

REPORT

**To the Honorable Mayor and City Council
And the Redevelopment Agency Board
From the City Manager and the Executive Director**

February 26, 2007

Subject

Final Acceptance, Historic Courthouse Reconstruction/Courthouse Square, Phases I and II.

Recommendation

By motion, accept the Historic Courthouse Reconstruction and Courthouse Square projects, Phase I and II.

Background

DPR Construction Inc., a Redwood City based company, was selected to provide construction management/ general contracting services for Phase I and Phase II of the Historic Courthouse Reconstruction and Courthouse Square projects.

Phase I included the demolition and removal of the existing south annex (fiscal building) and reconstruction of the original Courthouse entrance and portico. The Courthouse was reconstructed to replicate its 1906 design under the guidance of plans produced by DES Architects. The project incorporated the use of original materials such as Colusa sandstone as well as modern materials such as fiber glass reinforced plastic (FRP). All materials meet the Secretary of the Interior's standards for historic preservation and provide an appearance which is authentic, yet structurally sound to modern building standards. The City Council approved a final agreed price for Phase I "at risk" construction management/general contractor services for \$4,955,057 on March 14, 2005.

Phase II included the construction of a new Courthouse Square intended to be the heart of Redwood City's downtown revitalization. This new area was created by the removal of the south annex in Phase I. Plans were designed under the direction of Freedman Tung & Bottomley ("FTB"). This new Courthouse Square includes two pavilions with raised areas to accommodate four different vendors, fountain areas with seating walls, benches, decorative lighting, an ornamental concrete medallion, and a new downtown public restroom. The City Council approved the final agreed price for Phase II "at risk" construction management/general contractor services for \$5,410,291 which extended and amended DPR's contract to a total of \$10,365,348.

There are two custom light fixtures (pre-wired protected by boxes) at the front of the square that will be installed by the week of March 5th. These fixtures have not been paid for (\$17,000), and the City will retain approximately \$900,000 for an additional 45 days after Council acceptance to cover any potential late claims.

Phase I and Phase II projects were successfully completed in accordance with the plans and specifications for the final agreed price of \$10,365,348. The City initiated change orders for items not included in the original scope of work totaling \$278,083 bringing the total cost of construction to \$10,643,431. The change orders represent approximately 2.6% over the original bid price.

Alternatives

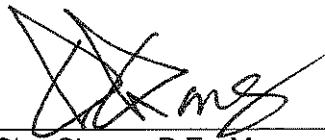
There is no alternative to accepting the Historic Courthouse Reconstruction/Courthouse Square Phase I and Phase II projects because the projects were completed in conformance with the approved plans and specifications.

Fiscal Impact

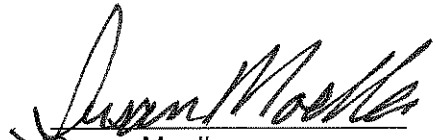
Sufficient funds were appropriated from the Fiscal Year 2005/06 Capital Project Fund, Capital Project Fund Contingency account, Redevelopment Capital Outlay Fund, and the unused Redevelopment balances of Block 1 land acquisition and childcare acquisition.



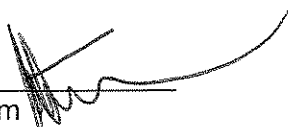
Paul Willis, P.E.
Senior Civil Engineer



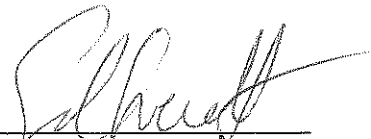
Chu Chang, P.E., Manager,
Engineering & Construction



Susan Moeller
Redevelopment Manager



Peter Ingram
Executive Director,
Redevelopment Agency



Ed Everett
City Manager