



# Union Station Headquarters Building

Engineering & Operations Committee

Item 8-2

May 9, 2016

# Current Action

- Appropriate \$6.7 M
- Authorize preconstruction activities for seismic upgrades & preliminary design of building improvements
- Authorize increase of \$3.5 M to agreement with ABSG Consulting, Inc.

# Distribution System



# Headquarters Building

## Timeline

Sept 1998	Initial occupancy
Nov 2008	Beam cracks detected
Dec 2011	Prelim. design authorized
May 2014	Final design authorized for voluntary seismic upgrades

## Current Status

- Final design nearing completion



# Headquarters Building



# Planned Upgrades



# 1. Preconstruction Activities

- Objectives

- Maintain HQ operational during construction
- Minimize impacts to operations & business functions

- Benefits

- Efficient & faster completion of work
- Reduced risks
- Reduced overall project cost
- Maintains staff & functions at USHQ location



# 1. Preconstruction Activities

## ● Scope

- Identify business function reqts. & constraints
- Prepare relocation plan for each phase
- Identify temp. security needs for each phase
- Select relocation firm
- Develop detailed schedules & communication plan



# 1. Preconstruction Activities

- Key Dates

May 2016	Issue non-renewal notices to tenants
Sept 2017	All tenant leases expire
Oct 2018	Award const. contract
Jan 2019	Finalize const. schedule & phasing
Feb 2019	Sequential staff relocation begins
Oct 2021	Completion of work

- Leasing of available space will resume after project completion

# 2. Building Improvements

## ● Objectives

- Enhance permanent security
- Improve space & operational efficiency
- Promote sustainability
- Modernize bldg. features

## ● Benefits

- Consolidation of needed improvements
- Reduced business disruption
- Reduced overall const. cost



**Fire Control System**



**HVAC Chillers**

# 2. Building Improvements

Category	Scope	Concept. Cost
Updated Bldg. Infrastructure	<ul style="list-style-type: none"><li>• Perm. security enhancements</li><li>• Fire control panel</li></ul>	\$6M
Improved Space & Operational Efficiency	<ul style="list-style-type: none"><li>• Additional chiller</li><li>• Space utilization</li><li>• WiFi expansion</li><li>• Cafeteria kitchen eqpt.</li></ul>	\$19M
Modernized Bldg. Features & Improved Sustainability	<ul style="list-style-type: none"><li>• Board room A/V system</li><li>• EV electrical infrastructure</li><li>• Cellular signal boost</li><li>• Internal finishes</li></ul>	\$12M

**Estimated Total Cost: \$37M**

# Planned Activities

ABSG Consulting, Inc.

- Preconstruction Activities

- Space & relocation plans
- Detailed const. schedule
- Design criteria & conceptual layouts
- Cost estimates

- Building Improvements

- Develop permanent measures to enhance bldg. security
- Detailed evaluation of needed bldg. improvements
- Develop final design criteria, conceptual layouts & const. cost estimates

# Planned Activities

ABSG Consulting, Inc.

- Amendment to Agreement
  - Competitively selected
  - Engineer of Record for Headquarters Building seismic upgrades
  - Experienced with space & relocation planning
  - Best suited to efficiently incorporate bldg. improvements
  - SBE participation level – 25%
  - Recommended increase of \$3.5M

# Planned Activities

## Metropolitan Staff

- Identify constraints
- Assess security & IT needs
- Develop outreach program
- Select relocation firm
- Acquire permits
- Perform field investigations
- Perform technical review & PM



## Specialty Firms

- Conduct prelim. design of A/V upgrades & wireless infrastructure

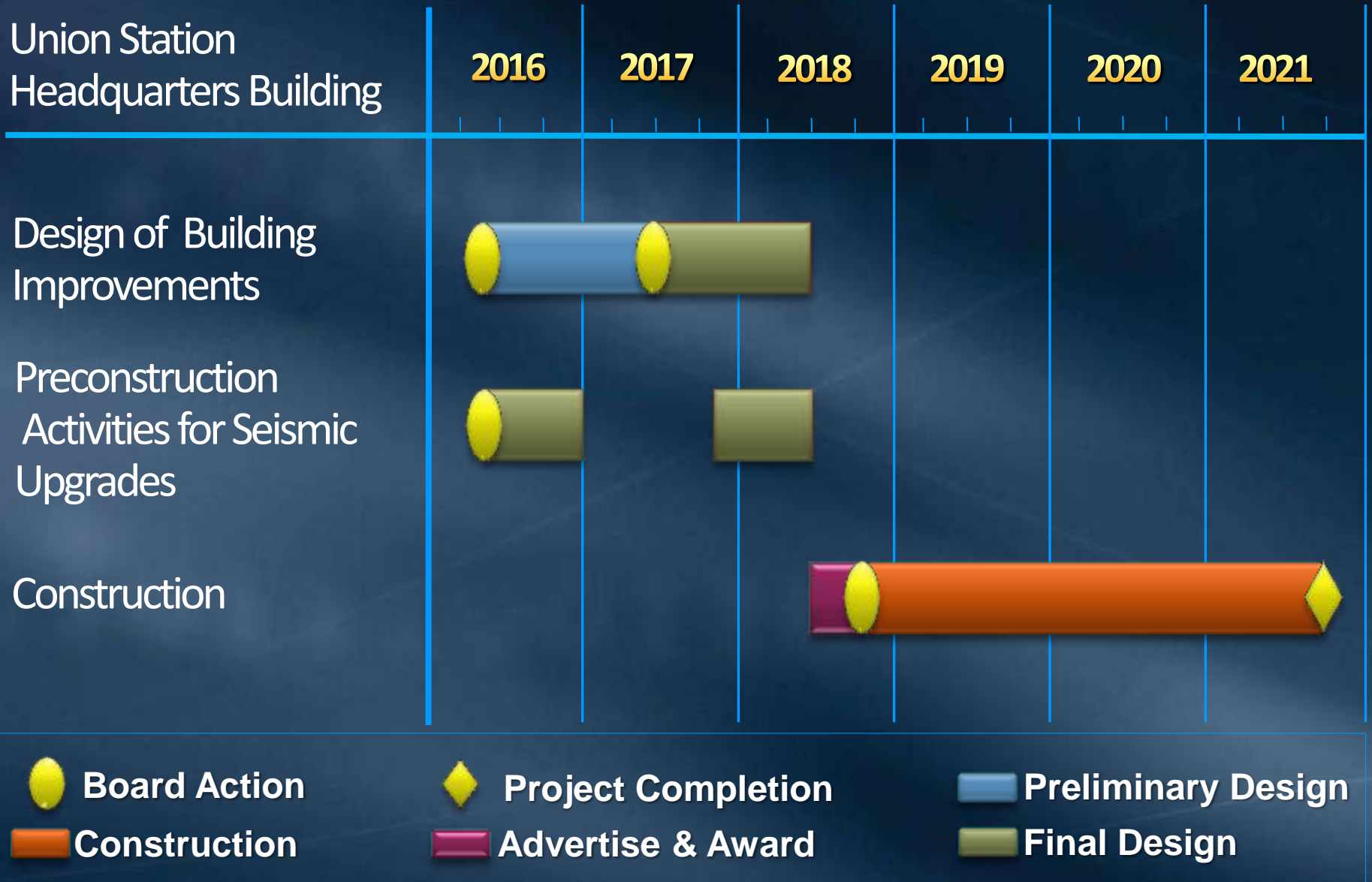
# Requested Funds

	1. Precon- struction Activities	2. Building Improvements
<b>Labor</b>		
Field investigations	\$220,000	\$520,000
Permitting, reloc. planning, PM	545,000	650,000
<b>Professional Services</b>		
ABSG Consulting, Inc.	700,000	2,800,000
IT & security firms	-	480,000
VE firm	-	100,000
Incidental expenses	-	20,000
Remaining budget	165,000	500,000
	<b>\$ 1,630,000</b>	<b>\$ 5,070,000</b>

**Total Requested Amount: \$ 6,700,000**

**Est. total cost - \$80 M to 85 M**

# Schedule



# Board Options

- Option #1
  - Adopt CEQA determination that the proposed actions are categorically exempt
  - Appropriate \$6.7 M
  - Authorize preconstruction activities for seismic upgrades & preliminary design of building improvements for Headquarters Building
  - Authorize increase of \$3.5 M to agreement with ABSG Consulting, Inc. for new NTE of \$5.3 M

# Board Options

## ● Option #2

- Adopt CEQA determination that the proposed action is categorically exempt
- Appropriate \$1,630,000
- Authorize preconstruction activities for seismic upgrades to the Headquarters Building
- Authorize increase of \$700,000 to agreement with ABSG Consulting, Inc. for new NTE of \$2,500,000

## ● Option #3

- Do not proceed with the project at this time

# Staff Recommendation

- Option #1

