



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Sherilyn Lombos, Deputy City Manager

DATE: September 5, 2006

SUBJECT: Disbursement of Progress Payment No. 29 in the Net Amount of \$865,122 to Swinerton Builders

RECOMMENDATION:

Staff recommends that the City Council approve issuance of progress payment #29 for \$865,122 to Swinerton Builders.

FISCAL IMPLICATION:

Below is a table summarizing the project budget of \$40.7 million and outlining the payments made through June 2006.

Line Item	Budget	Adjustments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$2,663,828	\$30,010,701	\$1,300,127	95.8%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency:	\$3,700,790	(\$3,394,124)	\$192,440	\$114,226	96.9%
<i>Unforeseen Changes</i>		\$2,023,774			
<i>Delay settlements</i>		\$280,025			
<i>Owner Requests</i>		\$360,029			
Furniture, Fixtures & Equipment	\$1,687,500		\$1,143,654	\$543,846	67.7%
Architectural/Engineering	\$2,384,350	\$100,296	\$2,513,237	(\$28,591)	101%
Project/Construction Management	\$1,420,592	\$450,000	\$1,864,048	\$6,544	99.6%
Relocation	\$1,129,488	\$180,000	\$1,210,787	\$98,701	92.4%
Owner's Cost Items	\$1,562,500		\$716,025	\$846,475	54.2%
TOTAL	\$40,694,510		\$37,806,440	\$2,888,070	92.9%

Change Orders / Potential Change Orders / Work Orders: Attached is a summary report of all the approved budget adjustments. Eighty-three change orders have been approved to date for a total of \$2,663,828. The funds for these change orders were taken from the Contingency line item and put into the Construction (Swinerton contract) line item.

Progress Payment: Attached is the contractor’s application for payment through July 2006 which outlines all of the line items for which work was completed and billed. All work items covered by this payment have been reviewed by Vanir Construction Management and the Public Works Department and were found to be in conformance with the plans, specifications and the approved schedule of values. Following is a list of all progress payments to Swinerton:

P.P. #	Amount	P.P. #	Amount
1	\$1,320,556.00	22	\$912,391.00
2	\$341,954.43	23	\$1,397,612.00
3	\$876,220.66	24	\$863,323.00
4	\$1,062,247.20	25	\$726,285.00
5	\$666,650.11	26	\$501,821.00
6	\$996,569.00	27	\$462,077.00
7	\$1,663,171.00	28	\$551,771.00
8	\$1,281,610.00	29	\$865,122
9	\$1,245,127.00	TOTAL	\$30,875,823.00
10	\$746,027.00		
11	\$750,268.00		
12	\$1,415,165.87		
13	\$1,147,455.00		
14	\$1,581,658.00		
15	\$1,349,616.00		
16	\$1,638,650.00		
17	\$1,520,866.00		
18	\$1,632,988.00		
19	\$1,612,726.00		
20	\$865,496.13		
21	\$880,399.60		

BACKGROUND:

Swinerton Builders has submitted a request for progress payment #29 in the amount of \$865,122.

DISCUSSION:

A temporary certificate of occupancy (TCO) was issued to Swinerton Builders on June 28, 2006; grand opening activities took place on July 1st; and the Fire Department and Police Department moved into the new building on July 6 and 8 respectively.

Punchlist activities are still taking place and final closeout of line items is also in progress. The TCO gives Swinerton until the end of August 2006 to achieve final completion. Staff is planning on presenting a final, wrap-up report to the City Council in September or October depending on close-out discussions. In the meantime, Swinerton has requested payment for work accomplished in July 2006. After this payment, there is right at \$435,000 left in the contract; which we expect to pay out in the next pay application.

- Attachments: A. Police & Fire Facility Construction/Hard Costs Summary Report
B. July 2006 Pay Application