



5.6

GENERAL SERVICES
DEPARTMENT

FACILITIES/PROPERTY
MANAGEMENT

CITY OF SACRAMENTO
CALIFORNIA

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July 26, 2004

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: CITY HALL EXPANSION PROJECT (PN: BB81)
PROJECT PROGRESS UPDATE**

LOCATION AND COUNCIL DISTRICT: 915 I Street - Council District 1. (See location map – Attachment A).

RECOMMENDATION:

This report is for information only.

CONTACT PERSONS: Bob Williamson, Supervising Architect, 808-8430
E.C. Looi, Senior Engineer, 808-5533

FOR COUNCIL MEETING OF: August 10, 2004

SUMMARY:

The purpose of this report is to provide the City Council with an:

- Update report on the construction progress; and,
- Update on the City Council Chamber

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND:

This report is part of staff's progress updates on the City Hall project. The previous progress update was presented on May 4, 2004.

Construction Progress

Construction is approximately 65% complete. Construction is currently progressing on schedule to meet the planned construction completion date of April 29, 2005. Tenant occupancy is planned for the summer of 2005.

Significant construction progress has been achieved since the last report.

New City Hall Building

Two major construction milestones were achieved since the May 4 report. With the erection of the exterior cladding and new "cool roofing" for the new building substantially complete, the new building is essentially enclosed and weather tight. One of the building's permanent elevators is complete and was approved for construction use in late May. This enables the contractor to dismantle and remove the construction material and people hoist. Current work in progress includes: stud framing, fire protection, mechanical, plumbing, electrical base work and fixtures, roof-top mechanical penthouse equipment, elevators, interior partition drywall installation, etc.

Historic City Hall Building

Scaffoldings at the north façade were removed in mid-May. This symbolized the substantial completion of the exterior restoration work. Exterior restoration scope included: terra cotta, masonry, sheet metals, caulking and sealants, painting, new roofing, etc. With the completion of major fire protection / mechanical / plumbing / electrical base work and stud framing, the current emphasis is on completion of the interior walls. Acoustical ceiling grid installation is also in progress at the upper floor levels.

Site Improvements

Site improvement work began on the 9th Street side and the east and west sides of the Historic City Hall with the demolition of the adjacent sidewalks to make way for new sidewalks, curbs, gutters and traffic "bulb outs" at the four corners of the site.

As part of the site improvement construction, new landscaping and new street lighting will be installed at 9th, H and 10th streets. The existing trees are being monitored by an arborist and protected during construction.

Construction progress PowerPoint slides are attached at the end of this report. They depict construction progress since May 2004.

Tenant Improvement Furnishings (T.I.)

City Council approved the T.I. Furnishings project budget and the United Corporate Furnishings (City's systems furniture vendor) contract on March 16, 2004. The T.I. Project Team has met with all City tenants to finalize layout of workstations. A mock-up will be installed in August at the Interim City Hall so tenants may physically interact with the example of the new open office workstation.

Completion of Archaeological Mitigation

Since the May 4 council report, the majority of the lab analysis and documentation work has been completed. The City's archaeologist, Tremaine Associates, has finalized the documenting and cataloging of the artifacts discovered.

Design for New City Council Chamber

During the course of this project, the design team presented the design of the new council chamber, dais, podium, and staff tables, including colors and finishes at several the Ad Hoc and Council sessions. In June, a mock-up of the dais, podium and staff tables was assembled within the construction site. The purpose of this mock-up was to ensure no serious flaws in the design, e.g. line of sight issue, camera broadcasting angles and heights, councilmember seating and line of sight to the podium, staff tables, the speaker(s) and the audience, clearance between staff tables and the first row of audience fixed seating for ADA accessibility, etc. Key stakeholders were invited to view the mock-up, including representatives from the Mayor’s Office, City Clerk’s Office, City Manager’s Office, City Attorney’s Office, City IT/AV technical staff, and Metro Cable Broadcasting Company. Feedback received from the mock-up review has been incorporated into the drawings for construction.

Attachment B depicts the design dated 6/16/04, which has been approved by the stakeholders. Attachment C shows the original design dated 2/14/03 (permit drawing).

Art in Public Places

Selection of artists, proposed designs and locations of art will be described in a separate report to the City Council.

Current status of Taylor Supplementary Agreements – See table below.

Agreement	Description of Work	Amount	Extra Days
Original + Supplementals 1, 3-9, 14-17, 25, 26, 29, 32-34, 38-43, 45-60, 62-67, 69, 71, 72, 74, 75	Approved total work for New City Hall Bldg.	\$53,482,979	74
Original + Supplementals 2, 10-13, 18-24, 27, 28, 30, 31, 35-37, 44, 61, 68, 70, 73, 76	Approved total work for Historic City Hall Bldg.	\$10,832,600	0
	Total	\$64,315,579	74

FINANCIAL CONSIDERATIONS:

The Project is currently and planned to be completed under budget. There are no additional financial considerations associated with this report.

City Council
 City Hall Expansion Project (PN: BB81) Project Progress Update
 July 26, 2004

The current budget status as of June 21 of the City Hall Capital Improvement Projects is provided below:

Project Name	Budget	Obligated as of June 21, 2004	Budget Remaining
Civic Center Administration (PN: BB81)	\$ 59,549,125	\$ 57,019,960	\$ 2,529,165
Civic Center Administration APP (PN: BB82)	\$ 900,000	\$ 220,561	\$ 679,439
Civic Center – City Equipment (IT) (PN: BB83)	\$ 1,500,000	\$ 56	\$ 1,499,944
Civic Center – Project and Delay (PN: BB84) (Note 1)	\$ 2,600,000	\$ 1,146,259	\$ 1,453,741
Refurbish Neo-class City Hall (PN: CE86)	\$ 11,010,875	\$ 10,629,636	\$ 381,239
Historic City Hall – City Equipment (IT) (PN: CE87)	\$ 400,000	\$ 8,360	\$ 391,640
City Hall Interim Offices (PN: CF31)	\$ 3,197,699	\$ 3,145,265	\$ 52,434
PW Directors Office Relocate (PN: CF32)	\$ 70,966	\$ 70,966	\$ 0
Public Works Real Estate Relocation (PN: CF33)	\$ 31,335	\$ 31,335	\$ 0
Information Technology Department Remodel at the Waterfall Garage (PN: CF34)	\$ 600,000	\$ 141,228	\$ 458,772
Youth Hostel Relocation (PN: CF46)	\$ 4,500,000	\$ 4,440,454	\$ 59,546
Tenant Improvements (PN: BB85)	\$ 3,100,000	\$ 1,814,153	\$ 1,285,847
Total	\$ 87,460,000	\$ 78,668,233	\$ 8,791,767

Cost Exposure / Risk

The City re-organization has resulted in some tenant change requests that have and will have cost impacts. These change requests are reviewed and approved on a case-by-case basis, and will be charged against the Project Contingency. All of these change requests are within the City Manager’s authority for approval. To date, the unobligated contingency fund is sufficient to cover these tenant change requests, which are necessary for the tenants to function efficiently and thereby lower the life cycle costs. The Project Management Team has reiterated to the tenants NO MORE CHANGES unless there are unique circumstances, justifications, and approvals by City Manager’s Office.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Impact Report for the City Hall Project is complete. The Notice of Determination was filed with the County of Sacramento on September 21, 2001.

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 3 and with the City of Sacramento's Strategic Plan goal of promoting and supporting economic vitality.

ESBD CONSIDERATIONS:

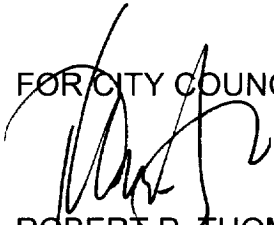
Construction services were procured in accordance with established City ESBD procedures. Plans and specifications for all subcontracts were sent to ESBE firms. Projected ESBE participation is 23%. Staff actively recruited available ESBE firms to participate in the bid process. The project was also announced on the Project Information Line and on the City's Internet site at www.pwsacramento.com/projectbids. David S. Taylor Interests, Inc. is committed to meeting the City's ESBE goals through the project execution.

Respectfully submitted,



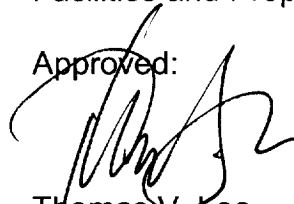
Gene Moore
Facilities and Property Manager

FOR CITY COUNCIL INFORMATION



ROBERT P. THOMAS
City Manager

Approved:



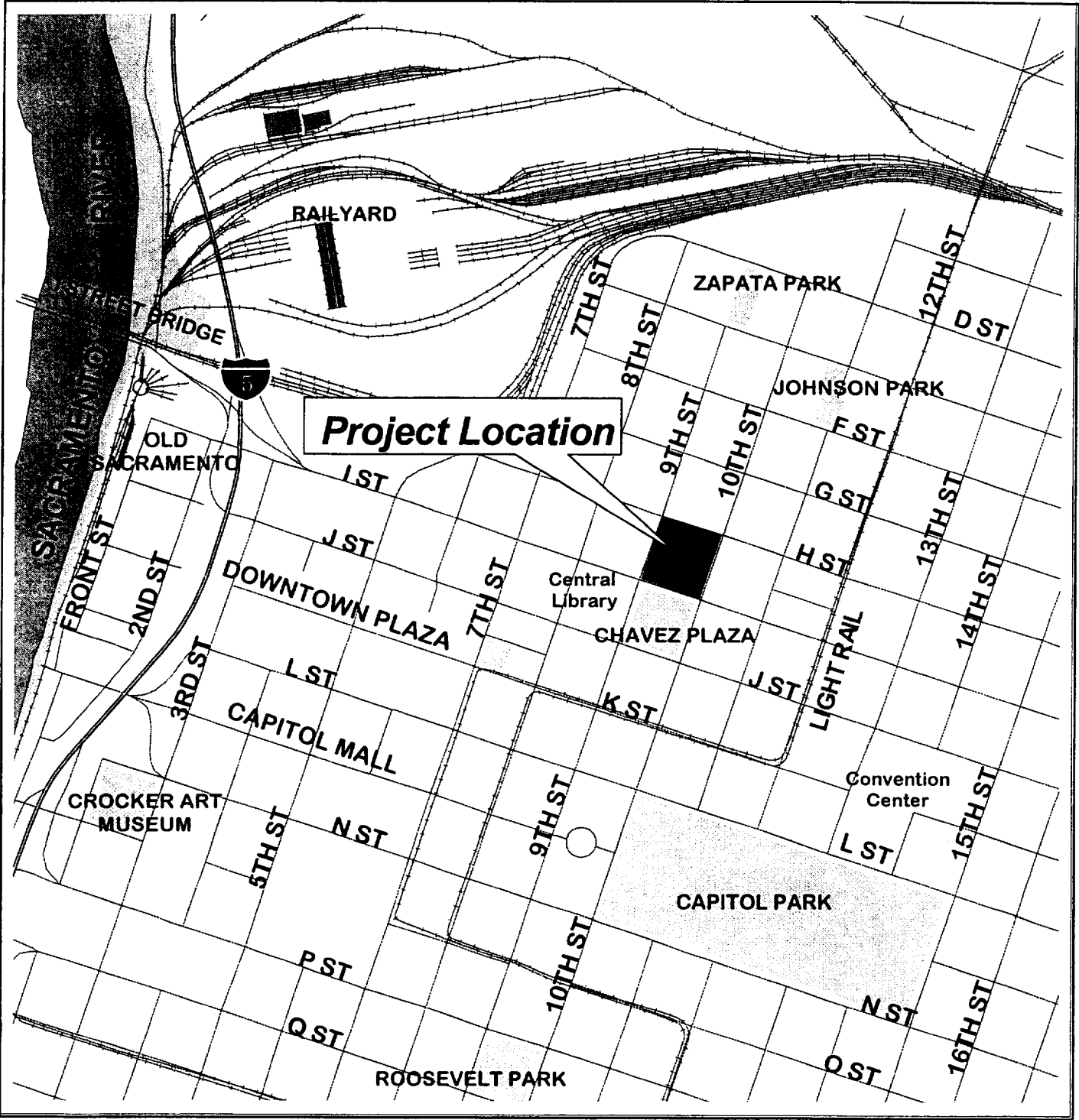
Thomas V. Lee
Deputy City Manager /
Interim General Services Director

Table of Contents

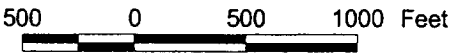
- 1) Attachment A, Location Map, page 6
- 2) Attachment B, Council Chamber Diagram (6/16/04), page 7
- 3) Attachment C, Council Chamber Diagram (2/14/03), page 8
- 4) Construction Progress Power Point Presentation Material

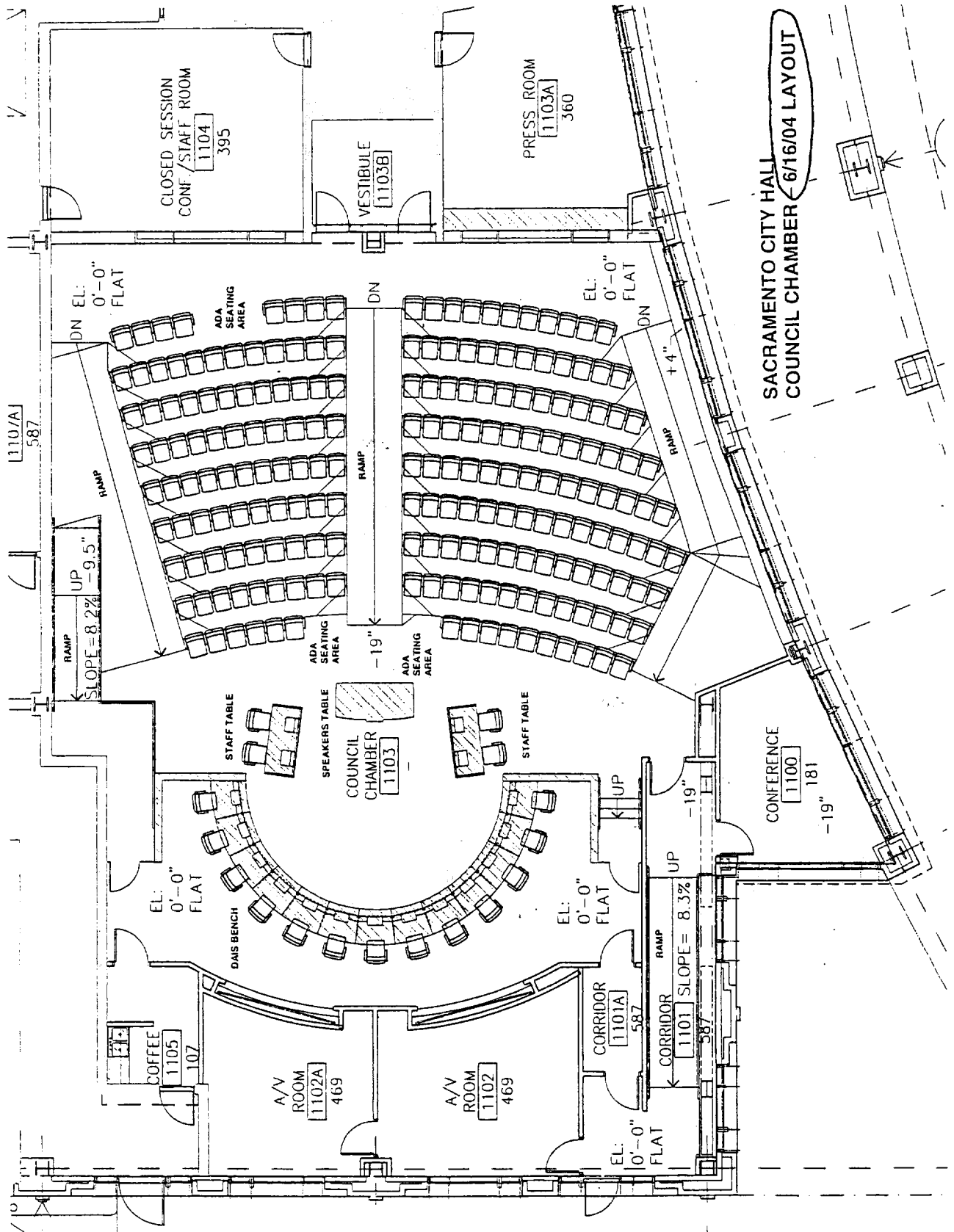
Location Map for

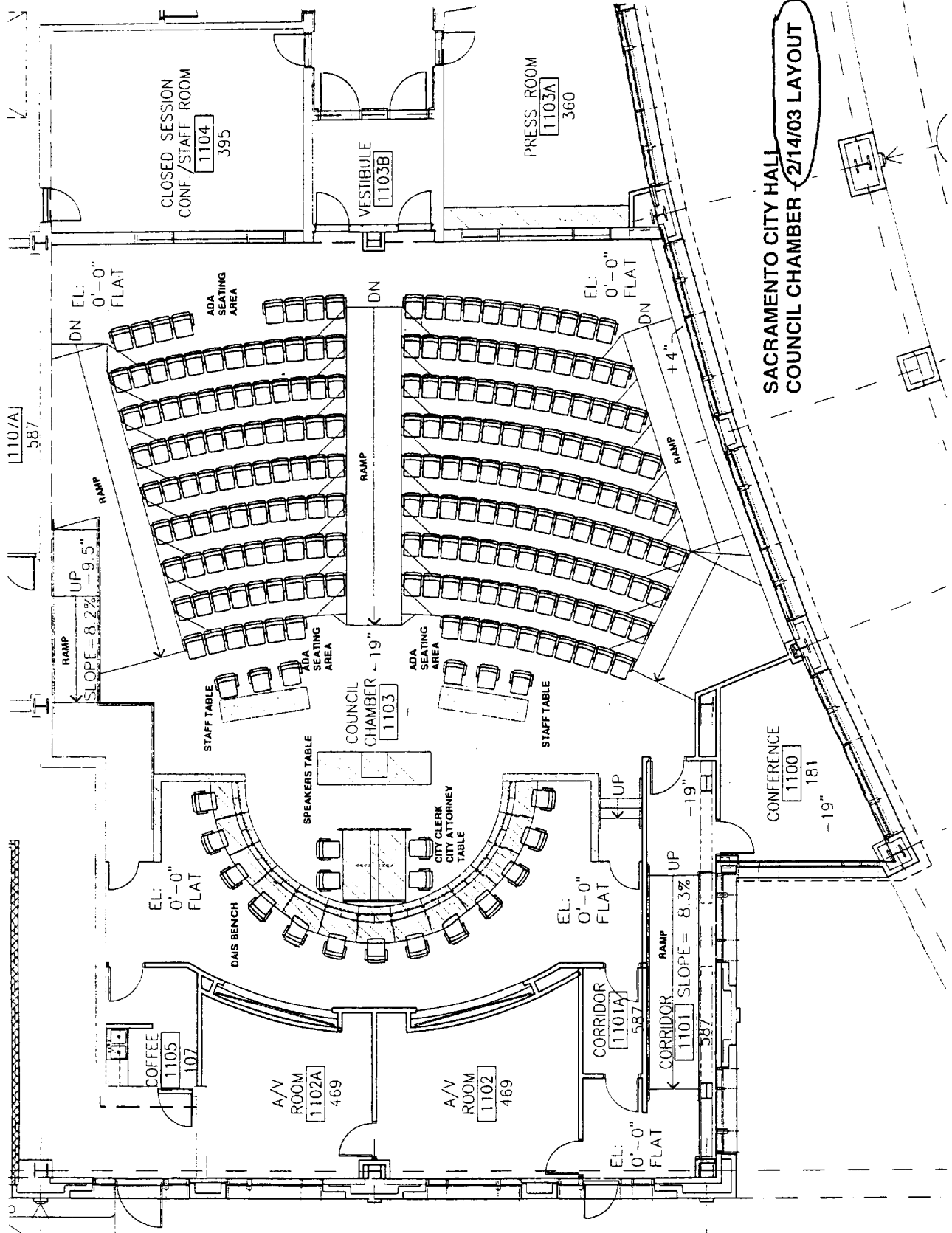
CITY HALL EXPANSION PROJECT (PN:BB81)



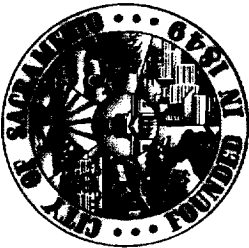
Map Contact: S. Tobin
Map Date: April, 2004







SACRAMENTO CITY HALL
COUNCIL CHAMBER 2/14/03 LAYOUT



City of Saratoga Springs

Progress Update

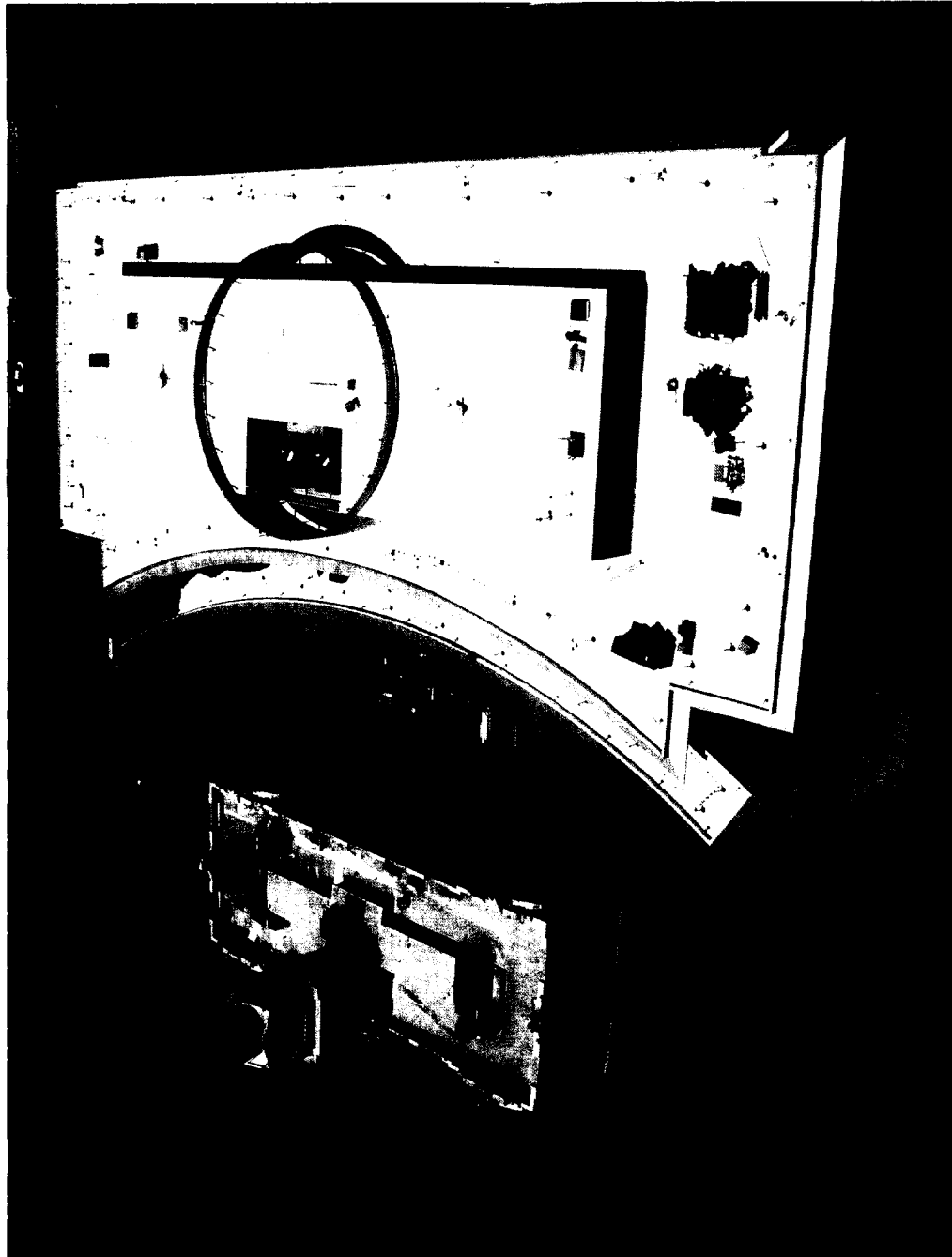
August 10, 2004



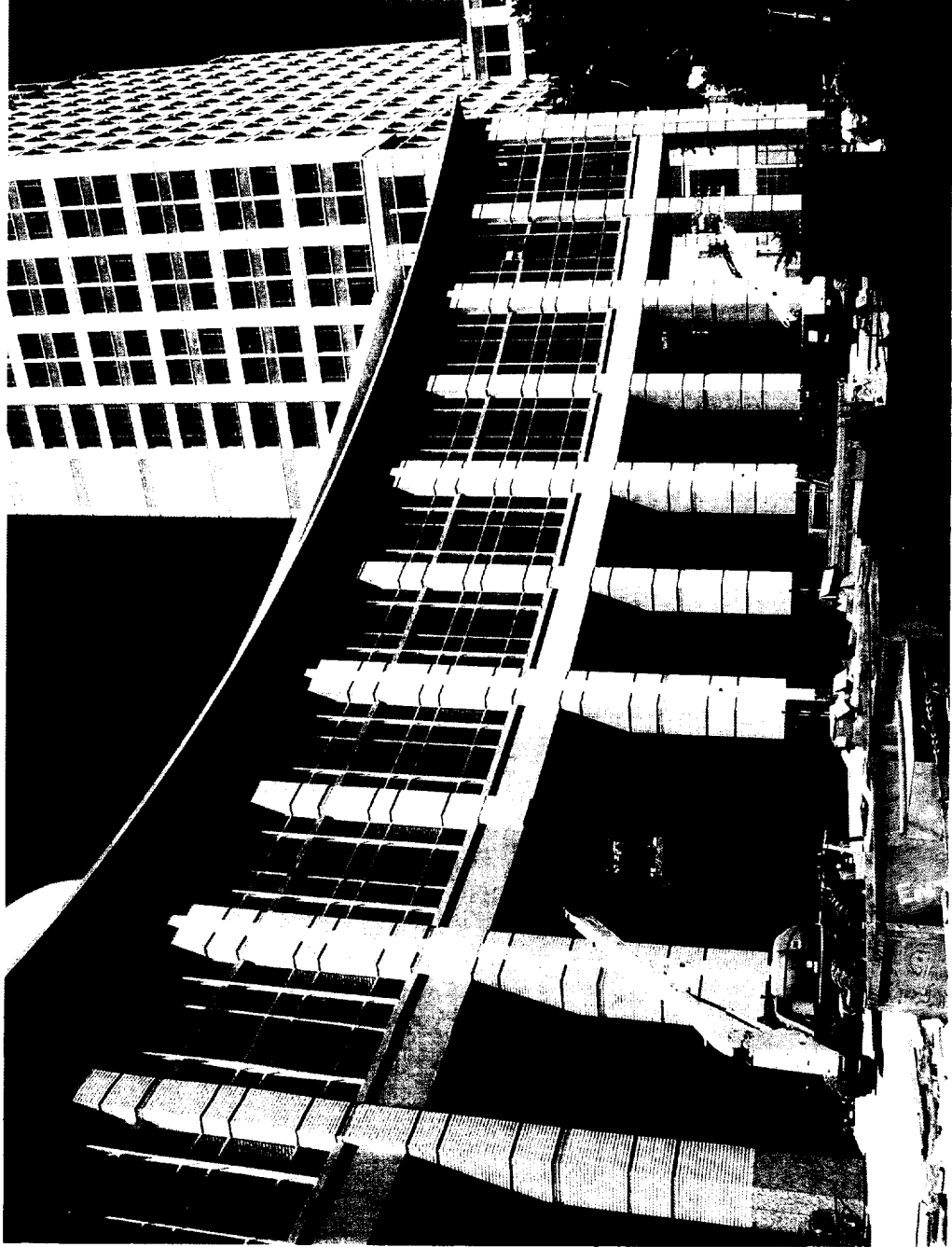
Progress: May 6, 2003



Progress: July 17 , 2004



Progress: June 14, 2004



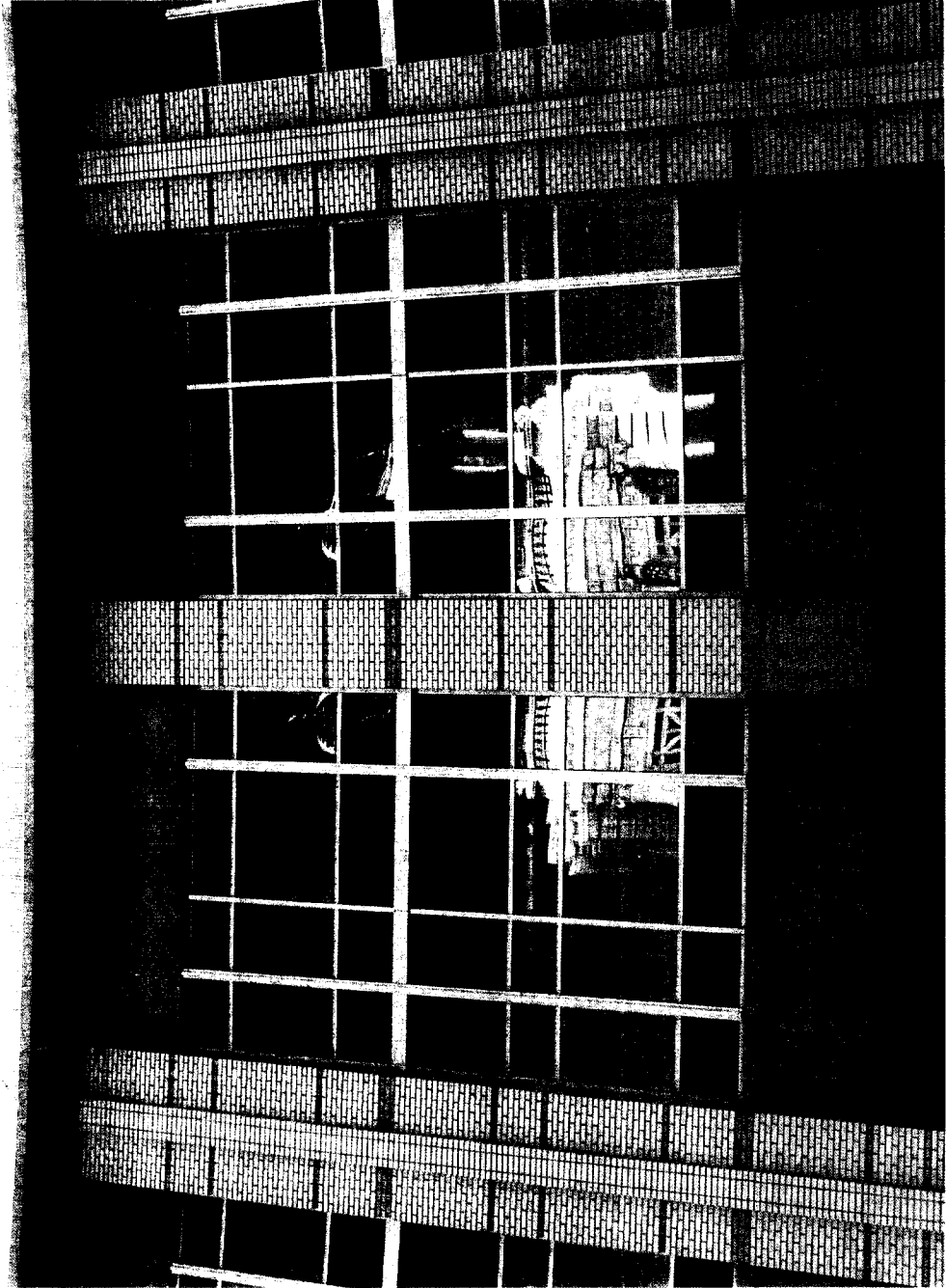
Progress: June 14, 2004

0123456789
0123456789
0123456789



Progress: June 14, 2004

City of ...



CADD Rendering: View from corner of 10th & I



**Live Web Camera View:
December 16, 2003**



**Live Web Camera View:
July 20, 2004**

2004
2004
2004



Schedule

- **Construction Schedule Summary**
 - NTP / Onsite Construction Start Date: February 15, 2003
 - Anticipated Construction Completion Date: April 29, 2005
 - Tenant Occupancy: Summer, 2005
 - Construction Milestones (May – July 2004)
 - Exterior Cladding and new roofing for new building complete
 - New building is enclosed and weather tight
 - Freight elevator complete and approved for construction use
-

Schedule

- **Construction Schedule Summary (Continued)**
 - Upcoming Milestones (August - October 2004)
 - M/E/P rough-ins completion at Historic City Hall
 - Commence interior finishes work at Historic City Hall
 - Complete drywall installation at 4th Floor & 5th Floor of new building
 - Commence interior finishes work at 4th Floor & 5th Floor

Project Communication / Public Relations Plan

- **Project Website (<http://www.cityofsacramento.org>)**
 - **Construction Newsletters**
 - **Project Information Line (916-808-2000)**
 - **Excellent Media Relationship & Coverage of Major Events**
 - **Ceremonial Events Celebrating Major Construction Milestones
(Ground Breaking, ..., Grand Opening)**
 - **Community Outreach During Design Phase & Prior to Start of
Construction**
-

In The Beginning

University of North Carolina
at Chapel Hill



Coming Soon Late Spring - Summer 2005!

University of
California

