

# City of Atascadero Historic City Hall Update

*City Council*  
*July 27, 2010*



# Summary

- Multiple-Prime strategy of bidding most effective
- Project under budget: \$39.9 million
- Project on schedule: June 2013
- Community Outreach program established

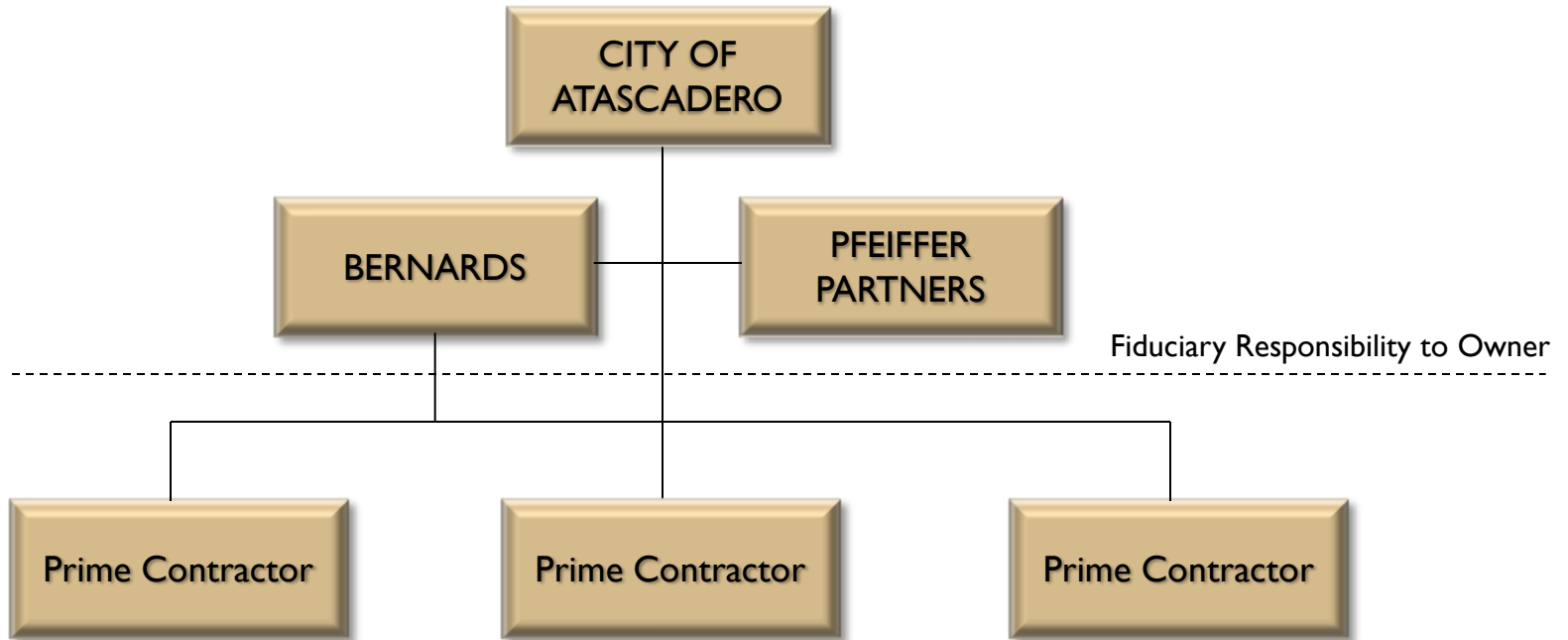


# Project progress – due diligence

- Detailed review of construction drawings
- Confirmation of Project budget & schedule
- Evaluation of bidding strategies



# CM / Multiple Prime



# CM / Multiple Prime - Pros

- Cost Savings
- Greater Flexibility (Bidding & Scheduling)
- Greater Control of Contractors



# CM / Multiple Prime - Cons

- Increased administration for City staff
- Risk of scope and funding gaps
- Requires more coordination



# Projected Uses

## Historic City Hall Rehabilitation

### Projected Uses

As of February 23, 2010

#### PROJECTED USES:

	Repairs	Mitigation	Other	Total
Phase I Construction	\$ 1,467,000	\$ 1,876,000	\$ -	\$ 3,343,000
Phase II Construction	9,446,000			19,773,000
Phase III Construction	-			5,000,000
Hazardous Materials Mitigation	920,000			1,310,000
Construction Management, Inspection, and Permitting	1,090,000			2,810,000
Architecture & Engineering	2,110,000	2,360,000	600,000	5,070,000
Contingency	2,180,000	2,440,000	1,000,000	5,620,000
<b>Total Expenses</b>	<b>17,213,000</b>	<b>18,483,000</b>	<b>7,230,000</b>	<b>42,926,000</b>

**\$42.9 M**



## CM / MULTIPLE PRIME

Construction Costs		Repairs	Mitigation	Other	Total
Hazardous Materials Mitigation		920,000	260,000	130,000	1,310,000
Phase 1 Construction		1,072,000	1,371,000	0	2,443,000
Phase 2 Construction		6,879,000	7,521,000	0	14,400,000
Phase 3 Construction		0	0	5,000,000	5,000,000
Market Risk / Escalation	5.00%	443,550	457,600	256,500	1,157,650
Prime Contractor Bonds	1.75%	163,005	168,168	94,264	425,436
Prime Contractor Insurance	1.75%	163,005	168,168	94,264	425,436
<b>Subtotal</b>		<b>9,640,559</b>	<b>9,945,936</b>	<b>5,575,028</b>	<b>25,161,523</b>
General Conditions (Site)	3.75%	349,296			911,649
Construction Management		1,659,264			3,231,008
Architecture & Engineering		2,110,000			5,030,000
Special Inspections	1.75%	163,005			425,436
City Permit / Plan Check Fees	0.75%	69,859			182,330
<b>Subtotal</b>		<b>4,351,423</b>	<b>4,378,813</b>	<b>1,050,000</b>	<b>9,780,424</b>
Construction Contingency	20.00%	<b>1,928,112</b>	<b>1,989,187</b>	<b>1,115,006</b>	<b>5,032,305</b>
<b>Total</b>		<b>\$ 15,920,094</b>	<b>\$ 16,313,936</b>	<b>\$ 7,740,220</b>	<b>\$ 39,974,251</b>

\$39.9 M





# Bid Packages

**Bidding Schedule for  
Atascadero City Hall FEMA  
Repair and Hazard Mitigation  
Project**



CITY of  
**ATASCADERO**

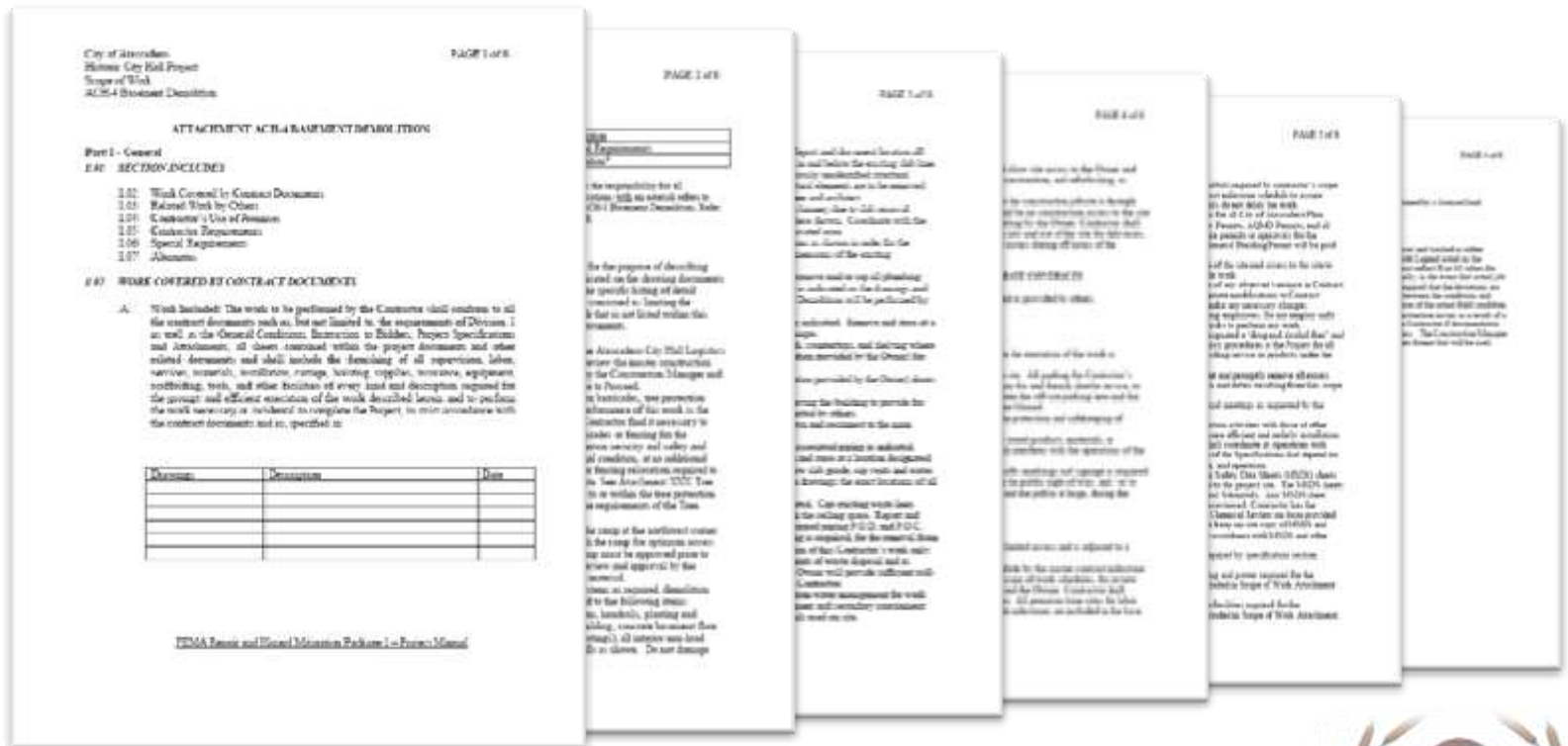
Phase	Bid No.	Description	Bid Package Budget	Receive Documents for Bid	Package out to Bid	Pre-Bid Meeting	Questions Due	Addendum to Bid Package	Bids Due	Review Bid	Post Bid Interview	Rec. Confirming Bid	City Council Approval	Award Contact
1	ACH-1	Deputy Inspection Services												
1	ACH-2	Penthouse Demolition and												
1	ACH-3	Basement Demolition												

## Phase I

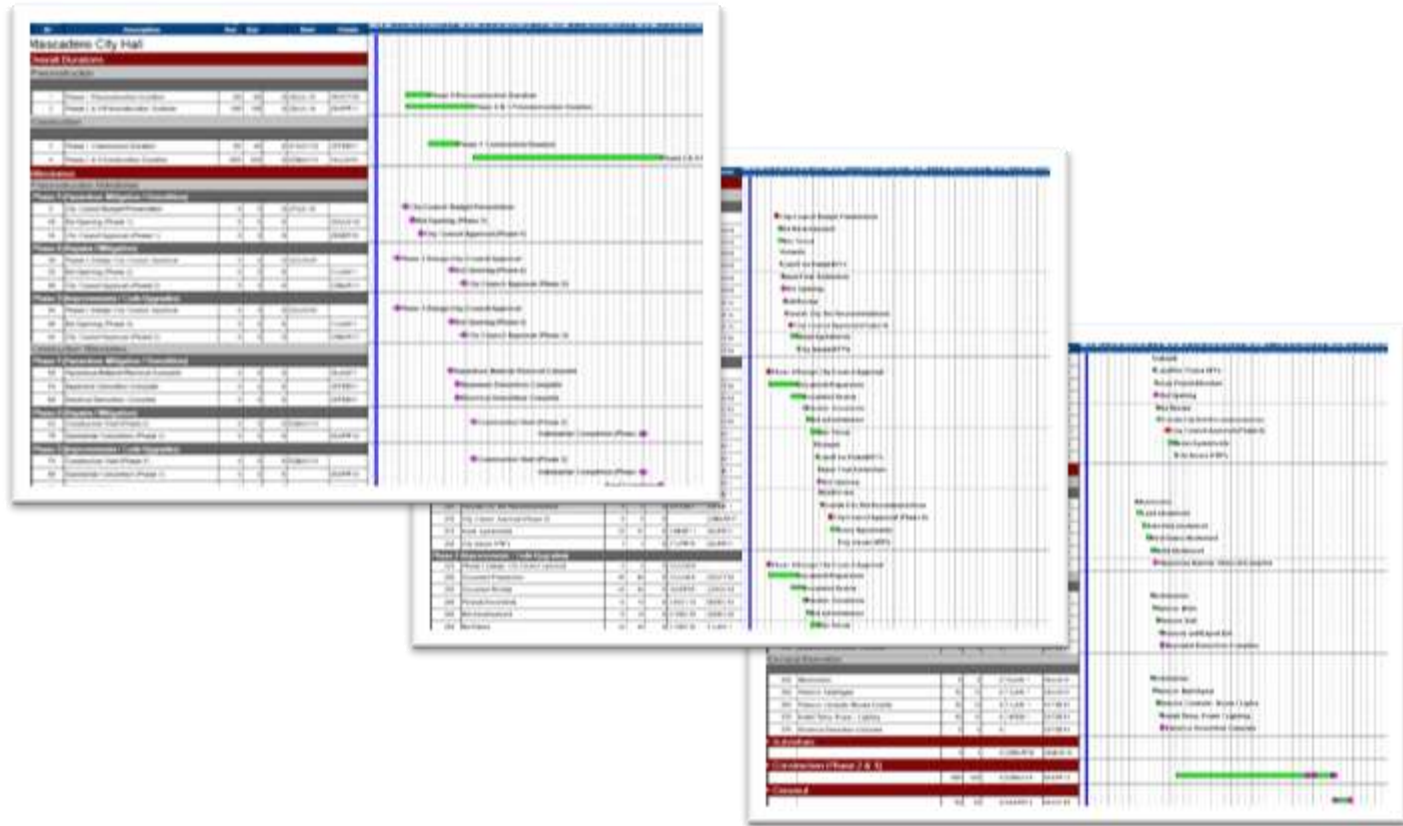
- I ACH-1 Deputy Inspection Services
- I ACH-2 Penthouse Demolition
- I ACH-3 Basement Demolition

# Bid Package # 3

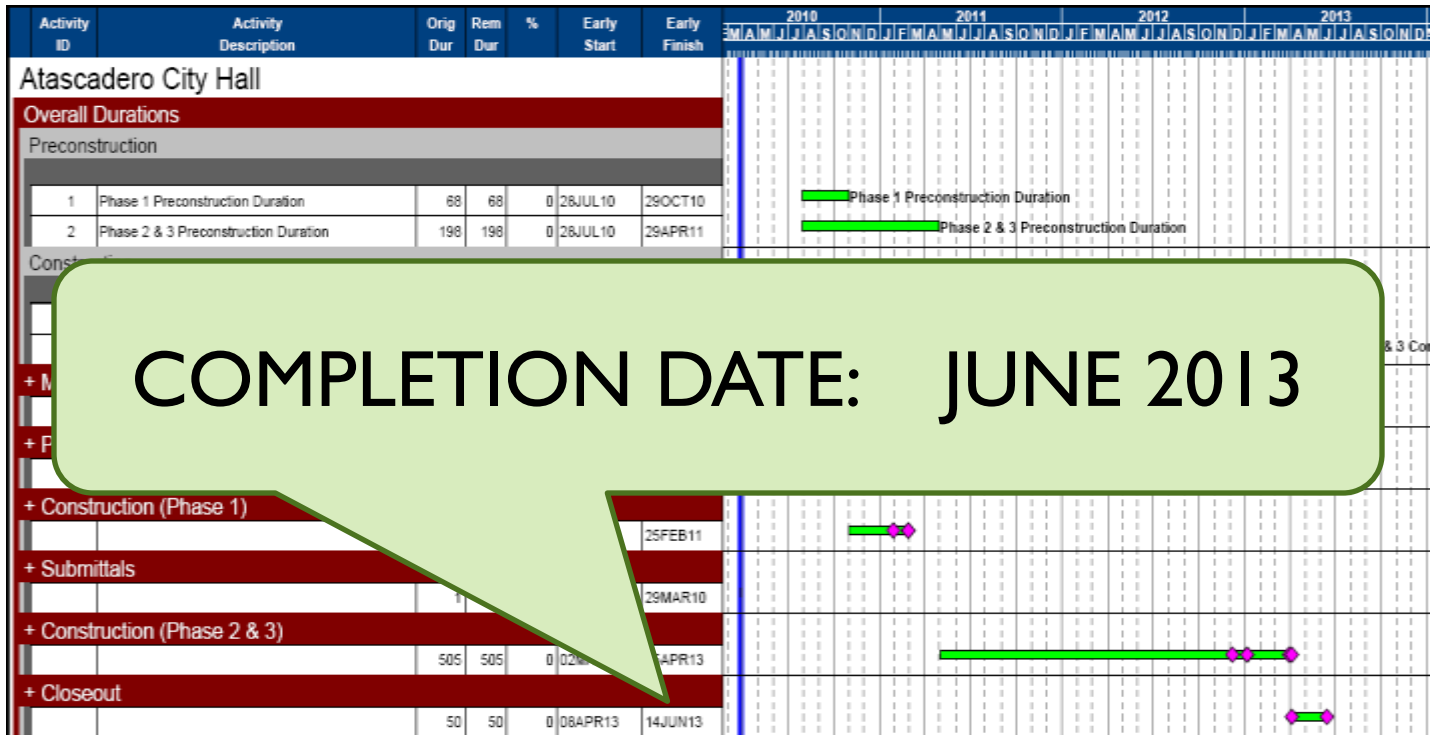
- ACH-3 Basement Demolition



# Project Schedule



# Project Schedule



**COMPLETION DATE: JUNE 2013**



# Community Outreach

- Project Website
- Outreach Committee
- Local Contractor Participation
- Local Employment Opportunities



# Community Outreach - Webpage

**CITY of ATASCADERO**

Home • Historic City Hall Restoration

## Historic City Hall Restoration Project

2007-2008 • Planning • 27-001-0001

### Construction Update Overview

The Atascadero City Hall was built between 1914 and 1919 by Edward G. Lower and has become one of California's historic landmarks. The building was damaged during the 2003 San Simeon earthquake and has been vacant since. Efforts to restore the cornerstone of the community are underway.

The City of Atascadero has selected Bernards to be the Construction Manager for this addition to the restoration project. The project team including the City of Atascadero, Bernards, and Pluffer Patterns has been working on the preconstruction details necessary to beginning work in August.

This webpage has been specifically designed to keep the public informed of the progress of the project. It will also serve as the central location for a number of proactive opportunities to participate in the project (within the left side bar of anticipated links "coming soon"). The page will be updated at least monthly depending on the actual progress of work.

### Preconstruction Activities

The major activities for the first weeks of operations for the project team include mobilization of site facilities, developing procedures, coordinate various related agencies, updating estimates for final presentation to City Council, (agencies), planning to include the anticipated traffic flow for the adjacent J. High campus and the local adjacent businesses. The team is proceeding with a "soft working" conditions and hazardous mitigation plan that will be completed prior to actual restorative work beginning.

### Community Outreach

An Outreach Committee has been organized consisting of several local organizations that will assist in sharing information with the members and the general public. The committee consists of representatives from the City of Atascadero, Rachele Richard, the Chamber of Commerce, Joanne Stein, Bernards, Gary Lower, The Historical Society, Jim Wilkins, the Atascadero Unified School District, Stuart Swaback and the Golden Exchange, Linda Hall.

### Local participation

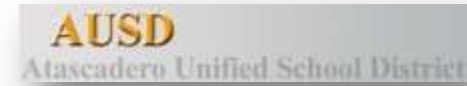
Opportunities for local contractors and material suppliers will be distributed through individual contact with the entire Exchange membership. Bernards will personally contact all interested businesses for bidding opportunities and introductions to selected contractors on the project. Bernards is working with local employment services for identifying and contacting individuals interested in working on the project. The Employment Development Department is working hard to develop a targeted program to include "job fairs" and "meet the contractor" opportunities for qualified skilled trade workers and generational employment.

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# Community Outreach - Committee

- Media Events
- Service Organizations
- School District
- Local Businesses
- Employment Services



# Community Outreach

## Local Contractors & Vendors

- Invitation to Bid
- Bid Packages
- Meet the Contractors





# Community Outreach

## Local Employment Opportunities

- Milestone Job Fairs
- Applicant Interviews
- Meet the Contractors



# Questions

