SENT TO COUNCIL:

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Del D. Borgsdorf
Terry Roberts

SUBJECT: **NEW SAN JOSE CIVIC CENTER STATUS OF BID AWARDS**

DATE: 12-09-02

The New San José Civic Center

INFORMATION

BACKGROUND

On September 10, 2002, the City Council authorized the City Manager to award all necessary construction contracts for the New Civic Center Project for an aggregate amount up to $192 million.

This report covers construction bid awards, pending awards and an overview of general construction activities.

RECENT BID AWARDS

The most recent bids received for the New Civic Center were opened on November 21 and 26, 2002. These bids totaled $49.6 million and were approximately $5.9 million below the budget of $55.5 million for this work. The following is a summary of these bids:

> The Concrete Foundation contract has been awarded to Largo Concrete Incorporated. This contract includes construction of all pile caps, grade beams, slabs on grade, basement perimeter walls, elevator and sump pits, basement concrete shear walls and mud slabs.
>
> The Curtainwall contract was awarded to Enclos Corporation. The scope of this contract provides and installs the exterior curtainwall enclosure system needed to complete the project and is inclusive of the Tower, Council Wing and Rotunda.

The Structural Steel contract has been awarded to Strocal, Incorporated. The structural steel work includes all steel needed to complete the Tower, Council Wing, Rotunda and the battered wall. Strocal, Inc. is also the structural steel subcontractor on the Joint Library Project.

BID AWARD SUMMARY

The following chart is a summary of all bids that have been awarded to date.

Bid Package	Contractor	Bid	Budget	Variance	% Difference
Recent Bids:					
• Concrete Foundation	Largo	$ 6,984,081	$ 8,430,000	($1,445,919)	(17.2%)
• Curtain Wall	Enclos	$29,920,000	$28,899,000	$1,021,000	3.5%
• Structural Steel	Strocal	$12,736,216	$18,157,000	($5,420,784)	(29.8%)
SUBTOTAL:		**$49,640,297**	**$55,486,000**	**($5,845,703)**	**(10.5%)**
Previous Awards:					
• Excavation & Piles		$ 8,095,060	$ 8,495,000	($399,940)	(4.7%)
TOTAL:		**$57,735,357**	**$63,981,000**	**($6,245,643)**	**(9.8%)**

This table represents the value of contracts awarded to date. The first five awarded contracts are approximately $6.2 million below the budget and staff is continuing to seek savings with value engineering efforts. Actual project costs will vary as work occurs over the duration of the project. While cost savings have been made to date we still have approximately $100 million to be awarded on the project and contingencies and accrued savings may be needed to cover costs that could arise as bidding and construction progresses.

CONSTRUCTION ACTIVITIES

Excavation work is nearing completion with an expected mid-December completion date. Positive progress on this activity was realized as the weather remained favorable and work occurred on Saturdays, which allowed the overall project to remain on schedule.

Pile driving will begin upon the completion of pile fabrication and crane placement in mid to late December. In an effort to keep the community informed, notices have been sent to the affected area residents.

The construction staging plan is being implemented which has resulted in minor modifications to the adjacent streets.

UPCOMING CONTRACT AWARDS

Multiple contracts are currently being advertised for award during the months of December and January. These bids include electrical, plumbing, elevator, stair and metal decks. The project team continues to look for ways to adjust the construction work plan to produce the best results for schedule and budget. This is being accomplished by value engineering efforts, contract packaging and the use of alternative component bidding.

CONCLUSION

The project remains on schedule for completion in early 2005. The first quarterly status report will be presented to the Council in January 2003.

Terry Roberts
Deputy City Manager

Del D. Borgsdorf
City Manager

KA:kf/jb