



CITY OF LODI
COUNCIL COMMUNICATION

AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for City Hall Annex First Floor Phase 2 Interior Remodel Project
MEETING DATE: November 6, 2013
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve plans and specifications and authorize advertisement for bids for City Hall Annex First Floor Phase 2 Interior Remodel Project.

BACKGROUND INFORMATION: The project is the next phase in remodeling the first floor of the former Police Station for use by the Recreation and Fire Administration divisions. The Phase 1 demolition and abatement project was successfully completed in August 2013.

City Council awarded the professional services agreement for design of the City Hall Annex Remodel to WMB Architects, of Stockton, on August 15, 2012. Design work could not be completed until the Phase 1 work was completed.

The Phase 2 project will include offices, public lobbies, public counters, ADA access, ADA staff bathroom facilities, lighting, communications, space conditioning and associated staff support areas. There are currently 27 staff members in the two divisions. The area is approximately 6,000 square feet. The project also includes several items to improve services to the entire building, as well as the Civic Center complex. These are a new emergency generator, installation of new main electrical switchgear, relocating the data server and telephone rooms from the basement to the first floor, relocating the radio room to the first floor, and installation of a new chiller unit to serve the City Hall Annex, as well as Carnegie Forum and City Hall. A drawing of the project floor plan is attached for reference as Exhibit A.

The planned bid opening date is January 9, 2014. The project estimate is \$2,800,000.

FISCAL IMPACT: Locating Fire Administration in the Civic Center complex will be more convenient to the public for the building permit process. The office space currently used by the Recreation Division will be utilized by the Parks staff, which will make the Parks Annex once again available for rental.

FUNDING AVAILABLE: Funding will be identified at project award.



F. Wally Sandelin
Public Works Director

Prepared by Gary Wiman, Construction Project Manager
FWS/GRW/pmf
Attachment
cc: Fire Chief
Parks, Recreation and Cultural Services Director

APPROVED: 

Konradt Bartlam, City Manager



WMB ARCHITECTS

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CITY HALL ANNEX 1ST FLOOR PHASE II INTERIOR REMODEL

210 W. Elm Street
Lodi, Ca.

FLOOR PLAN



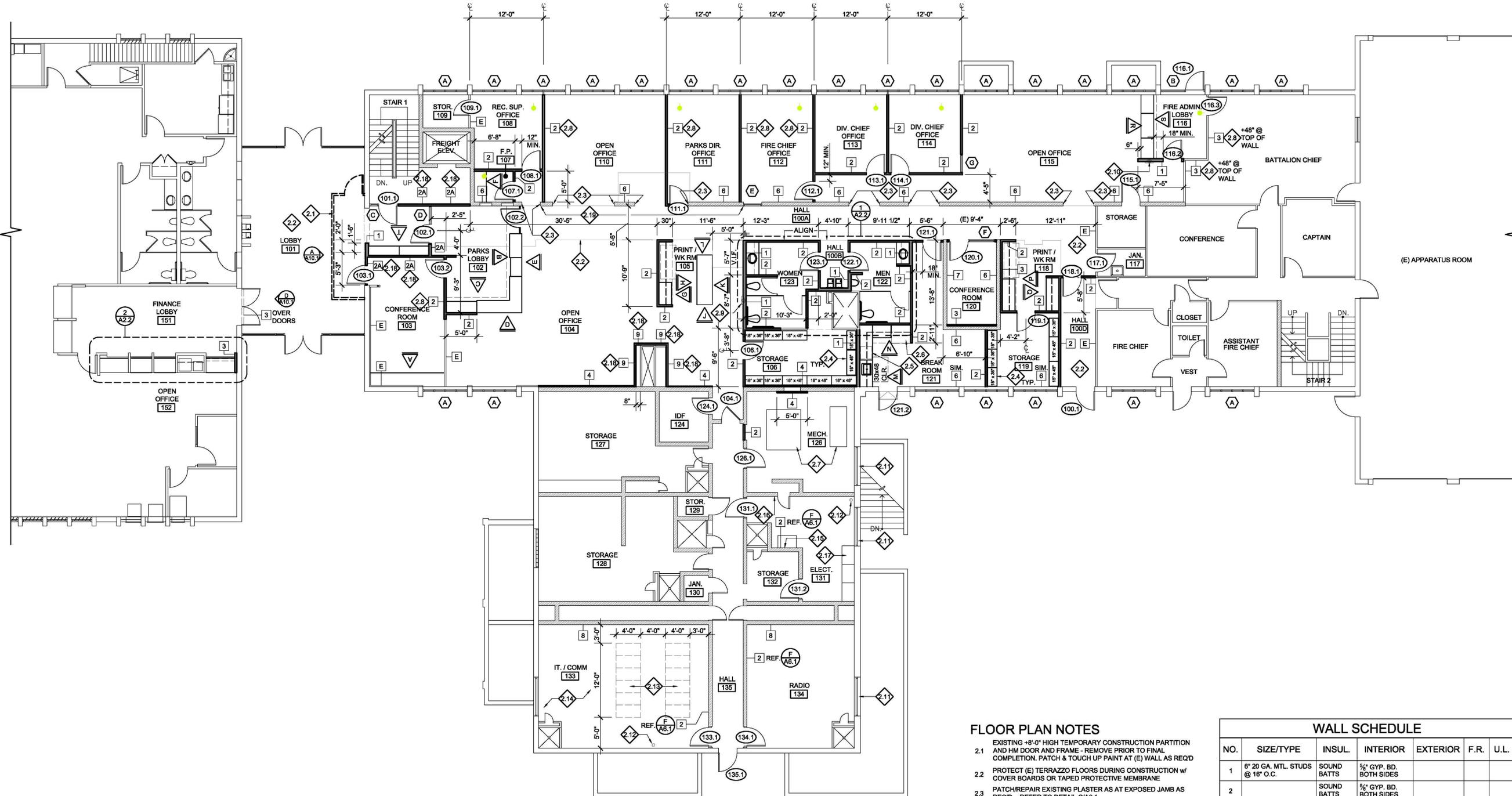
08.15.13 PERMIT APPL.

PUBLISH HISTORY

△ DATE REVISION/SET

WMB PROJECT:
12-62

A2.1



FLOOR PLAN - 1ST FLOOR

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

FLOOR PLAN LEGEND:

- EXISTING FRAMED WALL
- EXISTING CONCRETE BLOCK WALL
- NEW FRAMED WALL - REFER TO WALL SCHEDULE

FLOOR PLAN NOTES

- 2.1 EXISTING +8'-0" HIGH TEMPORARY CONSTRUCTION PARTITION AND HM DOOR AND FRAME - REMOVE PRIOR TO FINAL COMPLETION. PATCH & TOUCH UP PAINT AT (E) WALL AS REQD
- 2.2 PROTECT (E) TERRAZZO FLOORS DURING CONSTRUCTION w/ COVER BOARDS OR TAPED PROTECTIVE MEMBRANE
- 2.3 PATCH/REPAIR EXISTING PLASTER AS AT EXPOSED JAMB AS REQD. - REFER TO DETAIL C/A6.1
- 2.4 FREE STANDING STORAGE SHELVING - REFER TO SPECIFICATIONS - FIELD VERIFY DIMENSIONS OF SPACES PRIOR TO ORDERING SHELVES
- 2.5 NON-COMMERCIAL DISHWASHER - REFER TO SPECIFICATIONS
- 2.6 NON-COMMERCIAL REFRIGERATOR - REFER TO SPECIFICATIONS
- 2.7 NEW MECHANICAL EQUIPMENT - PROVIDE 6" CONCRETE HOUSE KEEPING PAD - REFER TO MECHANICAL DRAWINGS
- 2.8 EXTEND WALL FRAMING TO UNDERSIDE OF DECK ABOVE w/ 5/8" GYP. BD. ON ONE SIDE AND SOUND BATTS - REFER TO DETAIL D/A6.1
- 2.9 NEW SEMI RECESSED FIRE EXTINGUISHER CABINET AND NEW FIRE EXTINGUISHER
- 2.10 INSTALL (E) SEMI-RECESSED FIRE EXTINGUISHER CABINET AND NEW FIRE EXTINGUISHER
- 2.11 NEW LOUVER - REFER TO MECHANICAL DRAWINGS & DETAIL M/A6.1
- 2.12 NEW FIRE EXTINGUISHER w/ WALL MOUNT
- 2.13 RACKS PROVIDED BY OWNER, INSTALLED BY CONTRACTOR - PRIOR INSTALLATION
- 2.14 FIRE SUPPRESSION UTILIZE EXISTING S
- 2.15 COORDINATE NEW AROUND PIPE PENE
- 2.16 PATCH & REPAIR H
- 2.17 ELECTRICAL SERV
- 2.18 RATED WALL SHALL UNDERSIDE OF MET
- 2.19 EXISTING PLASTER PLASTER FINISH TO

WALL SCHEDULE

NO.	SIZE/TYPE	INSUL.	INTERIOR	EXTERIOR	F.R.	U.L.
1	8" 20 GA. MTL. STUDS @ 16" O.C.	SOUND BATTS	5/8" GYP. BD. BOTH SIDES			
2		SOUND BATTS	5/8" GYP. BD. BOTH SIDES			
2A		SOUND BATTS	5/8" TYPE 'X' GYP. BD. BOTH SIDES		1 HR.	U465
3	3 3/8" 20 GA. MTL. STUDS @ 16" O.C.		5/8" GYP. BD. ON EXPOSED SIDE			
4	1 1/2" 20 GA. MTL. FURRING @ 16" O.C.		5/8" GYP. BD. ON EXPOSED SIDE			
5	(E) MTL. STUDS	SOUND BATTS	5/8" GYP. BD. BOTH SIDES			
6	(E) CONCRETE BLOCK WALL		1/2" GYP. BD. (TAGGED SIDE)			
7	(E) CONCRETE BLOCK WALL		1/2" GYP. BD. BOTH SIDES			
8	(E) CONCRETE BLOCK WALL		3/4" T&G PLYWOOD			
9	4" 20 GA. CT MTL. STUDS @ 16" O.C.		5/8" TYPE 'X' GYP. BD.	1" TYPE 'X' GYP. BD. SHAFT LINER	1 HR.	U465
E	(E) MTL. STUDS		(E) WALL FINISH			

NOTES:

1. U.O.N., WALLS SHALL TERMINATE 12" ABOVE THE FINISHED CEILING AND BRACED TO FLOOR DECK ABOVE - REFER TO DETAILS A8B/A6.1
2. 5/8" WATER RESISTANT GYPSUM BOARD REQUIRED AT PLUMBING FIXTURES AND BEHIND TILED WALLS.

Exhibit A