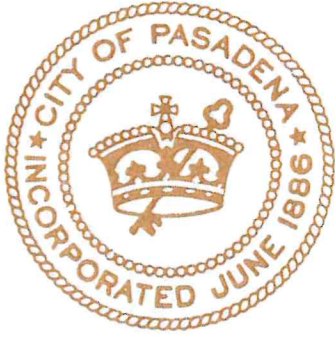




Agenda Report

August 24, 2026

TO: Honorable Mayor and City Council

FROM: Department of Public Works

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

RECOMMENDATION:

1. It is recommended that the City Council receive an informational update regarding the progress of the Central Library Seismic Retrofit and Renovations project.

EXECUTIVE SUMMARY:

This report provides the City Council with the first semi-annual update on the Pasadena Central Library Seismic Retrofit and Renovations Project following authorization of the Phase 2 Construction Manager at Risk (CMAR) Guaranteed Maximum Price (GMP). Since transitioning into full construction, the project has continued to advance in accordance with the approved schedule while remaining within the City Council-authorized budget.

Construction activities have progressed through major structural demolition, foundation preparation, temporary structural shoring, procurement of remaining trade packages, and installation of the initial structural retrofit elements. Although rehabilitation of a nearly 100-year-old historic building has required evaluation of unforeseen conditions encountered during construction, the collaborative CMAR delivery method has enabled the City, contractor, and design team to efficiently resolve field conditions, maintain construction momentum, and preserve the overall project schedule.

The project also continues to demonstrate strong financial performance. Construction remains within the approved budget, with only two owner-authorized change orders totaling \$714,543, representing approximately 0.43 percent of the total construction contract value. Approximately 95.8 percent of the authorized Owner Contingency remains available for the remainder of construction. In addition, the City has submitted approximately \$11.74 million in Measure PL bond drawdown requests for reimbursement of eligible project expenditures through June 30, 2026.

Implementation of the Local Economic Impact and Workforce Plan has produced measurable results during the early stages of construction. Through June 30, 2026, approximately \$1.02 million has been directed to qualifying local workers, trade partners, suppliers, and material providers, representing 10.10 percent of direct construction costs reported by PCL Construction. Workers residing within Tier 3, the project's broadest local workforce area extending approximately 10 miles from the project, performed approximately 16.5 percent of reported craft labor hours. Although local craftworker participation was limited during the project's initial specialized abatement and demolition work, Pasadena craft hours increased from 40 hours in February 2026 to 750 hours in June 2026 as Phase 2 construction expanded. Additional local subcontractors and vendors are under contract for work that has not yet been performed or billed as of June 30, and are not included in the local economic impact achieved to date. Local hiring and contracting opportunities are expected to continue increasing as additional trades mobilize and begin their scopes of work.

The Mayor-appointed Technical Oversight Committee has continued to provide independent oversight of project implementation, including construction progress, budget performance, schedule, and historic preservation. Committee reviews continue to provide an additional layer of transparency and accountability as the project advances.

BACKGROUND:

Constructed between 1925 and 1927 and designed by renowned architects Myron Hunt and H.C. Chambers, the Pasadena Central Library serves as the centerpiece of the City's Civic Center and is listed on the National Register of Historic Places. Following structural investigations completed in 2021, the building was determined to be an unreinforced masonry structure that does not meet current seismic safety standards, resulting in its closure to protect the safety of library patrons and staff.

Following the library's closure, the City completed structural investigations, environmental review, historic preservation planning, public outreach, design development, and preparation of construction documents necessary to rehabilitate and modernize the historic facility. Following voter approval of Measure PL in November 2024, the City secured funding to complete the comprehensive seismic retrofit and renovation using the CMAR project delivery method.

The project is being delivered in two phases under the CMAR delivery method. Phase 1/1A included preconstruction services, hazardous materials abatement, selective demolition, protection of historic architectural elements, and procurement of major trade packages while the project team finalized design and developed the GMP. On March 2, 2026, the City Council authorized Phase 2 GMP with PCL Construction, establishing a total GMP of approximately \$186.2 million and authorizing the project to proceed into full construction. Phase 1/1A has been successfully completed, and Phase 2 construction is currently underway.

Construction Progress and Schedule

Following City Council authorization of the Phase 2 GMP, the project transitioned from preconstruction into full construction and continues to progress on schedule and within the City Council-approved budget. Building preparations completed during Phase 1 including hazardous materials abatement, selective demolition, utility relocations, and protection of historic architectural features provided the foundation for advancing the building's comprehensive seismic rehabilitation and renovation.

Since commencement of Phase 2 construction, work has focused on structural demolition, foundation preparation, installation of temporary structural shoring, continued protection and cataloging of historic architectural elements, procurement of remaining trade packages, and coordination of long-lead building components. As is typical during the rehabilitation of historic structures, previously concealed conditions have been encountered during demolition and incorporated into the ongoing construction process through the collaborative CMAR delivery method. Weekly coordination among City staff, PCL Construction, Gruen Associates, KPFF Consulting Engineers, and specialty consultants continues to facilitate timely resolution of field conditions, design refinements, and constructability issues while maintaining construction momentum. Construction quality is supported through independent materials testing, structural observations, special inspections, and comprehensive quality assurance services performed throughout the project.

Major construction milestones completed or currently underway include:

- Phase 2 construction mobilization;
- Completion of hazardous materials abatement;
- Completion of major selective demolition activities;
- Protection and storage of historic architectural elements;
- Structural demolition and foundation preparation;
- Temporary structural shoring;
- Procurement of remaining trade packages;
- Ongoing structural retrofit activities; and
- Materials testing and special inspections.

Construction activities continue to progress in accordance with the baseline schedule presented to the City Council during approval of the Phase 2 GMP. The current project schedule remains consistent with the approved major milestones and anticipated completion timeline, as summarized in Table 1.

Table 1. Major Construction Schedule and Milestones

Milestone	Start	Finish
Phase 2 Construction Start	March 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

Local Workforce and Economic Impact

Consistent with City Council direction, the Local Economic Impact and Workforce Plan ("Plan") is being implemented throughout construction to expand employment opportunities for Pasadena residents, strengthen the regional workforce, and increase participation by local businesses. The Plan is reported using three nested geographic tiers: Tier 1 represents Pasadena; Tier 2 represents the Foothill Workforce Development Board service area and includes Tier 1; and Tier 3 represents workers residing within approximately 10 miles of the project and includes Tiers 1 and 2. Because the tiers are cumulative, workers, hours, and compensation that are reported in a narrower tier, remain included in each broader tier. Accordingly, tier values should not be added together. For Tables 2 and 3, contractual qualifying local workforce includes craftworkers residing within Tier 2, including all Tier 1 Pasadena craftworkers, plus qualifying local professional-services and project-management staff. Table 4 also reports the broader Tier 3 population for the aspirational workforce measure; compensation associated with Tier 3 workers residing outside Tier 2 is not included in the contractual economic-impact calculation.

To support implementation and independent verification of the Plan, the City retained RKM Construction Services, a local workforce development consultant. RKM's independent review for this reporting period focused on Tier 1 Pasadena employee records, labor hours, payroll information, and reconciliation of duplicate employee records in the project's LCPtracker data. The broader Tier 2 and Tier 3 figures are based on PCL-reported data and will continue to be reconciled as PCL's project-specific reporting is aligned with the City's standardized LCPtracker framework.

As shown in Table 2, through June 30, 2026, PCL reported approximately \$1.02 million in qualifying local economic activity, equal to 10.10 percent of approximately \$10.09 million in eligible project expenditures. Table 2 presents the three components of this local economic impact: qualifying local workforce expenditures, payments to local trade partners and subcontractors, and purchases of local supplies and materials. Each component is shown as a percentage of direct construction costs. For purposes of the Local Economic Impact and Workforce Plan, direct construction costs include project

costs other than insurance, bonds, and PCL's fee. Bonds and insurance are substantially incurred upfront; their exclusion from the denominator helps explain why the direct-cost denominator is lower than total project billings or expenditures to date.

Table 2. Local Economic Impact Through June 30, 2026

Local Economic-Impact Category	Local Spend	% of Direct Construction Costs
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 to date	\$1,019,065	10.10 %
Total direct construction costs to date	\$10,090,927	100.00%

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

Note: The \$10.09 million denominator is the total direct construction cost not including insurance, bonds, and PCL's fee. Bonds and insurance are substantially incurred upfront and are not included in the denominator. PCL executive staff are not included. Compensation for Tier 3 workers residing outside Tier 2 is reported under the broader workforce participation measure but is excluded from the contractual local economic-impact calculation.

Of the approximately \$1.02 million in total local economic impact shown in Table 2, \$554,420 represents the local participation without professional-service workers and on-site management staff. This workforce expenditure information is distinct from the craftworker participation measures presented later in the report, which separately track workers, hours, and wages and benefits using the cumulative geographic tiers.

Workforce compensation is presented using two measures. “Certified payroll” represents gross wages paid directly to workers and excludes employer-paid fringe benefits. “Wages and benefits,” also described as total compensation, combines gross wages and employer-paid fringe benefits. Because the measures have different bases, they should not be compared directly. Column headings in Tables 3 and 4 indicate the measure of compensation that is presented in each table.

The project also established an aspirational goal of achieving at least 10 percent local craftworker participation within the defined local area. Because the geographic tiers are cumulative, overall local participation is represented by Tier 3, the broadest area, while Tiers 1 and 2 provide progressively narrower views of Pasadena and the Foothill Workforce Development Board service area. Table 3 presents cumulative craftworker

participation through June 30, 2026, including workers, hours worked, percentage of total craft hours, and wages and benefits for each geographic tier.

Table 3. Cumulative Local Craftworker Participation by Geographic Tier Through June 30, 2026

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

Note: Geographic tiers are cumulative and are not mutually exclusive. Tier 2 includes all Tier 1 activity, and Tier 3 includes all Tier 1 and Tier 2 activity. Percentages, workers, hours, and compensation should not be added across rows. The percentage-of-hours denominator is 52,555.36 total project craft hours through June 30, 2026.

Craftworker participation was limited during the early months of construction because initial activities involved a relatively small number of specialized abatements, demolition, and protection trades. In addition, the project is not governed by a project-specific labor agreement requiring local hiring; therefore, the workforce commitment is being advanced through contractor cooperation, union and apprenticeship referrals, job fairs, weekly workforce meetings, and sustained outreach by the City, PCL, and community partners. As shown in Table 4, these efforts began producing measurable results as Phase 2 construction expanded. Pasadena craftworker participation increased from 40 hours in February 2026 to 288 hours in March, 432 hours in April, 740 hours in May, and 750 hours in June.

Table 4. Monthly Pasadena Craftworker Participation (Tier 1)

Month	Total Project Craft Hours	Pasadena Craft Hours	Pasadena Share of Monthly Hours	Pasadena Certified Payroll
Phase 1/1A — August 2025 through February 2026				
Aug. 2025	223.04	0	0.00%	\$0
Sept. 2025	1,400.36	0	0.00%	\$0
Oct. 2025	5,769.26	0	0.00%	\$0
Nov. 2025	8,956.71	0	0.00%	\$0
Dec. 2025	6,973.45	0	0.00%	\$0
Jan. 2026	4,508.53	0	0.00%	\$0
Feb. 2026	2,458.32	40	1.63%	\$2,090

Month	Total Project Craft Hours	Pasadena Craft Hours	Pasadena Share of Monthly Hours	Pasadena Certified Payroll
Phase 2 — Began March 2026				
Mar. 2026	2,161.53	288	13.32%	\$13,702
Apr. 2026	3,757.42	432	11.50%	\$19,145
May 2026	8,167.72	740	9.06%	\$34,707
June 2026	8,179.02	750	9.17%	\$33,983
Cumulative through June 2026	52,555.36	2,250	4.28%	\$103,526

Note: Standalone rows delineate Phase 1/1A (August 2025 through February 2026) and Phase 2, which began in March 2026. This table isolates Tier 1 Pasadena participation. As the geographic tiers are cumulative, these Tier 1 hours also form part of the Tier 2 and Tier 3 totals; the table does not separately show other workers residing elsewhere within the broader areas. Certified payroll amounts are rounded to the nearest dollar. All tables in this report use a June 30, 2026 reporting cutoff.

In addition to the expenditures achieved through June 30, 2026, PCL identified approximately \$15.92 million in local subcontractor and vendor commitments that are executed, confirmed, or actively progressing toward award. As summarized in Table 5, approximately \$14.25 million represents executed or committed contracts, \$1.10 million represents a confirmed subtier contract, and approximately \$570,000 represents contracts in negotiation or otherwise anticipated. Vendor names are not shown for scopes that remain under negotiation. These amounts are tracked separately and are not included in the \$1.02 million of local economic impact achieved to date. As the associated scopes proceed and qualifying payments are made, the expenditures will be incorporated into future quarterly reports.

Table 5. Local Subcontracting and Vendor Pipeline

Scope	Company	Approx. Value	Status / Notes
Executed/Committed Contracts			
HVAC	ACCO Engineered Systems, Inc.	\$12,490,000	Executed subcontract
Fire Sprinkler	ACCO Engineered Systems, Inc.	\$1,730,000	Executed subcontract
Trailer Cleaning	Kleen	\$25,000	Confirmed approximate remaining spend
Water Supply	Water Boy	\$5,000	Confirmed approximate remaining spend

Scope	Company	Approx. Value	Status / Notes
Subtotal—executed/committed contracts		\$14,250,000	
Confirmed Subtier Contractors			
HVAC Controls	Sunbelt Controls	\$1,100,000	Confirmed subtier under ACCO; approximate value
Subtotal—confirmed subtier contractors		\$1,100,000	
Contracts in Negotiation / Anticipated			
Fire Alarm		\$385,000	Subtier
Theater Curtain		\$30,000	Subcontract negotiation in progress; approximate value
Window Shades		\$145,000	Subcontract negotiation in progress; approximate value
Demo Hauling		\$10,000	Anticipated supplemental local hauling; approximate value
Subtotal—contracts in negotiation / anticipated		\$570,000	
Total identified local pipeline		\$15,920,000	Not included in local economic impact achieved to date

Table 5 reflects progress through June 30, 2026. The doors, frames, and hardware scope and the flooring scope are being rebid, creating additional opportunities for qualified local firms to participate. Construction Services Group is supporting the City and PCL by identifying potential local bidders for these scopes and coordinating outreach to qualified companies.

PCL Construction continues implementing a comprehensive local outreach program focused on subcontractor engagement, workforce recruitment, apprenticeship promotion, and partnerships with local workforce organizations. Outreach activities completed during the reporting period included an ACE Mentor Program project presentation and site tour on April 10, 2026; participation in Pasadena High School Career Day on April 22, 2026; participation in the Pasadena City College Spring Job Fair on April 29, 2026; a Local Economic Impact Orientation for project subcontractors on June 18, 2026; and the

Pasadena Central Library Project Job Fair on June 25, 2026, which brought together more than 100 job seekers and 12 project trade partners to support interviews, employment applications, and upcoming hiring opportunities. Additional outreach has included engagement with Flintridge Center, the Pasadena Chamber of Commerce, apprenticeship recruitment activities, contractor networking events, subcontractor outreach meetings, and utilization of the Pasadena Citywide Construction Opportunity database to advertise bidding and employment opportunities throughout construction.

In addition to the independent data review described above, RKM provides workforce monitoring, technical assistance, and community outreach in support of the Local Economic Impact and Workforce Plan. As part of these efforts, RKM coordinates weekly workforce development meetings held in Pasadena that connect local residents with contractors, trade unions, apprenticeship programs, workforce development partners, and community organizations. The meetings originated from a four-week apprenticeship orientation program developed to identify qualified local workers for upcoming construction opportunities and have since evolved into an ongoing workforce resource supporting implementation of the Local Economic Impact and Workforce Plan. Since the program began, approximately 21 weekly meetings have been held, engaging more than 90 unique participants, with typical attendance ranging from 15 to 25 participants per meeting.

RKM also maintains a database of qualified local workers, assists contractors in identifying available local talent, and conducts workforce outreach to community organizations and local schools to promote careers in the construction industry. Presentations have been provided to organizations including the Impact Drug and Alcohol Treatment Center and graduating students at John Muir High School to introduce apprenticeship opportunities and long-term construction career pathways. These efforts have contributed to workforce placements on active construction projects, including the Central Library project, while supporting development of a qualified local workforce for future City capital improvement projects.

Because many major trade packages will mobilize later in construction, some prospective workers and local businesses have expressed concern regarding the timing and availability of project opportunities. Staff recognizes these concerns and understands that outreach efforts do not always result in immediate job placements or contract awards. Based on the information reviewed to date, staff has documented sustained outreach, recruitment, and local contracting efforts by PCL and its partners. The CMAR open-book process provides staff with visibility into subcontract awards and project expenditures, allowing these efforts and resulting outcomes to be evaluated as construction progresses.

Although the cumulative Pasadena craftworker participation rate through June 30, 2026, was approximately 4.3 percent, reflecting limited participation during the specialized Phase 1/1A work, the more recent trend has been considerably stronger. Since Phase 2 began in March 2026, Tier 1 Pasadena residents have performed approximately 10 percent of total Phase 2 craft hours, and monthly Pasadena craft hours have increased substantially as construction has expanded. As additional trade contractors mobilize and the identified local subcontractor and vendor scopes are performed, staff anticipates

additional opportunities for local workforce participation and qualifying local economic activity. Staff will continue monitoring certified payroll, subcontractor utilization, awarded local commitments, project expenditures, and workforce performance in coordination with PCL and the City's workforce monitoring consultant. Future reports will separately identify local spend achieved to date and the remaining value of qualifying local contracts that have been awarded but not yet billed. The Enhanced Local Hire Report, filtered through June 30, 2026, is provided as Attachment A. The cumulative geographic tiers and associated ZIP codes are illustrated in Attachment B.

Mayor's Technical Oversight Committee

The Mayor's Central Library Technical Oversight Committee (TOC) continues to provide independent technical oversight throughout construction of the project.

Since authorization of Phase 2 construction, the Committee has met regularly to receive monthly project updates from City staff, Gruen Associates, PCL Construction, and other members of the project team. Presentations have included construction progress, schedule performance, project budget, quality assurance, historic preservation activities, procurement status, and implementation of the Local Economic Impact and Workforce Plan.

Specific topics presented to the TOC have included:

- 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 building features;
- Procurement status of major trade packages;
- Construction schedule and milestone tracking;
- Budget status and contingency management;
- Materials testing, special inspections, quality assurance; and
- Overall project safety performance.

The TOC has provided valuable technical input regarding constructability, sequencing, structural rehabilitation, historic preservation, schedule management, and risk mitigation. Recommendations provided by the Committee continue to support informed decision-making throughout construction while providing an additional layer of independent technical oversight.

Project Budget and Financial Status

The project continues to progress within the City Council-approved budget and the financial framework established through the CMAR delivery method. Since approval of the Phase 2 GMP, the project team has continued to monitor construction costs through open-book accounting, monthly cost reporting, schedule evaluations, and collaborative budget reviews involving City staff, the contractor, and design team. This transparent

process allows potential cost impacts to be identified early, constructability issues to be evaluated collaboratively, and appropriate mitigation measures to be implemented while maintaining the overall project budget.

As of June 30, 2026, the City has submitted four Measure PL bond drawdown requests totaling \$11,743,428 for reimbursement of eligible project expenditures. These reimbursements include professional design services, construction management, hazardous materials abatement, selective demolition, consultant services, project administration, and initial Phase 2 construction activities. All reimbursement requests undergo review through the City's established financial controls prior to submission, ensuring compliance with Measure PL bond requirements and applicable accounting standards.

The CMAR contract was implemented in two phases. Phase 1/1A, which included preconstruction services, hazardous materials abatement, selective demolition, and historic fabric removal, established the foundation for the project's transition into full construction. On March 2, 2026, the City Council approved Phase 2 GMP, resulting in a total base construction contract value of \$164,945,066. To date, two change orders totaling \$714,543 have been approved, increasing the contract value by approximately 0.43 percent. Both change orders addressed unforeseen conditions encountered during Phase 1/1A demolition, primarily consisting of previously unidentified hazardous materials and concealed building conditions that could not reasonably have been identified during preconstruction investigations.

Consistent with the CMAR delivery method, separate Owner Contingencies were established for Phase 1/1A and Phase 2 construction to address unforeseen conditions, owner-directed scope modifications, and other project risks. Combined, these contingencies total \$16,833,112. Following approval of the two Phase 1/1A change orders, \$16,118,569, or 95.8 percent, of the Owner Contingency remains available for the remainder of construction. The limited use of contingency during the early stages of construction reflects the effectiveness of the extensive preconstruction services, constructability reviews, value engineering, and investigative work completed prior to establishment of the GMP. The current construction contract, approved change orders, contingency balances, and Measure PL drawdowns are summarized in Table 6.

Table 6. Construction Contract, Change Orders, Contingencies, and Bond Drawdowns

Financial Measure	Amount
Base construction contract – Phases 1/1A and 2	\$164,945,066
Change Order No. 1	\$684,186
Change Order No. 2	\$30,357
Total approved change orders	\$714,543
Current construction contract value	\$165,659,609

Financial Measure	Amount
Total Owner Contingency	\$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	\$4,798,629
Measure PL bond drawdowns through June 30, 2026	\$11,743,428

Overall, the Project schedule and finances remains on track and within the approved project budget. Although qualifying local workforce participation and economic activity developed slowly during the limited specialized early work, both have substantially strengthened as Phase 2 construction has expanded and are expected to continue improving as additional trades, subcontractors, and suppliers perform their awarded scopes. The Mayor's TOC has also continued its review of the Project's design, cost, schedule, inspection reports, constructability, and risk, providing independent technical input as construction progresses. Taken together, these indicators demonstrate that the Project is advancing responsibly, with continued attention to fiscal control, local economic benefits, and technical oversight.

Next Steps

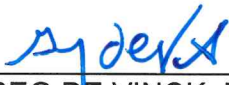
Construction activities over the coming months will continue to focus on structural strengthening of the building, procurement and installation of major building systems, historic restoration, and preparation for subsequent phases of interior renovation.

The Department of Public Works will continue providing monthly updates to the Mayor's Central Library Technical Oversight Committee, quarterly informational reports to the Economic Development and Technology Committee, and semi-annual reports to the City Council. Staff will also continue monitoring local workforce participation, project expenditures, schedule performance, and implementation of the Local Economic Impact and Workforce Plan throughout construction and will incorporate this information into each scheduled report.

COUNCIL POLICY CONSIDERATION:

The Central Library Seismic Retrofit and Renovations project is consistent with the City Council's goals of maintaining and enhancing public facilities, preserving Pasadena's historic resources, investing in resilient public infrastructure, supporting local economic opportunity, and ensuring the long-term stewardship of one of the City's most significant civic buildings.

Respectfully submitted,



GREG DE VINCK, P.E.
Director of Public Works

With Concurrence,



TIM MCDONALD
Director of Libraries and Information
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Approved by:



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Interim City Manager

Attachment A: Enhanced Local Hire Report – Central Library Seismic Retrofit and Renovations

Attachment B: Local Workforce Tiers and Spend ZIP Codes – Central Library Seismic Retrofit and Renovations