



Update on Metropolitan's Headquarters Building Construction

Engineering & Operations Committee

Item 6a

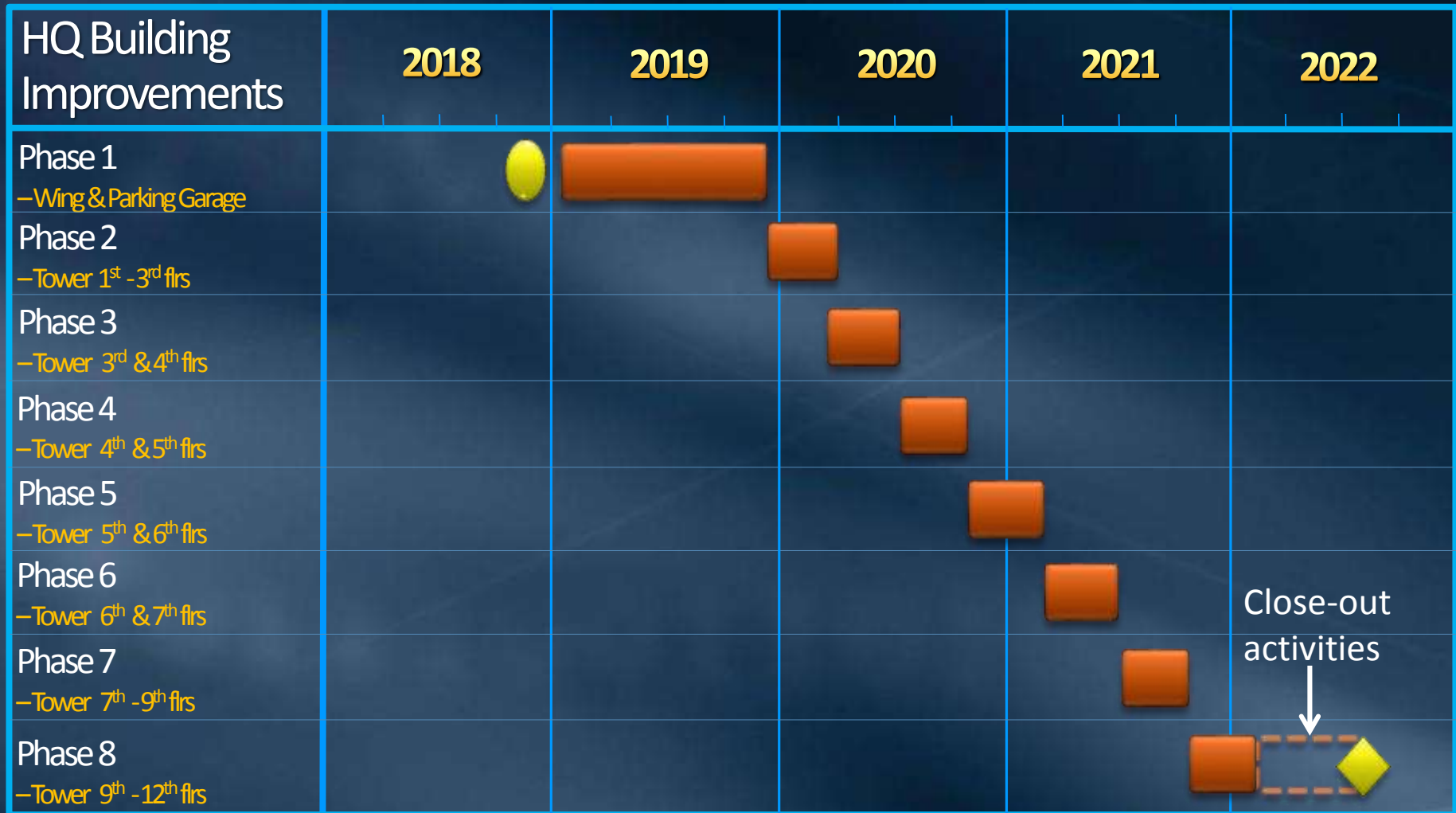
July 8, 2019

Background

- Nov 2018 Board awarded construction contract
- Scope of work
 - Seismic upgrades
 - New concrete walls & foundations
 - Carbon fiber reinforcing of beams
 - Strengthening of roof slab
 - Modifications to exterior cladding
 - Initial building improvements
 - Replace kitchen equipment & finishes
 - Reconfigure several restrooms
 - Upgrade network system in Wing
 - Enhance physical security at windows & doors
 - Relocation of over 800 staff to Wing



Construction Schedule



 Board Action

 Construction

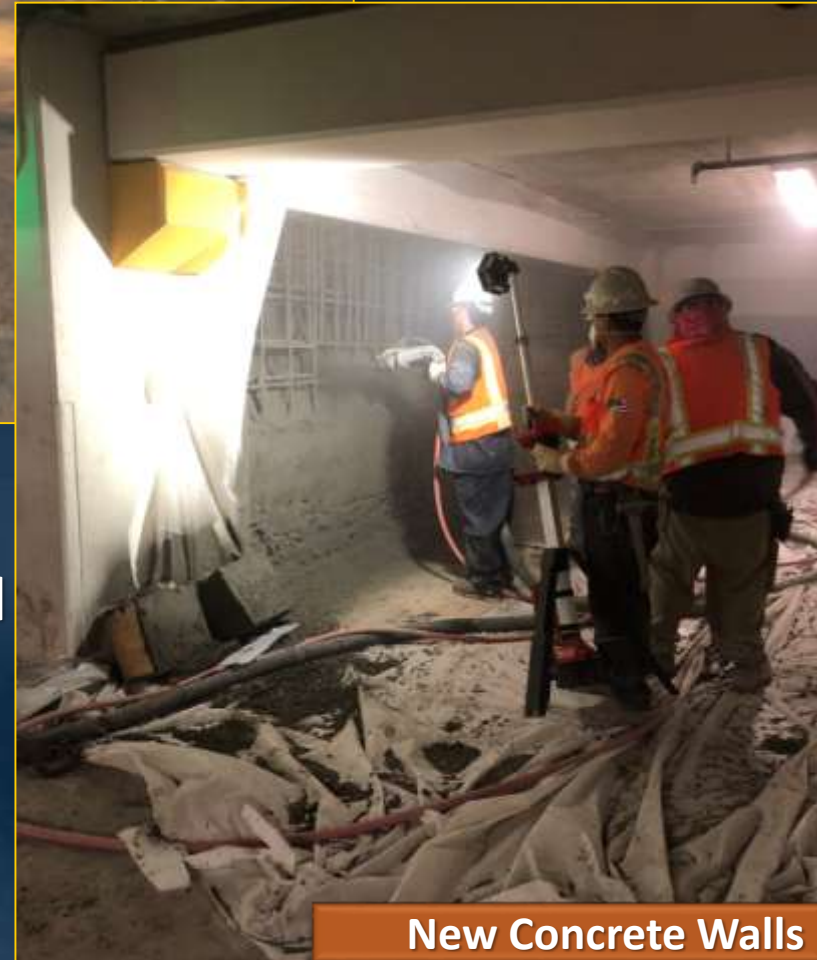
 Project Completion

Phase 1 – Current Status

Parking Garage



Foundation Excavation



New Concrete Walls

- New concrete foundations completed
- New concrete walls placed
- Planned completion by Aug 2019

Phase 1 – Current Status

Cafeteria

- Ongoing seismic retrofit work
- Fabricating of new cladding panels



Servery Upgrades

- Demo complete
- Installing utilities



Kitchen Upgrades

Phase 1 – Current Status

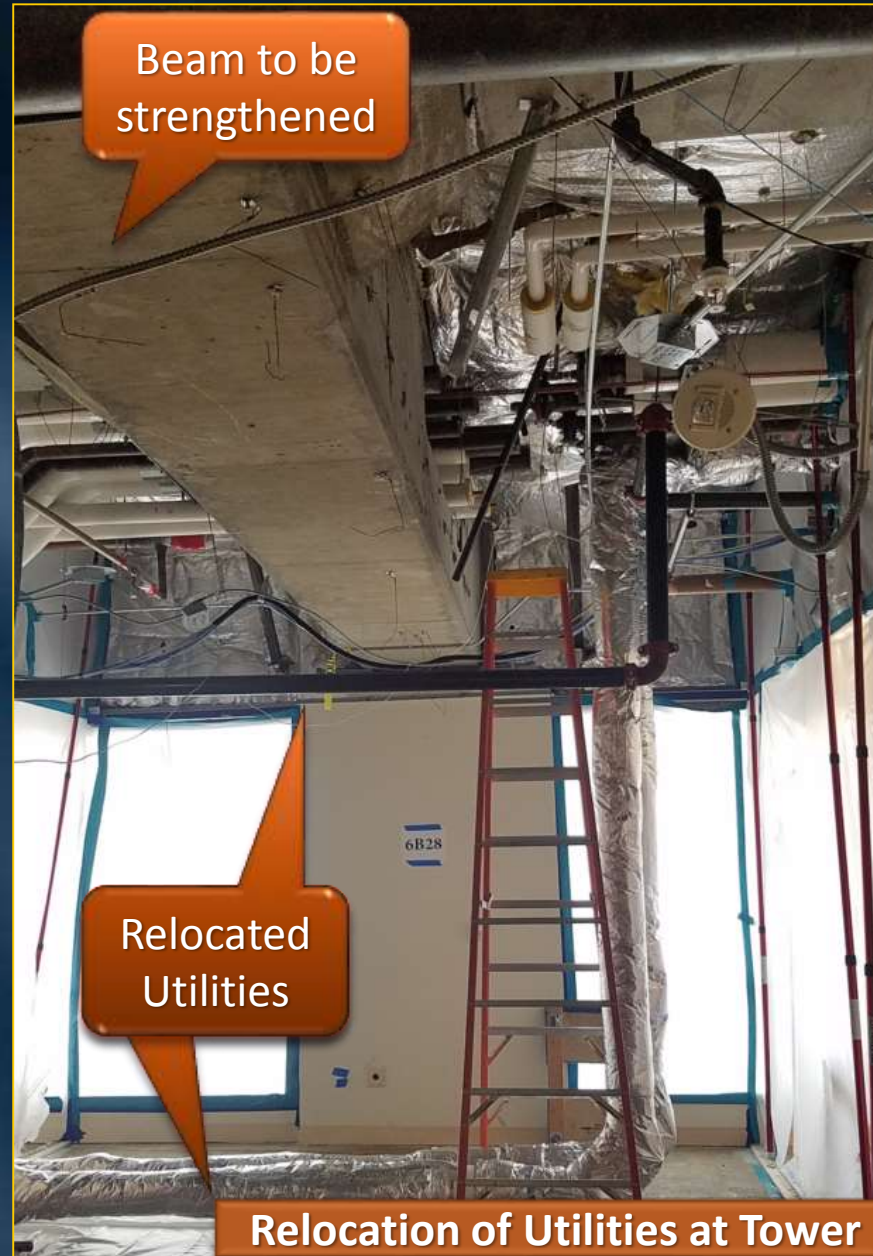
Tower & Wing



Dust Control Measures



Demolition of Finishes at Wing & Tower



Beam to be strengthened

Relocated Utilities

Relocation of Utilities at Tower

Phase 1 – Current Status

Exterior Work



Phase 1 – Current Status

Relocation Activities

- Successfully relocated 75 staff
- Preparing 163 staff for Phase 2 moves
- Procured furniture & IT network equipment



Enclosed Office Furniture



IT Network Equipment

Upcoming Milestones



- Phase 1 work
 - Planned completion Dec 2019
 - Cafeteria reopens soon after
- Phase 2 work
 - Interior work at Rotunda/Tower 2nd & 3rd floors
 - Exterior cladding work continues
 - Staff relocation to Wing begins
 - Wellness Center closes
 - Temp. construction barriers at Rotunda & Committee Rooms
 - Reduced training/conference room availability

Upcoming HQ Capital Projects

Separate Construction Contracts



Fire Alarm & Smoke Control Systems



Boardroom/Comm Rm Technology



Physical Security – Stage 2

