



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Plans and Specifications and Advertisement for Bids for Civic Center Improvements (Phase II), City Hall Remodel

**MEETING DATE:** March 1, 1995

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council approve the plans and specifications for the above project, authorize advertising for bids, and appropriate the funds as outlined on Exhibit B. The planned bid opening is set for April 12, 1995.

**BACKGROUND INFORMATION:** This project is one of the last major phases of the Civic Center improvements. The work under this project includes the overall interior remodel (saving as many existing walls and offices as possible), structural upgrade, reroofing, installation of new energy-efficient HVAC system, windows and lighting, and ADA upgrades, including elevator and restrooms. Exhibit A shows the planned layout of the three floors in City Hall.

The architect's estimate for this construction is \$1,800,000. This amount includes anticipated change orders. Attached as Exhibit B is a breakdown of the total Civic Center project estimate and recommended funding. On this Exhibit, we have also shown the previous estimates presented to Council. This shows the cost estimates do change as the plans become more complete. The major increases in the construction estimate are due to:

- Structural increases due to final Building Code requirements set by the Building Division;
- Complete reroofing of building;
- HVAC increases based on detailed evaluation of energy and zonal issues;
- Replacing and relocation of existing electrical service transformers;
- installing all new windows and frames;
- Adding additional second floor fire exit;
- Increase in elevator size due to final ADA requirements.

This breakdown also shows, as the final construction and the actual move draw nearer, there are many little items and expenses which become apparent that were not contemplated at the time of prior estimates.

The only other formal contract to be let is the Front Entry Plaza and Handicap Ramps. This project is fully funded with Federal Block Grant funds and will be advertised and let during the summer of this year.

Exhibit C is the updated construction schedule for the Civic Center Improvements Project.

The Building and Equipment Maintenance Superintendent, architect and I will be at the Council Meeting to answer any questions you may have concerning the project or its funding.

**FUNDING:** Refer to Exhibit B.

*Richard C. Ronsko*  
for Jack L. Ronsko  
Public Works Director

**Attachments**

- cc: Finance Director
- Purchasing Officer
- Building and Equipment Maintenance Superintendent
- Wenell Mattheis Bowe

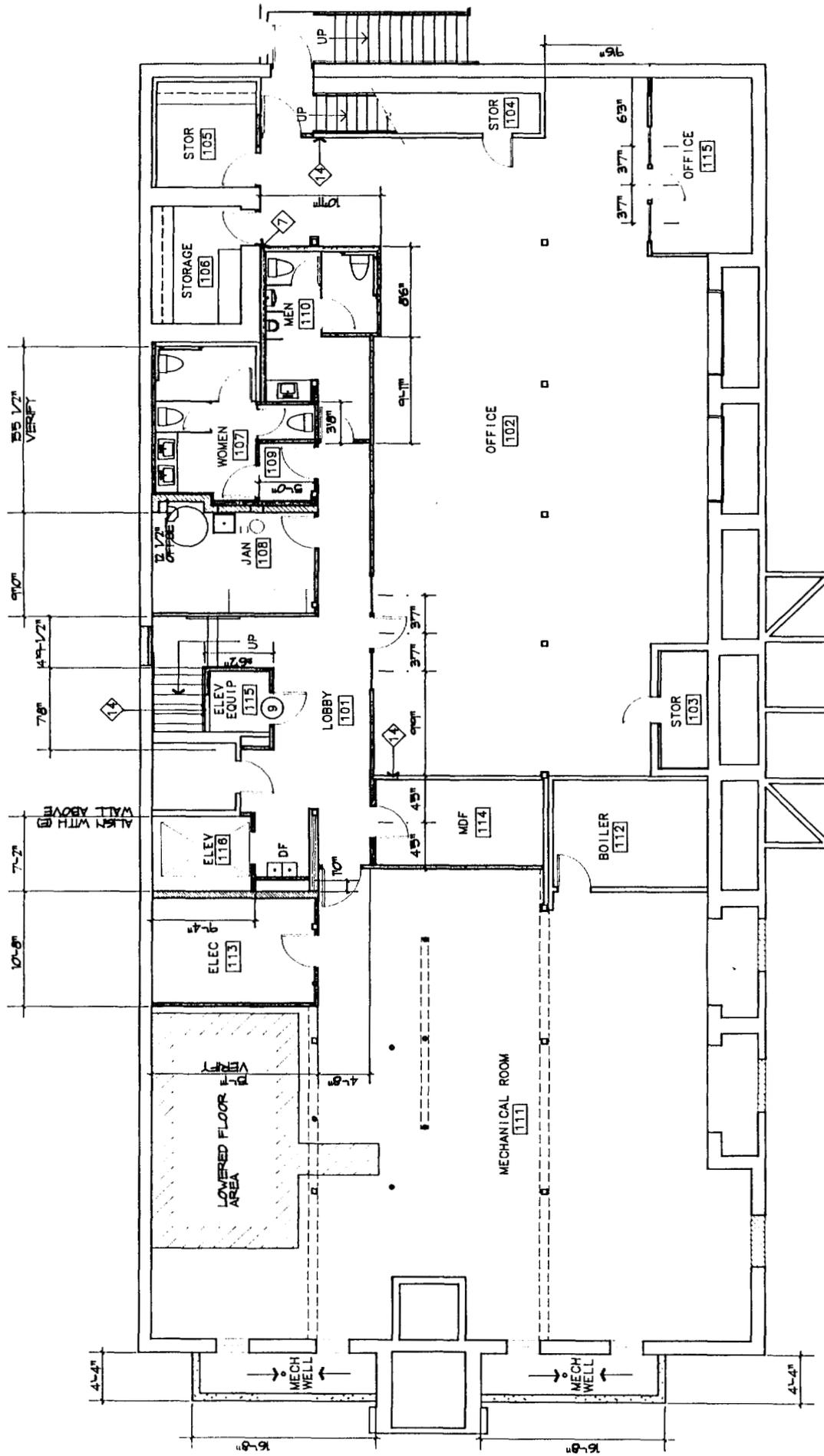
APPROVED: \_\_\_\_\_

*Thomas A. Peterson*

THOMAS A. PETERSON  
City Manager



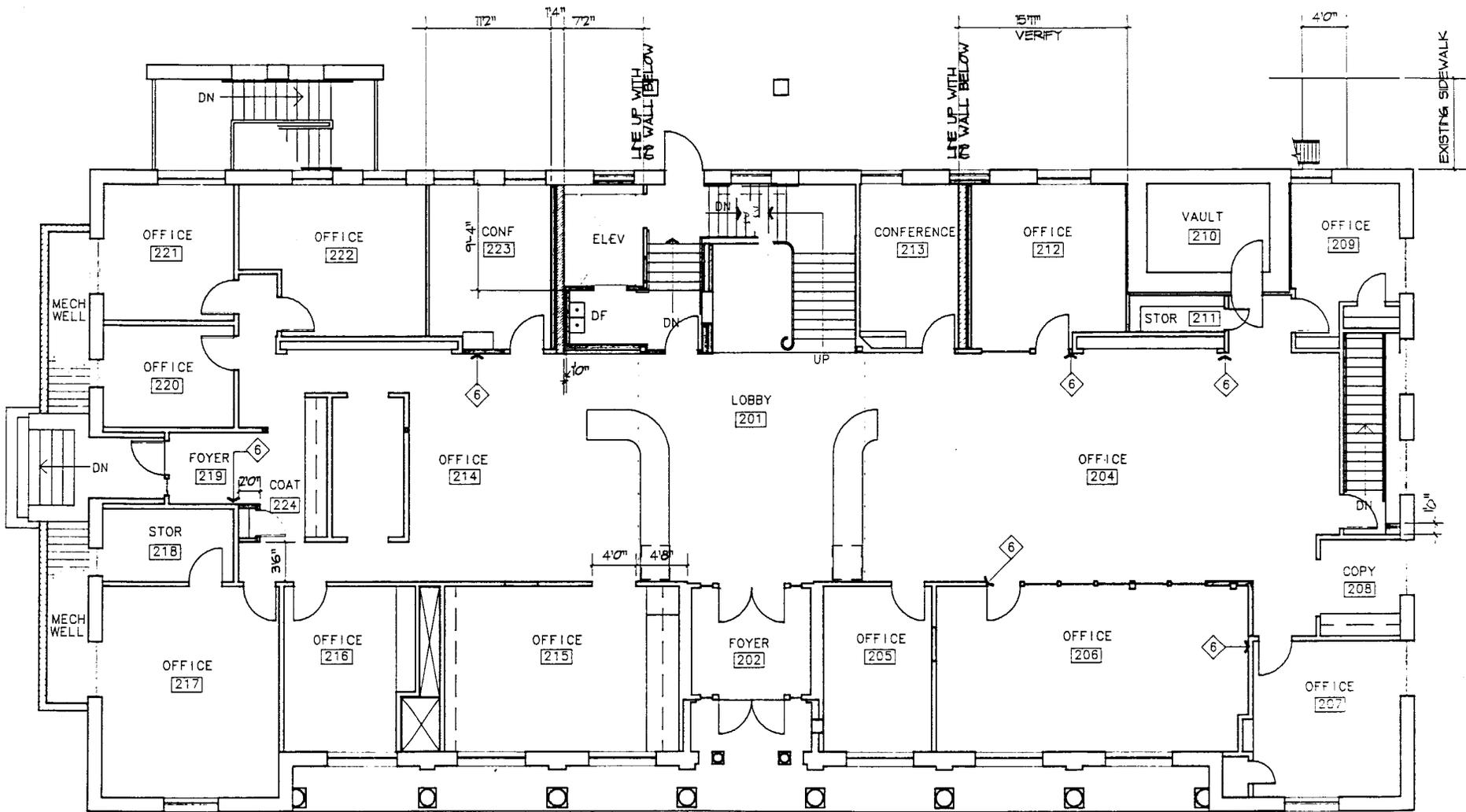
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**DIMENSION BASEMENT PLAN**

SCALE: 1/8"=1'-0"





 **DIMENSION FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"



**TOTAL PROJECT ESTIMATE**

	February 1995	April 1994 Estimate	November 1993 Estimate
<b>Architectural Services</b>	<b>\$ 290,000</b>	<b>\$ 286,000</b>	<b>\$ 276,000</b>
First Phase (Trailers, Beckman Renovation, Investigate City Hall/Carnegie)	122,353	122,353	122,353
Second Phase (Carnegie Design, PS&E)	18,360	18,360	18,360
Third Phase (City Hall Design, PS&E)	135,089	135,089	135,089
(4) Changes in Scope (Approved April 1994)	9,580	9,580	-0-
(2) Additional Changes in Scope	<u>3,760</u>	<u>-0-</u>	<u>-0-</u>
	289,142	285,382	275,802
<b>Construction Contracts (Formal Bids)</b>	<b>\$3,007,000</b>	<b>\$2,617,000</b>	<b>\$ 2,556,000</b>
City Hall Remodel	1,800,000	1,443,000	1,443,000
City Hall Annex and Carnegie	695,000	623,000	585,000
City Hall Annex Parking Lot	32,000	50,000	50,000
Entry Plaza and Handicap Ramps	90,000	90,000	109,000
Conduit Installation	-0-	33,000	15,000
Data Communications	125,000	90,000	53,000
Trailer Lease	100,000	118,000	118,000
Office System Furniture	165,000	170,000	183,000
<b>Miscellaneous Contracts/Expenses</b>	<b>\$ 86,000</b>	<b>\$ 21,000</b>	<b>\$ 16,000</b>
Security Systems	10,000	5,000	-0-
Moving Company (Phase I)	20,000	-0-	-0-
Moving Company (Phase II)	10,000	-0-	-0-
Computer Move	7,000	-0-	-0-
Copier Move	1,000	-0-	-0-
Furniture Painting	3,000	-0-	-0-
Site and Interior Signage	4,000	-0-	-0-
Emergency Alarm System for Finance	1,000	-0-	-0-
Relandscaping Trailer Area	2,000	-0-	-0-

Plan Check (Structural Only)	3,000	-0-	-0-
Miscellaneous	25,000	16,000	16,000
<b>Contract Personnel</b>	<b>\$ 70,000</b>	<b>\$ -0-</b>	<b>\$ -0-</b>
Contract Inspector	66,000	-0-	-0-
Contract Clerical	<u>4,000</u>	<u>-0-</u>	<u>-0-</u>
<b>TOTAL PROJECT ESTIMATE</b>	<b>\$ 3,453,000</b>	<b>\$ 2,924,000</b>	<b>\$ 2,848,000</b>

## FINANCES

### Amounts Spent or Encumbered

Architectural Services	\$ 285,000
Parking Lot	32,000
City Hall Annex and Carnegie	684,000

**TOTAL SPENT/ENCUMBERED  
(through January) \$ 1,001,000**

**ADDITIONAL FUNDING NEEDS \$ 2,452,000**

### Funding Projection

Unencumbered Balance (through January)	\$ 752,000
Block Grant Funds/94-95 (Plaza)	90,000
City Hall Litigation to Date**	105,000 *
Dial-a-Ride Reimbursement (TDA)	30,000 *
Development Impact Fees (GFI)	
94-95 General City (121.8 fund balance)	724,000 *
Police (121.5 fund balance)	170,000 *
General Fund Capital Improvement Budget	581,000 *

**FUNDING AVAILABLE \$2,452,000**

\*Needs to be formally appropriated by Council to Civic Center Improvement Project (121.0-350.61).

\*\*Additional litigation funds may be forthcoming.

# CIVIC CENTER IMPROVEMENTS PROJECT SCHEDULE

	1994 1995												1996						Remarks
	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	
<b>CITY HALL</b>																			
<b>Move Out</b>																			
Computer Move Out				16															Contract with IBM
Phone Cutover				18															
Employee Move Out				17-20															Contract with Mover
Paint Furniture to be Reused				17															
Clean Out				26															Find place to store material
<b>Const. City Hall</b>																			
Approve P & S				1															Hire Contract Inspector
Prequalifications				22															
Prebid Conference				29															
Open Bids					12														
Award Bid					19														
Construction					27												27		Conduct employee tours
Acceptance																	6		
Miscellaneous																			
Install Security System																1-28			
Purchase Misc. Furniture																			
<b>Const. Front Entry</b>																			
Approve P & S									19										
Prebid Conference									28										
Open Bids									8										
Award Bid									20										
Construction										2		4							
Acceptance													20						
<b>Move In</b>																			
																	28-31		Contract with Mover

	1994 1995												1996						Remarks	
	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	
<b>CARNEGIE FORUM</b>																				
Construction			31																	
Acceptance				15																
Upgrade Security System			15	15																
Move In				17-20																
Office System Move Out/Setup															25-28					
Move Out															29-31					Contract with Mover
<b>CITY HALL ANNEX</b>																				
Construction		24																		
Install Security System			15	15																
Acceptance				15																
Move In				17-20																Contract with Mover
<b>TRAILERS</b>																				
Biddina	19	11																		
Open Bids		11																		
Award Bids		18																		
Manufacture		26	28																	
Set Trailer				1-15																
Install Security System			15	15																
Acceptance					5															
Move In				17-20																Contract with Mover
Office System Move Out/Setup															25-28					
Move Out															29-31					Contract with Mover
<b>TELECOMMUNICATION</b>																				
Installation (Phase I)		3		18																
Acceptance				5																
Installation (Phase II)															11-20					
Acceptance																	3			
<b>OFFICE SYSTEMS</b>																				
Order		25																		
Deliver/Installation			26	15												25-28				