



Legislation Text

File #: 17-1240, **Version:** 1

Report regarding the Community Civic Campus project quarterly report for Quarter 2 Fiscal Year 2017/2018.
(*Marian Lee, Assistant City Manager and Dolores Montenegro, Kitchell Program Manager*)

RECOMMENDATION

It is recommended that the City Council receive this Quarter 2 Fiscal Year 2017/2018 report regarding the Community Civic Campus project. There are no actions for consideration at this time.

BACKGROUND/DISCUSSION

Completed Work

During this quarter, significant progress was made on the procurement process for the Master Architect. The RFP process was completed and the Smith Group was selected as the preferred master architect for the project. Negotiations were completed in January and the Master Architect Services Agreement is included in the January 24, 2018 City Council agenda for action.

The state environmental process was completed this quarter. Public comments were collected on the Draft Final Supplemental Environmental Impact Report (SEIR) and the Final SEIR was published in November. A public hearing was conducted and the Final SEIR was certified by City Council on December 13, 2017. The appeal period closed on January 14, 2018, 30 days following the filing of the Notice of Determination on December 14, 2017.

Development of a project specific Project Labor/Stabilization Agreement was considered at the Measure W Subcommittee and City Council meetings. City Council directed staff to prepare a Project Labor/Stabilization Agreement and bring back to City Council for action. The key goals of the agreement will include the City's commitment to prevailing wage and union work where appropriate and project stability. Negotiations with the Building Trades Council will begin in early 2018.

As needed for construction projects with historical land uses that may have soil contamination risks, a Phase II environmental due diligence testing process was undertaken and completed in December 2017 by Ninyo & Moore. The results of the Phase II site investigations confirmed no underground storage tanks on any of the sites where construction will take place and site remediation needs consistent with previous analysis.

The Project team presented the Quarter 1 Fiscal Year 2017-18 report to the Measure W Citizen's Oversight Committee (COC) on December 6, 2017. The Quarter 2 report will be presented to the COC on February 7, 2018.

Upcoming Milestones

During the upcoming quarter, the project team will focus on the following:

- Issuance of the Notice to Proceed to Master Campus Architect
- Community Engagement and Design Charrettes with Master Campus Architect
- Start of negotiations with the Building Trades Council for implementation of a Project Labor/Stabilization Agreement
- Start of discussions with BART for an easement agreement

Budget / Service Agreements

Prior Fiscal Year budget of \$2,500,000 was closed out and reconciled against expenditures in Fiscal Year 2016/2017. Total expenses in 2016/2017 were \$382,566. The balance of \$2,117,434 carried over into the current Fiscal Year. The budget for Fiscal Year 2017/2018 is \$5,803,443. The total budget inclusive of unexpended funds is \$7,920,877. For Quarter 2, Fiscal Year 2017/2018 \$106,819 was expended. Attached is the budget summary and listing of active service agreements.

FISCAL IMPACT

This item is information and has no impact on the City budget.

CONCLUSION

The next quarterly update to City Council will be presented in April 2018.

Attachment 1: Project Budget Summary and Service Agreements

Attachment 1

Measure W – Community Civic Campus - 2017/2018 Quarter 2 Budget Report

Prior fiscal year budget of \$2,500,000 was closed out and reconciled against expenditures in fiscal year 2016/2017. Total expenses in 2016/2017 were \$382,566. The balance of \$2,117,434 carried over into the current fiscal year. The budget for FY 2017-2018 is \$5,803,443. The total budget inclusive of unexpended funds is \$7,920,877. For Quarter 2, 2017/2018 \$106,819 was expended. See Table 1 below for more detailed information. Numbers are rounded to the nearest dollar and explains minor discrepancies in totals.

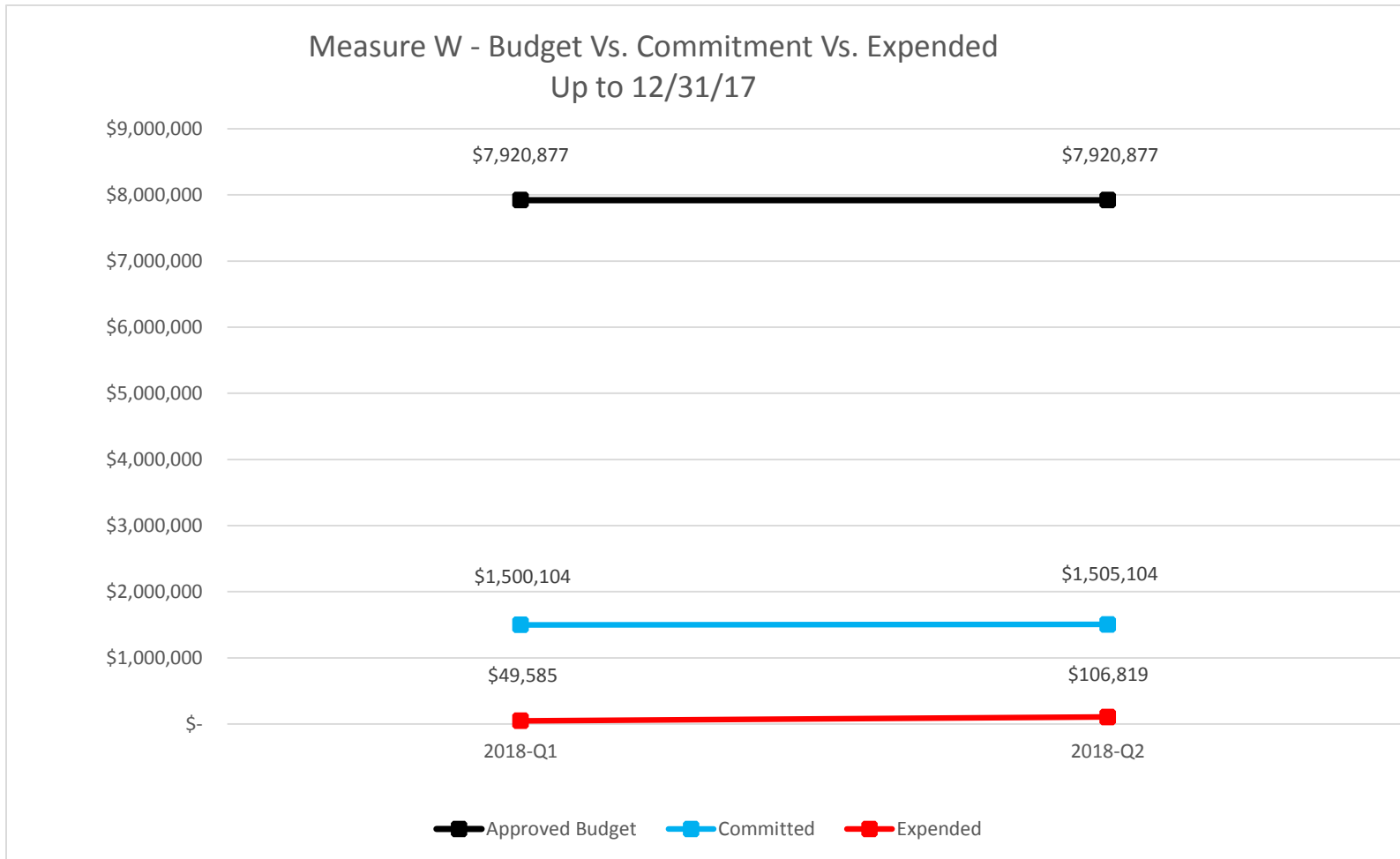
TABLE 1

| Description | 2017/2018 Budget | (A) Committed / Planned | (B) 2017/2018 Q1 Expended | (C) 2017/2018 Q2 Expended | (A-B-C) Committed minus Expended |
|---------------------------|---------------------|-------------------------|---------------------------|---------------------------|----------------------------------|
| FINANCIAL | | | | | |
| BOND MANAGEMENT | 81,721 | \$ 81,721 | \$ - | \$ - | \$ 81,721 |
| SUBTOTAL | 81,721 | \$ 81,721 | | \$ - | \$ 81,721 |
| PRE-DESIGN | | | | | |
| TRAFFIC | 12,200 | \$ 11,783 | \$ 3,200 | \$ 2,985 | \$ 5,598 |
| ENVIRONMENTAL | 98,560 | \$ 98,560 | \$ 4,523 | \$ 12,590 | \$ 81,447 |
| APPRAISALS / OFFERS | * | * | | * | * |
| SITE SURVEY | 35,000 | \$ 35,000 | \$ - | \$ - | \$ 35,000 |
| NOT PROGRAMMED | 1,204,240 | \$ - | \$ - | \$ - | \$ - |
| SUBTOTALS | 1,350,000 | \$ 145,343 | \$ 7,723 | \$ 15,574 | \$ 122,046 |
| DESIGN | | | | | |
| MASTER ARCHITECT | 4,186,782 | \$ - | \$ - | \$ - | \$ - |
| NOT PROGRAMMED | 461,055 | \$ - | \$ - | \$ - | \$ - |
| SUBTOTALS | 4,647,837 | \$ - | \$ - | \$ - | \$ - |
| PROGRAM MANAGEMENT | | | | | |
| PROGRAM MANAGEMENT | \$ 1,273,040 | \$ 1,273,040 | \$ 41,862 | \$ 90,711 | \$ 1,140,467 |
| OFFICE SUPPLIES | \$ 5,000 | \$ 5,000 | \$ - | \$ 534 | \$ 4,467 |
| NOT PROGRAMMED | \$ 563,279 | \$ - | \$ - | \$ - | \$ - |
| SUBTOTALS | \$ 1,841,319 | \$ 1,278,040 | \$ 41,862 | \$ 91,245 | \$ 1,144,934 |
| | \$ 7,920,877 | \$ 1,505,104 | \$ 49,585 | \$ 106,819 | \$ 1,348,701 |

*Approved offer of \$7.18M for PUC parcels will be funded from Measure W, Asset Seizure and Infrastructure Reserve.

Figure 1 provides a visual of the summary information in Table 1 - funding committed to work tasks and expended amounts to date relative to the budget approved for FY17-18. The committed and expended are below the approved budget. This graph (over time) will show at-a-glance the pace of spending and confirm commitments remaining within the approved budget.

Figure 1



There are several consultant contracts in place to support the project work. Table 2 provides a list of the contractors that have and are providing a range of specialty services for this project. Highlighted in blue are active contracts.

Table 2

| Firm / Consultant | Service Type | Amount Approved |
|-----------------------------|---------------------|------------------------|
| Public Financial Management | Financial | \$81,724 |
| Nelson and Nygaard | Traffic | \$3,804 |
| Kimley Horn | Traffic | \$69,582 |
| Michael Baker | CEQA | \$124,738 |
| CSS Environmental | Environmental | \$6,100 |
| Schaaf & Wheeler | Engineering | \$6,260 |
| Sandis | Engineering | \$8,750 |
| Wilsey Ham | Engineering | \$4,202 |
| Exaro | Engineering | \$2,860 |
| Group 4 | Planning | \$195,100 |
| Mack 5 | Cost Estimating | \$50,000 |
| Kitchell | Program Management | \$1,273,040 |
| Watts, Cohn & Partners Inc. | Appraisals | \$7,000 |