

CITY OF YUBA CITY
STAFF REPORT

Date: April 1, 2008
To: Honorable Mayor & Members of the City Council
From: Department of Public Works
Presentation by: George L. Musallam, Public Works Director

Summary

Subject: City Hall Administration Area Remodel

Recommendation: Adopt a resolution approving the plans and specifications for the City Hall Administration Area Remodel and authorize advertisement for bids on the project.

Fiscal Impact: \$173,244.00 Account No. 901023-65501 (City Hall Improvements)

Background:

The Capital Improvement Program for Fiscal Year 07/08 includes funds set aside for improvements to City Hall. Plans and Specifications were prepared by Estrada Engineering, under contract with the City, to modify the City Manger's area of the building. The purpose of the remodel is to enhance security and more importantly to provide better use of the utilized space.

Analysis:

The attached layout of the proposed remodel outlines the improvements which will result in better utilization of the existing space by the addition of four (4) new offices and one additional conference room. The plans also include provisions for the modification of the HVAC system serving this area which will improve the heating and air conditioning system of the whole building. As you maybe aware, the existing HVAC system of City Hall is in need of adjustment and this contract, if awarded, will include the required adjustment.

After approval by the City Council, staff anticipates the following schedule to complete the project

Advertise for bid:	April 2008
Start of construction:	June 2008
Completion:	September 2008

The plans and specifications for the project are on file in the Public Works office for review.

Project, management will be administered by the City's Public Works Department.

Fiscal Impact:

The Engineers estimated total construction cost is \$173,224.00. There are sufficient funds in Account No. 901023-65501 (City Hall Improvements) to cover this cost. Current balance in this account is \$295,424.

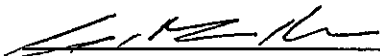
Alternatives:

1. Staff has worked with the engineer to develop a phased in remodel plan of the City Manager's area. It creates two offices deletes one and reconfigures an office into an additional meeting room. If this alternative is chosen then no action is required at this time and staff will proceed utilizing the informal bidding process. This alternative has an Engineers estimate of \$56,424. The attached plans outline the limits of work of this option.
2. Delay the project
3. Reject the recommendation

Recommendation:


Adopt a resolution approving the plans and specifications for the City Hall Administration Area Remodel and authorize bidding the project.

Prepared by:



George Musallam
Public Works Director

Submitted by:




Steven R. Jepsen
City Manager

Reviewed by:

City Manager

Asst. City Manager

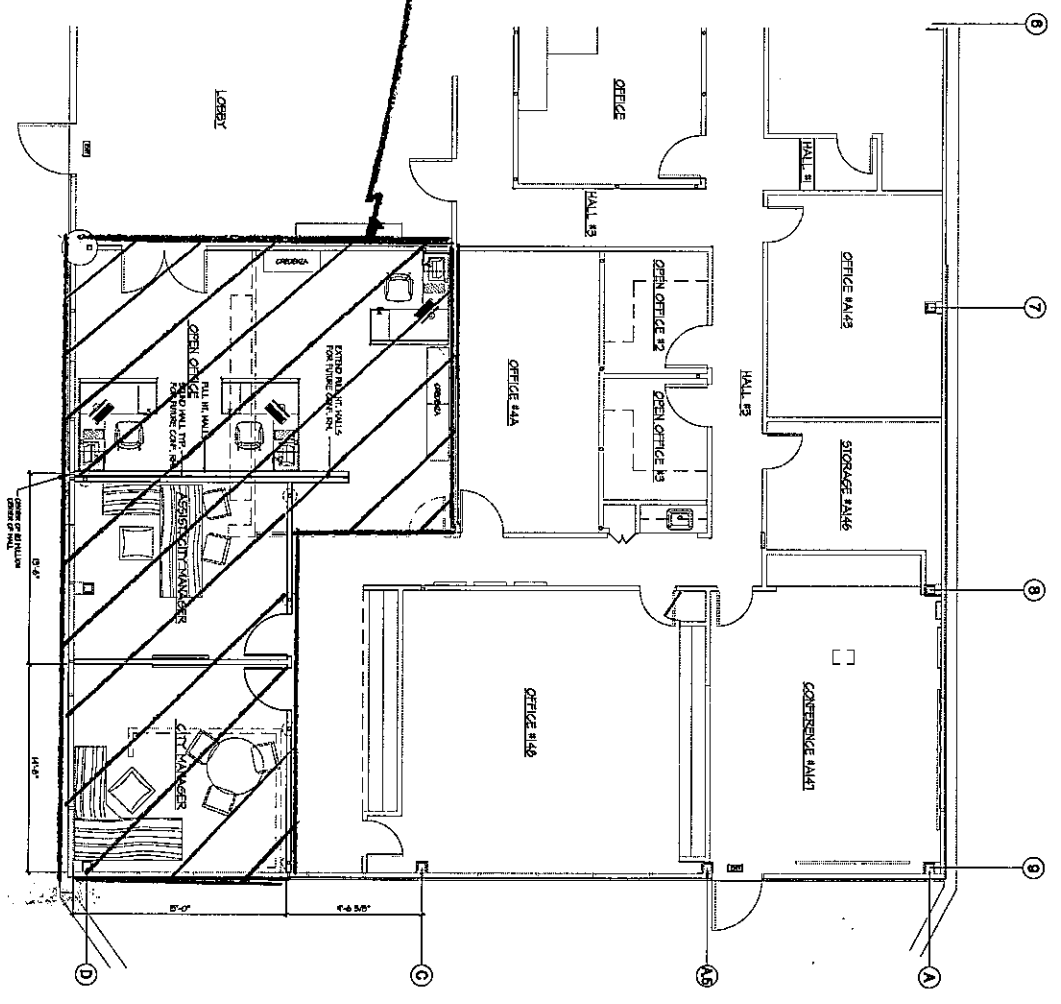
Finance



PROPOSED FLOOR PLAN WALL LEGEND

- ===== EXISTING WALLS TO REMAIN
- =====
===== EXISTING WALLS, 1/8" TO BE REMOVED
- =====
===== NEW NON-BEARING PARTITION - SEE [Symbol]
- [Symbol] NEW NON-BEARING PARTITION WITH GLAZING ABOVE [Symbol]

ALTERNATE
REMODEL
AREA



PROPOSED FLOOR PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLAN
ADMINISTRATION REMODEL- ALTERNATE
CITY HALL - CITY OF YUBA CITY
120 CIVIC CENTER BLVD.
YUBA CITY, CA 95991

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING THE PLANS AND SPECIFICATIONS FOR THE
CITY HALL ADMINISTRATION AREA REMODEL AND AUTHORIZE
ADVERTISEMENT FOR BIDS ON THE PROJECT.**

BE IT RESOLVED AND ORDERED by the City Council of the City of Yuba City that the plans and specifications for the City Hall Administration Area Remodel be approved.

BE IT FURTHER RESOLVED AND ORDERED by the City Council of the City of Yuba City that the Department of Public Works is hereby authorized and directed to advertise for bids for the City Hall Administration Area Remodel Project.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of April 2008.

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK