



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil Miller, Director of Public Works
Bruce Moe, Director of Finance

DATE: September 19, 2006

SUBJECT: Authorize City Manager to approve expenditures not to exceed \$360,000 to conduct Maintenance and Refurbishment of City Hall to include Painting, Floor Coverings, Council Chamber Chair Replacement, and Doorway Modifications

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to approve expenditures not to exceed \$360,000 to conduct repairs, maintenance and refurbishment of portions of City Hall.

FISCAL IMPLICATION:

Funds for this work were appropriated by City Council at the October 18, 2005 City Council Meeting in the amount of \$310,000 for the City Hall Interior Painting and Carpeting and Council Chambers Remodel. An additional \$50,000 is being allocated from Police & Fire Facility contingency funds to complete the doorway modifications for the lower level parking into City Hall.

BACKGROUND:

As mentioned above the City Council approved \$310,000 on October 18, 2005 for the refurbishment of the City Council Chambers and lobby and for the painting and re-carpeting of needed areas of City Hall. In addition City staff needs to modify the entry way to the City Hall lower lobby from the newly completed subterranean parking structure. It is estimated that this work will cost approximately \$50,000.

As was the case with the new Police & Fire Facility, Council authorized the City Manager to award contracts to the various vendors for furniture, fixtures and equipment. We are requesting that Council approve the same arrangement for these contracts, which will allow us to efficiently schedule the work with a minimum of disruption to the public and coordinate the various activities effectively.

DISCUSSION:

Work tasks to complete the projects described above include:

- Constructing and storefront door system with fire safety shutter which leads from the lower

level parking area into the lower lobby of City Hall. The door system will included two entryway doors, one which is equipped with key pad access for employees needed entry after normal business hours.

- Installation of floor covering from the new door to lower level lobby including replacement of the existing brown ceramic tile in the lower and upper lobby including the stairs.
- Replacement of the orange ceramic tiles in the lower and upper lobby of the City Hall
- Replacement of audience chairs in the City Council Chambers
- Replacement of carpet in the City Council Chambers
- Replacement of carpet throughout the public and employee areas of City Hall
- Repainting of the interior spaces throughout City Hall

The estimated schedule for this work is:

Task	Estimated Schedule
Installation of Entryway Door System	9/25 through 11/10
Installation of floor covering in lobbies	10/2 through 12/ 4
Replacement of orange ceramic tiles in lobbies	9/18 through 10/30
Replace audience chairs in Council Chambers	11/28 through 12/4
Re-carpet throughout City Hall	11/13 through 12/29
Re-paint throughout City Hall	11/20 through 12/29