



Agenda Item # _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil C. Miller, Director of Public Works
Dana Greenwood, City Engineer
Michael A. Guerrero, Senior Civil Engineer
Edward Kao, Senior Civil Engineer

DATE: November 8, 2006

SUBJECT: Disbursement of Progress Payments:

a) Progress Payment No. 18 in the net amount of \$51,658.74 to S.P. Pazargad Engineering Construction, Inc.; Change Order No. 1 in the net amount of \$117,050.00 for the Strand Improvement Project

b) Final Payment in the net amount of \$11,909.34 to Williams Pipeline Contractors, Inc.; Change Order No. 2 in the net amount of \$13,232.60; Formally Accept the 2002-03 Water Main and 2003-04 Sewer Main Replacement Project as Complete; and Authorize the Filing of the Appropriate Notice of Completion

RECOMMENDATION:

Staff recommends that the City Council pass a motion to approve the issuance of the subject progress payment, final payment, change orders, and authorization to file Notice of Completion.

FISCAL IMPLICATION:

PROJECT	FUNDING	CONTRACT	P.P.#	AMOUNT
Strand Improvement	Capital Improvement	\$3,543,913.95	1.	\$ 39,019.50
		Change Order #1: \$ 117,050.00	2.	\$ 43,750.80
			3.	\$ 28,949.63
		New Contract: \$3,660,963.95	4.	\$ 161,873.01
			5.	\$ 245,529.09
			6.	\$ 32,377.37
			7.	\$ 41,469.75
			8.	\$ 170,405.90
			9.	\$ 133,328.30
			10.	\$ 336,946.62
			11.	\$ 175,526.16
			12.	\$ 249,214.72
			13.	\$ 262,465.29
			14.	\$ 204,519.29
			15.	\$ 187,546.94
			16.	\$ 165,268.80
			17.	\$ 203,149.35
			18.	\$ 51,658.74
			Total:	\$2,732,999.26
2002-03 Water Main	Water Fund	\$675,792.00	1.	\$131,548.50
2003-04 Sewer Main	Wastewater Fund	Change Order #1: \$ 10,603.67	2.	\$276,789.78
			3.	\$141,875.28
		Change Order #2: \$ 13,232.60	4.	\$ 17,507.16
			5.	\$ 50,035.38
		New Contract: \$699,628.27	Final:	\$ 11,909.34
			Ret:	\$ 69,962.83
		Total:	\$699,628.27	

DISCUSSION:

Strand Improvement Project

Progress Payment No. 18

The Contractor has completed 86% of the construction contract. Work accomplished since the last progress payment includes construction of the concrete walkway in Phase V (1st Street to Manhattan Beach Boulevard) from Manhattan Beach Boulevard to 10th Street, construction of the westerly concrete curb from 8th Street to 10th Street, construction of sewer manholes from 8th Street to 10th Street, construction of the retaining wall repair from Manhattan Beach Boulevard to 10th Street, and completion of storm drain pipe installation.

The Contractor is currently working on the retaining wall repair from 9th Street to 10th Street, sewer service connections from 8th Street to 10th Street, and installation of new Strand light poles and fixtures for Phase V. The sewer construction work has been delayed pending approval by the County Sanitation Districts of Los Angeles County regarding work to construct a new County manhole that intercepts their existing 27" RCP sewer trunk main. Once the sewer work is completed the Contractor will complete the final concrete walkway construction from 8th Street to 10th Street.

The Contractor remains on schedule with an estimated schedule of the remaining Phase of the project as follows:

- Phase V: 1st Street to Manhattan Beach Boulevard June 2006 to December 2006

The Contractor has submitted a request for Progress Payment No. 18 in the net amount of \$51,658.74. All work items covered by this payment have been reviewed by the Public Works Department and found to be in conformance with the plans and specifications.

Change Order No. 1

A total of \$4.5 million was allocated in the Capital Improvement Program for this project. Sufficient funds are available in the budgeted project account for the additional work for Change Order No. 1.

Native Landscaping of Slope Area (12th Street to 16th Street)

Included in the Strand Improvement Project is the import of soil and grading modifications of the slope area west of the Strand from 12th Street to 16th Street. This grading was necessary in order to reduce the difference in elevation between the Strand and the adjacent slope area to a maximum of 30". The Uniform Building Code requires that a difference in grade elevation greater than 30" requires a fence rail. Performing the grading work eliminated the need for a fence rail along the Strand. Although landscaping of the graded area was not included as a part of the Strand project construction contract the Public Works Department had intended to complete the landscaping either as a change order to the Strand contract, using City or City contract forces, or using an outside source.

The Strand Improvement Project required permits by the California State Coastal Commission and the Los Angeles County Department of Beaches and Harbors. A majority of the subject slope area from 12th Street to 16th Street is on Los Angeles County property. Both agencies

required that if the Strand project included any landscaping then the landscaping shall be planted using native plants. Both agencies expressed a specific interest in removing the existing iceplant as this is not a native plant to the dune area. In addition native plants work better to reduce erosion on steeper slopes and iceplant is an invasive species that harms the ecosystem by crowding out native plants.

The Public Works Department was contacted by the Beach Bluffs Restoration Project. BBRP is a resident-initiated effort to restore the natural dunes and bluffs along the Santa Monica Bay between Ballona Creek and the Palos Verdes Peninsula. BBRP completed a Master Plan for their project and partnered with The SEA Laboratory, a program of the Los Angeles Conservation Corps (an independent non-profit organization), to complete a pilot project in the City of Redondo Beach. BBRP thought that the graded slope area west of the Strand between 12th Street and 16th Street presented an excellent opportunity to initiate a pilot project in the City of Manhattan Beach.

If approved, SEA Lab will work as a sub-contractor to the Strand contractor and the work will be completed at a cost of \$59,050. The proposal submitted by SEA Lab estimates the area will require approximately 8,000 native plants. SEA Lab is specifically responsible for growing and transplanting native plants to the restored areas. Their project costs include seed collection and germination, plant growth and care, and restoration efforts, such as transportation/planting costs and initial follow-up watering. As with any new landscaping installation a primary concern is providing sufficient watering during the development stages of the landscaping. While there is no existing irrigation system within the subject area it will be necessary to provide thorough and consistent watering of the new native landscaping. The Public Works Department will be installing a temporary irrigation system for this area until the landscaping is mature enough to be self-sustaining.

Storage Area Under Strand at Marine Avenue

As a part of the Strand project plan approval, the Los Angeles County Department of Beaches and Harbors recommended the abandonment of the storage area under the Strand at Marine Avenue (formerly restrooms). LACoDBH recommended backfilling the area due to potential structural deficiencies of the deteriorated deck. The storage area is currently utilized by the Los Angeles County Lifeguards for their Junior Lifeguard Program.

The County Lifeguards felt that the existing storage area should be maintained since other storage alternatives would most likely be more visually obtrusive to adjacent properties and may be difficult to obtain approval for installation. The County Lifeguards requested that the City and LACoDBH consider options to maintain their storage area.

The Los Angeles County Department of Public Works prepared construction plans to reconstruct the storage area to current structural standards. The City submitted the plans to the Strand contractor who submitted a lump sum cost of \$58,000 for the work. The County agreed to pay for the design and the full amount of the work. Although the work will not require any City funds to complete, the work will be included as a Change Order to the Strand project so that it can be incorporated within the existing Strand construction contract scope of work.

This work is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Class 2, Section 15302 (c), "Replacement or Reconstruction of Existing Facilities." A Notice of Exemption will be filed with the County Clerk's office.

***2002-03 Water Main and 2003-04 Sewer Main Replacement Project
Change Order No. 2***

During the construction period, the following additional work was added to the contract:

- Removal of a layer of concrete base beneath the existing asphalt concrete pavement on 21st Street.
- Removal of an existing concrete encasement around a storm drain pipe that interfered with the sewer main installation.

This additional work resulted in a net increase of \$13,232.60 to the contract cost. The new contract amount will be \$699,628.27.

Final Payment

The Contractor has completed 100% of the construction contract. Work accomplished since the last progress payment includes finishing the punch list items.

The Contractor has requested a final payment in the amount of \$11,909.34, and that the City formally accept the work as complete. A ten percent (10%) retention in the amount of \$69,962.83 would be released upon the expiration of 35 days from the date of formal acceptance by the Council. All work which has been inspected by the Public Works Department has been found to be in conformance with the plans and specifications.

xc: Henry Mitzner, Controller