



City Council Agenda Report
Meeting Date: September 5, 2017
Department: City Manager

SUBJECT:

CIVIC CENTER PROJECT UPDATE

RECOMMENDED ACTION(S):

1. Receive and file the project update; 2. Provide direction as to the placement of an amateur radio antenna to create a ping point for use by local "HAM" radio operators.

EXECUTIVE SUMMARY:



Figure 1 – Earthcam Image from Site – August 30, 2017

The Lake Forest Civic Center project is rapidly progressing, with rough grading of the project site (Phase I) slated for completion in November, 2017. Once the site is graded, contractors will install construct Civic Center Drive and utilities (Phase 2) followed by construction of the single level parking deck (Phase 3). The designers are finalizing the bid package for Phase 2 with an anticipated bid opening in late September. Design-build construction drawings for the parking deck are 80% complete and construction will begin once the Phase I rough grading completes the building pad for the deck. Phase 4 includes construction

on the four campus buildings (Community Center, Senior Center, Council Chamber/Performing Arts Venue, and City Hall/Community Policing) and will begin after the utility work is completed. The estimated move-in date for the Civic Center is summer 2019. Phase 5 of the project includes Habitat Restoration in the streambed and will commence as soon as the grading operations are complete. The streambed alteration work will be monitored for approximately five years to ensure all environmental conditions have been met and the habitat is successfully restored.

At its June 20, 2017 meeting, the City Council directed staff to agendaize a discussion regarding the potential installation of an amateur radio antenna in the Civic Center Clock Tower. In evaluating design elements of the Clock Tower and the antenna equipment needs, it was determined the Clock Tower was not an appropriate installation location. Working with the architect and structural engineer, staff has identified an alternative location on the rear roof of the Community Center which would more effectively provide a “ping point” for local “HAM” radio operators. At this time, staff requests Council direction on the final placement location for the antenna.

BACKGROUND:

At its meeting of April 18, 2017, the City Council entered into a contract with Sukut Construction, Inc. (“SUKUT”), for the rough grading of the Civic Center site and roadways leading to the Serrano Summit development. Subsequently, construction of the Lake Forest Civic Center commenced with the official Groundbreaking Ceremony, held Friday, May 12, 2017. The initial projected completion date for the rough grading was August 2017. Environmental conditions and the presence of several nesting birds, including California gnatcatchers, a federally endangered species, delayed construction for several weeks while the birds hatched and “fledged”, leaving the nest. Sukut resumed full construction activities in late July, and is on schedule to complete the rough grading operations in November 2017.

At its meeting of June 20, 2017, the City Council directed staff to agendaize a discussion regarding potential placement of an amateur radio antenna in the Civic Center Clock Tower.

DISCUSSION:

Construction of the Lake Forest Civic Center will occur over five phases. Phase I is underway, with the rough grading and construction of the building pads for the four campus buildings and parking garage. Next, the installation of both wet and

dry utilities will occur, along with the finished construction of the extension of Indian Ocean Drive which will be renamed Civic Center Drive in 2018. Concurrently, the construction of the single deck parking garage will commence. Near the completion of the parking garage, the multi-prime contractors building the individual campus buildings will mobilize and begin construction of the Civic Center itself. Finally the habitat restoration area in the adjacent streambed will occur, along with other landscaping along the slopes of the Civic Center site, after the installation of the wet and dry utilities. The restoration area will be monitored throughout construction of the project and for up to five years post-construction.

Table 1 provides a detailed timeline of each phase and its current status. It should be noted the construction schedule is approximate as all activities are subject to weather, environmental or archeological discoveries, or other unforeseen issues. All construction activities are overseen by Bernards Bros., serving as the City’s construction manager under a separate contract approved by the City Council in December 2015. Final project completion and building move-in is anticipated for Summer 2019.

Table 1 – Construction Timeline and Status

Phase	Schedule and Status
Phase 1 – Rough Grading	May 2017 – November 2017
	Underway, completion on schedule for November, 2017
Phase 2 – Utilities and Civic Center Drive Street Improvements	September 2017 – Spring 2018
	Bids scheduled for late September 2017
Phase 3 – Parking Garage	Fall 2017 – Spring 2018
	Design-Build Construction Drawings are 80% complete. Construction will begin once rough grading is substantially complete.
Phase 4 – Campus Buildings	December 2017 – Summer 2019

	Construction Drawings are in Plan Check, with Construction Manager completing constructability review and value engineering simultaneously. Final City Council approval and authorization to bid the Multi-Prime construction contracts anticipated in October 2017
Phase 5 – Habitat Restoration	January 2018 – April 2018
	Hillside landscaping design nearing completion. Will go to bid following completion of the Wet Utilities in Phase 2

To further assist as the project moves from concept to construction, the City issued a Request for Proposal (“RFP”) seeking an on-call Owner’s Representative to provide advice, general oversight and quality assurance. This consultant will be primarily responsible for high-level quality assurance reviews of Civic Center construction activity and deliverables including project and construction schedule, constructability reviews, plans, specifications, and estimate packages, bids/contracts, construction activities, etc. Working in collaboration with the Civic Center project team, this consultant will represent the best interests of the City to ensure a quality, cost effective project that is completed on schedule and within budget. Issued August 15, 2017, responses to the RFP are due to the City on September 11, 2017.

Amateur Radio Antenna

At the request of a member of the public, the City Council directed staff to evaluate the placement of a radio relay to create a “ping point” in the Civic Center Clock Tower (Attachment 1). Staff met with local amateur radio operators to discuss antennae needs and if there were any constraints associated with the antennae’s output signal location. The proposed antenna is a fixed, single whip antenna, which requires an output jack for an operator to connect their radio. Structural engineering elements in the Clock Tower, and its location at the corner of the Council Chambers/Performing Arts Venue, make placement of an antennae inside the Tower unfeasible for both satisfactory reception and output jack use.

In consultation with Carrier Johnson, the project architect, and their structural engineers, an alternative location at the rear of the Community Center was identified. Placing the antenna at the Community Center would provide optimal signal strength and allow the output jack to be located in a more publically accessible location. Staff discussed this potential location with the amateur radio operators and it met with their approval. The cost of the antenna is minimal (less than \$100). Total project cost, however, is dependent upon final placement location and installation of the support structure necessary to affix the antenna to the building. Initial estimates range from \$3,000 - \$5,000. A visual representation of the proposed antenna is attached (Attachment 2).

At this time, staff requests the City Council provide direction as to the ultimate placement of an amateur radio antenna. If directed, staff would work with the architect to finalize design of the antenna and incorporate its placement into the final construction drawings.

FISCAL IMPACT:

There is minimal fiscal impact associated with the recommended action.

ATTACHMENTS:

1. Minute Excerpt – June 20, 2017 City Council Meeting
2. Illustration of Antenna

Initiated By: Stephanie D. Smith, City Clerk
Submitted By: Keith Neves, Assistant City Manager
Approved By: Debra Rose, City Manager