

March-April
2012



March – April Project Update

In March, the final steel beam was set and, in keeping with tradition, the project team took a moment to celebrate this milestone with a brief “topping-out” ceremony. Several City Council Members, City staff and the project team signed the beam before it was set in place at the tip of the entry plaza to the Central Library expansion (see below photo).



Upon completing the structural steel, work began on the exterior walls of the building, which are primarily aluminum and high performance glass. To protect the aluminum frames from damage during installation, a blue protective coating is applied (see below photo). If you have seen the building with this blue tint, don't get attached to it as it will be removed to reveal the final color of silver.



Work is also proceeding with the “rough in” installation of the electrical, plumbing and HVAC ducting which will reside under a raised floor system (see below photo). The raised floor incorporates 2' by 2' steel and concrete panels on pedestals with an 18" space below the floor on both levels. This design allows maximum flexibility for any possible reconfiguration of space in the future for the electrical, data and HVAC.



These project newsletters will now be published every other month.



Transparency Shines Through

From the beginning of the project, the theme of transparency in government was taken literally. The City Hall building design features an exterior composed of an aluminum framing and untinted glass. Normally, tinted glass is used on the exterior of buildings to reduce glare and heat gain. Our building is constructed with large overhangs and strategically placed louvers and trellises to prevent the sun from hitting the glass. In addition, casement windows are incorporated into the design to work in concert with the HVAC system to help reduce our heating and cooling costs by using the naturally beautiful Newport Beach climate whenever possible.

One of the first things visitors will notice is being able to see completely through the building from the outside and while inside too. Staff work areas in the center of the bays are being kept low and the public spaces, conference rooms and offices are constructed mostly of glass walls. This is a strategic component of the design to take advantage of the natural environment of the surrounding area.

Construction costs as of March 31, 2012:

- Total construction contract = \$105,365,165 (additional \$1M for the San Miguel Pedestrian Bridge and \$58,234 for three change orders)
- Expended = \$48,566,453 (46% of the available construction contract)
- Construction contingency spent = \$2,021,052 (includes \$1M for the San Miguel Pedestrian Bridge, 71% of the construction contingency has been used representing 1.9% of available construction contract)
- Owner's contingency change orders (3) = \$58,234 (0.05% of available owner's contingency)



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