



## ANIMAL SHELTER AND EAST TOUCHDOWN PLAZA - MONTHLY UPDATE

10/17/12

### Timeline

- Notice to Proceed was issued June 4, 2010. Building Permit requirements resolved between June 4 and August 19. Notice to proceed date adjusted to August 23, 2010.
- Start of construction August 25, 2010.
- AT&T Cell Site – PG&E power disconnect completed September 20, 2010 and AT&T telco disconnect completed October 15, 2010. This work delayed Geopier activities.
- Geopier installation started November 1, 2010 and completed on January 26, 2011.
- Contractor's schedule revision indicated a construction completion date of June 14, 2012 and building systems commissioning being completed by August 9, 2012.
- Engineering Staff sent Broward Builders, Inc. (BBI) a letter on March 20, 2012 regarding the project schedule. BBI responded to the letter and a meeting was held with the CEO of BBI on April 27, 2012 to discuss the proposed construction completion date. Based on the discussion the date of substantial completion is June 30, 2012 and the date of final completion is July 31, 2012 to include Commissioning of the Building Systems and Punch List.
- On July 6, 2012 Engineering Staff sent BBI a letter regarding another slip in the project schedule. A meeting was held with the CEO of BBI on July 11, 2012 to discuss the project schedule. Due to sustained issues with sub-contractor performance BBI was unable to meet substantial completion by June 30, 2012.
- BBI's schedule update issued on 7/19/2012 indicates substantial completion is August 15, 2012 and the date of final completion is September 10, 2012 to include Commissioning of the Building Systems and Punch List.
- **BBI has continued to experience delays from sub-contractors and issues that have arisen during Commissioning of the building systems. The latest schedule is for Commissioning to be completed by 10/18/2012 with Substantial Completion by 10/26/12.**
- **Liquidated Damages have been held and will continue to be held until the project reaches Substantial Completion. To date \$107,500 in Liquidated Damages have been withheld.**

### Current Stage

Construction 99% complete

### **Animal Shelter:**

- Substantial Completion and Punch List items being addressed.

### **East Touchdown Plaza (ETP):**

- Punch List items being addressed

### Construction Budget Update

Council Not to Exceed Authorization: \$8,350,966

Original Animal Shelter and East Touchdown Plaza Contract Amount: \$7,343,449

Contract Breakdown

Animal Shelter \$6,899,139  
ETP \$444,310

Project Contingency

Animal Shelter Contingency \$897,956  
ETP Contingency \$109,561

Change Orders against Contingency

Animal Shelter:

- Add Medical Suite \$272,000
- Add Solar Thermal \$37,000
- Change Orders \$472,019

ETP Change Orders \$88,657

Remaining Project Contingency

Animal Shelter \$116,937 (there are COs pending against this contingency)  
ETP \$17,812 (there are COs pending against this contingency)

Project Schedule – See notes in Timeline

- Move-in November 6, 2012.
- Project closeout November 30, 2012.

Total Animal Shelter Project Budget Summary (ETP not included)

FUND	ORIGINAL BUDGET	REVISED BUDGET	TOTAL EXPENDED	FY12 ENCUMBERANCES
Maddie’s Fund (139)	\$176,320	\$176,320	\$0	\$176,320
General Fund (610)	\$3,600	\$3,600	\$3,600	\$0
Bond Measure I (676)	\$7,065,000	\$7,099,340	\$7,094,166	\$5,174
COP (681)	\$5,100,000	\$5,112,315	\$4,186,104	\$926,211
Miscellaneous	\$2,506	\$2,506	\$2,591	-\$85
<b>TOTALS</b>	<b>\$12,347,426</b>	<b>\$12,394,081</b>	<b>\$11,286,461</b>	<b>\$1,107,620</b>

Unfunded Items

Currently there is not enough funding allocated for all costs.

- AT&T Lease – relocation costs – Unknown ( guesstimate approximately \$169K)
- Move-in costs \$4,500 (this will be covered from the existing project budget)

Outstanding Issues

- \$7.2M was needed from Bond Measure I – originally received \$7,065,000 and was adjusted to \$7,099,340
- Sell of existing property - \$800K to \$1.3M to be applied towards COP debt service
- Stop Waste grant (refund) after completion of project - \$55,000
- PG&E Savings by Design after completion of project - \$21,354