor's Technical Oversight Committee
- Project Budget and Financial Status
- Next Steps
- Recommendation



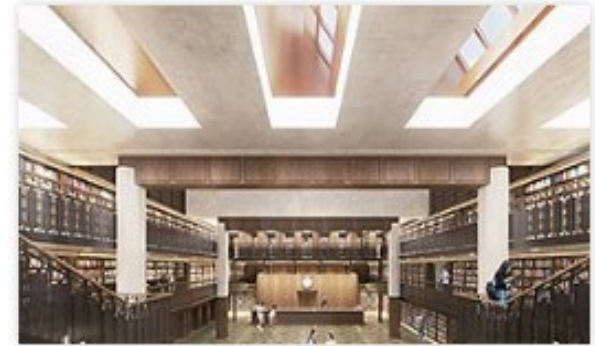
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Project Background

Department of Public Works

- July 21, 2025 - Council authorized CMAR Phases 1/1A (\$8.65 million); those phases are complete
- March 2, 2026 - Council authorized the Phase 2 GMP (approximately \$186 million); Notice to Proceed was issued March 23



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Construction Progress and Schedule

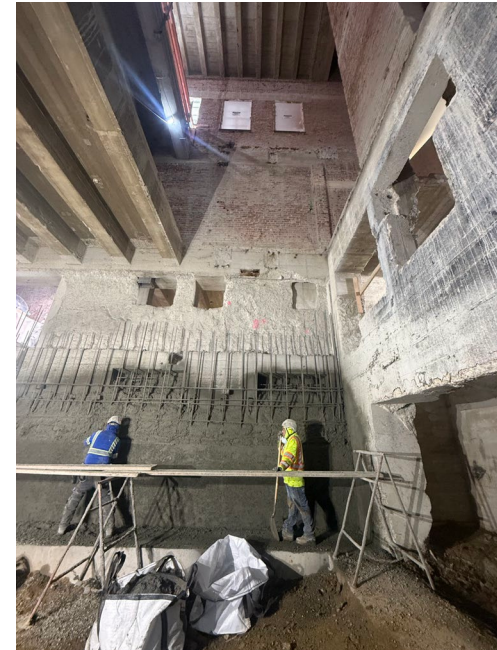
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Major Milestones Completed

- Major selective demolition activities
- Hazardous materials abatement
- Protection and storage of historic architectural finishes
- Guaranteed Maximum Price (GMP) developed

Major Milestones Underway

- Structural demolition and foundation preparation
- Temporary structural shoring
- Structural retrofit activities with ongoing materials testing and special inspections
- Procurement of remaining trade packages



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Construction Progress and Schedule

Department of Public Works

Project Schedule Summary

Milestone	Start	Finish
Phase 2 Notice to Proceed	March 23, 2026	-
Structural Work	March 2026	July 2027
Mechanical, Electrical, and Plumbing (MEP)	December 2026	October 2027
Interior Finishes	May 2027	June 2028
Site Work and Landscaping	September 2027	April 2028
Commissioning and Closeout	October 2027	August 2028
Substantial Completion	—	August 31, 2028

*Aligned with the Council-approved baseline schedule.

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Construction Progress and Schedule

Department of Public Works



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Construction Progress and Schedule

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Reinforcing steel installed for the new shotcrete shear-wall foundation



Exterior scaffolding and temporary construction elevator supporting structural repairs and historic-facade restoration

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Local Workforce and Economic Impact

Department of Public Works

Local Economic Impact and Workforce Plan

- PCL continues implementation, emphasizing local hiring, Pasadena-based subcontractors and suppliers, apprenticeships, and workforce development partnerships
- Ongoing outreach to Pasadena City College, Flintridge Center, the Pasadena Chamber of Commerce, and local workforce partners
- RKM Construction Services retained for workforce monitoring, compliance oversight, and community outreach, including weekly workforce development meetings held in Pasadena
 - > 21 weekly meetings held to date, engaging 90+ unique participants (typically 15–25 attendees)
 - > Weekly meetings originated from an apprenticeship orientation that attracted 60+ prospective workers
- Workforce presentations delivered to Impact Drug and Alcohol Treatment Center and graduating students at John Muir High School

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Local Workforce and Economic Impact

Department of Public Works

Completed Outreach Activities

- April 10 ACE Mentor Program presentation and site tour
- April 22 Pasadena High School Career Day
- April 29 Pasadena City College Spring Job Fair
- June 18 Subcontractor local economic-impact orientation
- June 25 Central Library Job Fair - 100+ job seekers; 12 trade partners



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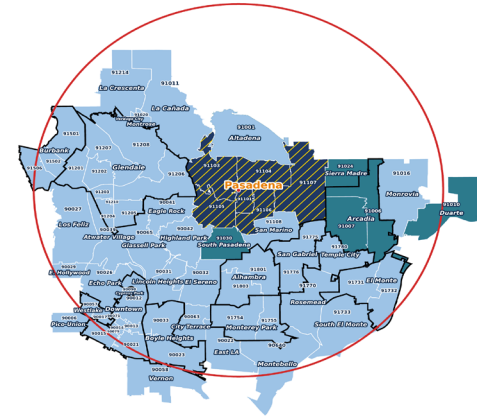


Local Workforce and Economic Impact

Department of Public Works

Reporting Tiers

- Tier 1 – Pasadena: Workers, subcontractors, and suppliers located within the City of Pasadena
- Tier 2 – Foothill Workforce Development Board service area; includes all Tier 1 activity
- Tier 3 – Area within approximately 10-mile radius of City Hall, including all Tier 1 and Tier 2 activity



CUMULATIVE GEOGRAPHIC TIERS

TIER 3 – APPROXIMATELY 10-MILE RADIUS

Includes Tiers 1 and 2

TIER 2 – FOOTHILL WDB

Includes Tier 1

Arcadia • Duarte • Pasadena
Sierra Madre • South Pasadena

TIER 1 – PASADENA

City residents and activity

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Local Workforce and Economic Impact

Department of Public Works

Goal Measures

- **Contractual Local Economic Impact Requirement:** At least 10 percent of direct construction costs must be directed to qualifying local workforce, trade partners, subcontractors, and suppliers. Direct construction costs exclude insurance, bonds, and PCL's fee
- **Qualifying Local Workforce:** Tier 2 craftworkers and qualifying professional-services and project-management personnel who meet the Plan's local criteria. PCL executive staff are excluded
- **Aspirational Craftworker Participation Measure:** The project seeks to have a minimum of 10 percent of total craft hours performed by workers residing within the cumulative Tier 3 area. This is an aspirational workforce measure based on hours and is separate from the contractual economic-impact requirement, which is based on dollars

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Local Workforce and Economic Impact

Department of Public Works

Contractual Local Economic Impact Requirement

Category	Spend / %
Tier 1 – Pasadena Craft Workforce	\$186,235 1.85%
Local trade partners/subcontractors	\$220,625 2.19%
Local supplies/materials	\$147,560 1.46%
Subtotal – Local Participation	\$554,420 5.49%
Professional-services workers*	\$23,969 0.24%
PCL on-site project-management staff*	\$440,676 4.37%
Subtotal – Professional/Management*	\$464,645 4.60%
Total Local Economic Impact	\$1,019,065 10.10%
Direct construction costs (not including insurance, bonds, & fees)	\$10,090,927
Reporting cutoff	June 30, 2026

* Reported separately as broader economic impact and not as Tier 1 Pasadena craft workforce participation

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Local Workforce and Economic Impact

Department of Public Works

Aspirational Craftworker Participation Measure

Cumulative Geographic Tier	Workers	Craft Hours	% of Hours	Wages & Benefits	% of Wages & Benefits
Tier 1 – Pasadena	7	2,250	4.28%	\$186,235	4.52%
Tier 2 – Foothill (includes Tier 1)	8	2,491	4.74%	\$197,653	4.80%
Tier 3 – 10-mile radius (includes Tiers 1 and 2)	34	8,670.5	16.50%	\$673,824	16.36%

Denominators through June 30, 2026: 52,555.36 total project craft hours; \$4,119,537.79 total project craftworker wages and benefits.
Tiers are cumulative: Tier 2 includes Tier 1; Tier 3 includes Tiers 1 and 2. Do not add rows.

Tier 3 is used for the aspirational craftworker participation measure.

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Local Workforce and Economic Impact

Department of Public Works

Phase 2 Construction – Tier 1: Pasadena Craftworker Hours

Phase 2 Pasadena residents performed nearly 10% of Phase 2 craft hours.

Participation strengthened after broader Phase 2 trade mobilization.

Month	Total Project Craft Hours	Pasadena Craft Hours	Pasadena Share
March 2026	2,161.53	288	13.32%
April 2026	3,757.42	432	11.50%
May 2026	8,167.72	740	9.06%
June 2026	8,179.02	750	9.17%

Cumulative Pasadena share through June 30: 4.28% (2,250 of 52,555.36 project craft hours).

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Local Workforce and Economic Impact

Department of Public Works

Local Contract Pipeline: Not Yet Performed or Billed

Pipeline Status	Included Packages / Scopes	Identified Value
Executed or committed contracts	ACCO HVAC (\$12.49M); fire sprinklers (\$1.73M); trailer cleaning (\$25K); water supply (\$5K)	\$14.25M
Confirmed subtier contract	HVAC controls — Sunbelt Controls	\$1.10M
In negotiation or anticipated	Fire alarm; theater curtains; window shades; demo hauling	\$570K
Total identified local pipeline	Executed, confirmed, and anticipated commitments	\$15.92M
Additional rebid opportunities	Doors, frames and hardware; flooring	Not included above

REPORTING TREATMENT | Excluded from the \$1.02M achieved through June 30, 2026; recognized as qualifying work is performed and paid.

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Mayor's Technical Oversight Committee

Department of Public Works

- TOC continues to provide independent technical oversight throughout construction
 - > Topics Presented to the Committee
 - Phase 2 mobilization and construction sequencing
 - Hazardous materials abatement and selective demolition
 - Structural observations and engineering evaluations resulting from field discoveries
 - Historic preservation and protection of character-defining features
 - Procurement status of major trade packages and construction schedule tracking
 - Budget status, contingency management, and local workforce participation
 - Materials testing, special inspections, quality assurance, and overall project safety performance

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Project Budget and Financial Status

Department of Public Works

- Overall GMP of approximately \$186 million remains within budget
- Open-book monthly cost review continues; two change orders total \$714,543 (0.43%)
- Measure PL drawdowns through June 30 total \$11,743,428

\$165.7M

Current Construction Contract
Value through June 30, 2026

\$16.1M

Owner Contingency Remaining
95.8%

\$4.8M

CMAR Contingency Remaining
100%

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Project Budget and Financial Status

Department of Public Works

Project Budget Summary - June 30, 2026

Category	Amount
Total Base Construction Contract (Phases 1/1A & 2)	\$164,945,066
Approved Change Orders (CO Nos. 1 & 2)	\$714,543
Current Construction Contract Value	\$165,659,609
Total Owner Contingency for Project	\$16,833,112
Owner Contingency Utilized to Date	\$714,543
Remaining Owner Contingency (95.8%)	\$16,118,569
Total CMAR Contingency (Shared)	\$4,798,629
CMAR Contingency Utilized to Date	\$0
Remaining CMAR Contingency (100%)	\$4,798,629
Measure PL Bond Drawdowns Through June 30	\$11,743,428



Next Steps

Department of Public Works

- Construction activities over the coming months will continue to focus on:
 - > Structural strengthening of the building
 - > Procurement and installation of major building systems
 - > Roof restoration efforts
 - > Preparation for subsequent phases of interior renovation
- Ongoing reporting:
 - > Monthly updates to the Mayor's TOC
 - > Quarterly informational reports to EDTech
 - > Semi-annual informational reports to the City Council



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Recommendation

Department of Public Works

For Item No. XX, It is recommended that the City Council:

1. Receive an informational update regarding the progress of the Central Library Seismic Retrofit and Renovations Project.

- *This is an informational item only. No Council action is required.*



Questions

Department of Public Works

**For more information about the
Central Library Seismic Retrofit and Renovations Project
refer to:**

<https://www.cityofpasadena.net/library/>



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