



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: May 16, 2006

SUBJECT: Consideration of a Status Report on the Police & Fire Facility Construction Project and Disbursement of Progress Payment #26 in the Net Amount of \$501,821 to Swinerton Builders

RECOMMENDATION:

The Police and Fire Facility Sub-Committee and staff recommend that the City Council receive and file a status report on the Police & Fire Facility construction project and approve issuance of the subject progress payment.

FISCAL IMPLICATION:

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

Line Item	Budget	Adjustments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$2,010,217	\$28,495,032	\$2,162,185	92.95%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency:	\$3,700,790	(\$2,450,513)	\$192,440	\$1,242,618	66%
<i>Unforeseen Changes</i>		\$1,370,163			
<i>Delay settlements</i>		\$280,025			
<i>Owner Requests</i>		\$360,029			
Furniture, Fixtures & Equipment	\$1,687,500		\$209,637	\$1,477,863	12.42%
Architectural/Engineering	\$2,384,350	\$100,296	\$2,511,602	(\$26,956)	108%
Project/Construction Management	\$1,420,592	\$250,000	\$1,670,132	\$460	100%
Relocation	\$1,129,488	\$90,000	\$1,194,974	\$24,514	98%
Owner's Cost Items	\$1,562,500		\$564,427	\$998,073	36.1%
TOTAL	\$40,694,510		\$34,852,100	\$5,842,410	85.6%

Change Orders / Potential Change Orders / Work Orders: Attached is a summary report of all the approved budget adjustments. Sixty change orders have been approved to date for a total of \$2,010,217. 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 April 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	19	\$1,612,726.00
2	\$341,954.43	20	\$865,496.13
3	\$876,220.66	21	\$880,399.60
4	\$1,062,247.20	22	\$912,391.00
5	\$666,650.11	23	\$1,397,612.00
6	\$996,569.00	24	\$863,323.00
7	\$1,663,171.00	25	\$726,285.00
8	\$1,281,610.00	26	\$501,821
9	\$1,245,127.00	TOTAL	\$28,996,853.00
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		

BACKGROUND:

For several years now, the Civic Center has been under construction. The project is complex and has the potential of being disruptive to the entire area. Given its significance, staff has been providing a regular status report to the Council and the community. Information regarding the project can be obtained through a number of other sources including the following:

- The City’s website - www.citymb.info
- Construction hotline - 310-802-5299
- Construction Issues Committee - Meets 4th Tuesday, 9am, City Hall
- Construction newsletter - Call hotline to be put on mailing list
- Project reports to Council - 2nd Council meeting of every month
- Telephone inquiries - City Manager’s Office, 310-802-5053

DISCUSSION:

Staff will make a presentation at tonight's Council meeting regarding progress on the facility. The interior of the building is still in progress; inspections and punchlist activities are on-going. Furniture, fixtures and equipment (FF&E) not included in the contractor's scope of work are being delivered and installed.

Mid-June remains the date of final completion, which means all punchlist items will be complete in the interior and the exterior will be complete. All of the efforts of staff and the consultants are concentrated on helping Swinerton achieve these dates.

Grand Opening activities are being scheduled. The entire community is invited to join us on Saturday, July 1 from 10am – 2pm for a great celebration and look at the completed facility.

Council Sub-Committee on Construction: The City Council sub-committee on construction met on May 8 to discuss construction progress, the budget and grand opening activities. Minutes of that meeting are attached.

Construction Issues Committee: This Council-appointed committee made up of two Downtown Business Association representatives, a Chamber of Commerce representative, two adjacent residents and two at-large residents meets on the fourth Tuesday of every month to discuss construction related issues such as traffic, parking, noise, air quality, etc. and help develop ways to solve issues that are identified. The committee did not meet in April. The next meeting is scheduled for May 23rd at 9am at City Hall.

- Attachments:
- A. Police & Fire Facility Construction/Hard Costs Summary Report
 - B. April 2006 Pay Application – not available electronically
 - C. Council Sub-Committee Minutes – May 8, 2006

Police & Fire Facility Project
Construction/Hard Costs - Summary Report
May 1, 2006

- Official Start Date: February 9, 2004
- Approved Time Extensions: 117 days
- Original Contract Value (hard cost only): \$28,647,000
- Adjusted Contract Value: \$30,587,247
- Contingency Remaining: \$1,127,807

Approved Adjustments
Unforeseen Conditions, Architect's Changes, Value Engineering

CO#		Summary Description	Contractor Proposal	Approved \$
1	PCO#2	Mobilize earthwork equipment for 13 th Street work	\$3,333	\$3,333
2	PCO#1 PCO#8 WO#1	Demolition work not originally in contract-\$7,440 Demolish & remove cellular antennae foundation-\$3,166 Removal of underground concrete & debris-\$2,666	\$14,665	\$13,272
3	PCO#4	Relocate City Hall sewer not in as-built drawings (north of entrance)	\$12,259	\$11,447
4	PCO#5 PCO#9	Adjust shoring along Valley to miss existing sewer-\$20,947 Removal of underground debris-\$5,466	\$34,426	\$26,413
5	PCO#7	Install SCE substructure to deal with utility conflict at SE corner of Library	\$37,150	\$32,716
6	PCO#13	Relocate/revise existing City Hall sewer line (south of entrance)	\$42,221	\$33,195
7	PCO#3 PCO#6 PCO#12 PCO#14	Removal of seven light poles not originally included in contract; demolition of SCE duct bank-\$5,517 Credit for duplicate water line & double check valve-(\$11,921) Replace the jail cell doors with electric locking system for electric sliding cell doors-\$11,755 Install elevator shaft casing for plaza elevator-\$2,966	\$10,185	\$8,318
8		Credit to pay for the architect/engineer services required to evaluate the HVAC digital control system substitution request.	(\$3,400)	(\$3,400)
10		Credit for accepting the substitution of Honeywell Controls for the HVAC system	(\$98,839)	(\$98,839)
12	PCO#11 PCO#26 PCO#18	Add two pole lights at City Hall entry-\$10,059 Removal of unforeseen underground debris-\$2,358 Survey to locate sidewalk for Edison vault-\$778	\$14,681	\$13,195
13	PCO#10 PCO#28	Make various revisions to documents-\$27,140 Telephone and data outlet modifications-\$7,303	\$63,700	\$34,443
14	PCO#17 PCO#21 PCO#27 PCO#35 PCO#47	Revise door hardware lockset per architect-\$363 Structural steel revisions per architect-\$2,228 Backwater valve installation-\$3,964 Steel framing at moment connection-\$843 Galvanize pipe and fittings-\$16,038	\$23,583	\$23,436

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
May 1, 2006**

CO#		Summary Description	Contractor Proposal	Approved \$
15	PCO#48 PCO#62	Hose tower hoist revisions-\$15,142 Credit for multiple revisions to storefront drawings-(\$1,500)	\$13,667	\$13,642
16	PCO#22 PCO#23 PCO#31 PCO#46 PCO#58 PCO#74 PCO#90 PCO#94	Credit for roofing modifications-(\$1,845) Credit for changing exterior glaze from green to clear-(\$814) Detention door hardware changes per architect-\$9,322 Emergency repair of existing sewer-\$2,183 Change scullery and floor sinks in fire work room-\$1,121 Re-route two storm drain lines away from doorway-\$1,250 Re-route storm drain piping to below structural deck-\$1,258 Revise sump pump discharge-\$1,877	\$21,756	\$14,352
17	PCO#71 PCO#87 PCO#101 PCO#115	Reroute waste piping west of Fitness Room-\$828 Revise plumbing layout for jail cell lavatories-\$3,122 Delete two interior walls and relocate electrical-(\$386) Delete holes in jail cell bunks-\$0	\$3,636	\$3,564
18	PCO#40 PCO#33 PCO#34 PCO#49 PCO#86 PCO#116	Provide sloping locker tops-\$4,566 Delete veneer brick and extend exterior windows-(\$791) Delete installation of antenna mast-(\$2,772) Furnish and install canopy embeds-\$2,995 Revise concrete beam reinforcing-\$417 Furnish/install power and switches to motorized gates-\$2,596	\$7,539	\$7,011
20	PCO#60	Jail door monitoring and control system	\$130,450	\$119,950
21	PCO#79 PCO#96 PCO#108	Add heaters to firing range-\$7,900 Additional rebar at hose tower-\$3,052 Repair existing waterproofing at City Hall-\$13,871	\$25,451	\$24,823
22	PCO#20 PCO#44 PCO#102	Hardware revisions-\$34,000 Move 18x18 duct out of drop panel-\$599 Hollow metal frame revisions-\$404	\$40,086	\$35,003
23	PCO#43 PCO#45 PCO#92 PCO#95 PCO#106 PCO#110 PCO#111 PCO#112 PCO#122	Add five hose bibs at the jail-\$4,388 Drawing revisions for air and electric hose reels-\$9,753 Pipe rerouting at room A165-\$0 Provide storm drain offset-\$4,011 Provide pipe offset at draft pit/firing range-\$2,704 Pipe rerouting at sobering cell-\$0 Pipe rerouting at room 089-\$0 Pipe rerouting at Jail Corridor-\$0 General plumbing revisions-\$75,152	\$111,060	\$96,008
26	PCO#37 PCO#69 PCO#82 PCO#97 PCO#103 PCO#140	Furnish and install patio gate in fire department area-\$4,048 Revise door, frame and hardware for door 101-\$2,870 Revise exhaust and roof fans-\$1,009 Modification of site wall details-\$1,439 Furnish and install antenna mast embeds-\$1,491 Install parapets to apparatus bay roof-\$2,014	\$13,096	\$12,907
28	PCO#53 PCO#67 PCO#75	Revise turnout lockers-\$7,357 Draft pit pump electrical-\$831 Structural steel revisions-\$7,862	\$24,548	\$22,279

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
May 1, 2006**

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
	PCO#85 PCO#129 PCO#151	Concrete reinforcement changes-\$920 CMU infill at jail cell 84-\$1,114 Revise beam elevations at apparatus bay-\$4,195		
29	PCO#135 PCO#141 PCO#146	Revise antennae brackets-\$4,770 Hose tower pent plate & angles-\$8,465 Dog kennel walls-\$10,549	\$23,591	\$22,784
30	PCO#121 PCO#132 PCO#150	Antennae revisions-\$1,718 Add four wood doors with frames-\$9,751 Relocate roof penetration framing-\$12,766	\$24,514	\$24,235
31	PCO#152	Add fire line at 13 th Street & 15 th Street	\$67,360	\$42,117
33	PCO#30 R1	Dry weather flow and electrical changes	\$187,154	\$187,154
34	PCO#84 PCO#88 PCO#93 PCO#109 PCO#157 PCO#158 PCO#159 PCO#161 PCO#162 PCO#164 PCO#172	Add additional reinforcement to beam-\$685 Reroute of piping in jail corridor-\$10,505 Change window to security frame\$339 Add breakers-\$2,500 Add two fire/smoke dampers-\$2,918 Add fire/smoke damper-\$2,012 Add fire/smoke damper-\$1,615 Demo column top, form to suit-\$2,422 Provide mirrored swing for one door and frame-\$867 Installation credit for deletion of TV shelf-(\$326) Change gun locker location prior to install-\$0	\$33,758	\$23,537
35	PCO#54 PCO#56 PCO#61 PCO#78 PCO#89 PCO#99 PCO#107 PCO#155	Revise hose tower parapet height & roof surfacing-(\$959) Credit to install non-metallic conduit in lieu of EMT-(\$7,108) Appliance credit-(\$9,244) Elec./Fire suppression change-\$14,740 Delete stainless steel shelf and supports-(\$105) Delete planter and replace with concrete walk-(\$3,184) General finish hardware change-\$12,723 Add fire/smoke dampers-\$2,918	\$12,093	\$9,781
37	PCO#59 PCO#68 PCO#118 PCO#120 PCO#127 PCO#136 PCO#144 PCO#169 PCO#196	CMU revisions-\$0 Lower CMU wall height-(\$1,284) Ductwork/ceiling conflict-\$1,811 Fur walls at room #s 73, B118-\$4,391 Revise location of tele/data outlets-\$866 Room B107 electrical changes-\$10,119 Stucco flashing and weep changes-\$1,749 Dorm room paint changes-\$110 Water feature engineering-\$6,616	\$24,672	\$24,378
38	PCO#149 PCO#154 PCO#156 PCO#178 PCO#179	Delete traffic loops-(\$420) Demo 4" wall and replace w/6" wall-\$2,960 Public parking garage duct/waste line conflicts-\$2,723 Modify window framing-\$842 Door and frame changes-\$1,300	\$7,625	\$7,405

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<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
39	PCO#123 PCO#153 PCO#160 PCO#165 PCO#174 PCO#183 PCO#187	Lightning grounding weld plates-\$560 Kitchen hood requirements-\$8,009 Relocate VAV; revise duct-\$3,920 Kennel drain flush plumbing-\$5,566 Add smoke detectors to sleeping areas-\$1,400 Semi-recessed sanitary napkin fixture-\$1,455 Cut two gusset plates away from doorways-\$970	\$21,798	\$21,880
42	PCO#227	Install re-designed water features #1 & #2; delete #3	\$87,790	\$87,790
43	PCO#117 PCO#185 PCO#188 PCO#193 PCO#194 PCO#197 PCO#221 PCO#222	Add rated mechanical shaft-\$3,537 Move door A170-\$500 Cable plant change-\$6,598 Modify window reveals-\$1,955 Surface lighting in corridor #88-\$2,869 Add planter drain-\$3,107 Upgrade 3 dishwashers to replace discontinued models-\$2,146 Structural steel changes to roof framing-\$308	\$21,065	\$21,020
44	PCO#41 PCO#42 PCO#145 PCO#173	Substitute AdvanEdge subdrain for Mirafi subdrain-(\$4,500) Fire shutter and door at City Hall-\$26,004 Install return air openings-\$1,638 Revise wall for ADA drinking fountain-\$1,543	\$29,414	\$24,685
45	PCO#52 PCO#126 PCO#139 PCO#175 PCO#206	Ductwork change-\$0 Handicap parking stalls-(\$305) Sliding gate and coiling grille controls-\$14,289 Rework of column formwork; chip down columns-\$4,825 Power/data terminals-\$0	\$23,997	\$18,809
46	PCO#192 PCO#202 PCO#204 PCO#216 PCO#217 PCO#218 PCO#233 PCO#235 PCO#236	Furred walls at Room B135-\$4,086 Relocate electrical panel L1G-\$2,625 Water supply to refrigerator-\$4,510 Relocate drinking fountain-\$2,239 Add condensation drain-\$696 Provide overflow drains at trash enclosure-\$6,544 Demo and relocate wall-\$355 Paint added jail cells-\$1,827 Remove/re-install electrical outlets-\$1,489	\$25,984	\$24,371
47	PCO#128 PCO#142 PCO#147 PCO#168 PCO#220 PCO#244	Tele/data outlets-\$9,037 Tele/data outlets-\$1,729 Cove light fixture-\$2,063 Add wall furring in Room 094-\$1,670 Window/brick change-\$1,786 Plumbing cost increase for work of Bulletin No. 49-\$1,919	\$18,825	\$18,204
48	PCO#30 PCO#98	Install animal control canopy-\$16,487 Landscape revisions-\$7,195	\$50,673	\$23,682
49	PCO#180 PCO#200	Revise curved wall window details-\$20,627 Move 15 th Street gas meter location-\$3,181	\$24,633	\$23,808

Police & Fire Facility Project
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<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
50	PCO#124 PCO#163 PCO#189 PCO#190 PCO#199	Provide concrete curb for manual roll-up door-\$1,809 Wall change – room A166-\$2,206 Front desk counter supports-\$7,093 Added planter-\$10,889 Add furring to walls in room A148-\$2,152	\$24,266	\$24,149
51	PCO#166 PCO#186 PCO#207 PCO#240 PCO#247 PCO#258	Exterior door change-\$2,972 Add window to room 095-\$1,713 Animal control canopy built-up roof-\$15,770 Add electrical outlet for Police evidence freezer-\$1,404 Acoustic ceiling pockets over doors-\$1,309 Add shelves to room B212-\$1,026	\$24,941	\$24,194
52	PCO#73	Skylight framing for 29 skylights	\$53,391	\$42,945
53	PCO#214 PCO#229 PCO#230 PCO#232 PCO#238 PCO#243 PCO#262	Install two electrical outlets in room B122-\$0 Signage changes via submittal responses-\$8,314 Credit for City forces to protect site from rain damage-(\$2201) Install security ceiling in sober cell 050-\$16,599 Locate draft pit roll-up door on exterior-\$0 Delete backlit requirement from market boards-\$0 Change radio equipment room lighting-\$0	\$25,891	\$22,712
54	PCO#191 PCO#213 PCO#223 PCO#242 PCO#252 PCO#256 PCO#264 PCO#273	Revise hose tower roof framing-\$3,286 Offset skylight in room A107-\$284 Install apparatus bay door controls-\$2,665 Fur around exposed beam and drain piping-\$1,822 Install apparatus bay recessed boxes-\$321 Install ladder style cable rack in room A118-\$2,639 Revise fire training roof framing-\$6,857 Survey of handicap ramp area-\$800	\$21,673	\$18,674
55	PCO#137 PCO#212 PCO#245 PCO#246 PCO#248 PCO#249 PCO#278 PCO#292 PCO#295 PCO#296	Remote radio cabling-\$0 Fur exposed steel areas-\$2,289 Delete apparatus bay ceiling paint-(\$1,346) Door control changes-\$15,772 Civic Center changes to ADA ramp-\$1,333 Chip top of concrete column-\$2,042 Field install door flush pulls-\$2,315 Credit to City for sewer repairs-(\$414) Installation of finish hardware-\$299 Installation of finish hardware-\$1,195	\$80,493	\$23,485
56	PCO#226	Add fireproofing as required by Building Department-\$42,405	\$42,826	\$42,405
57	PCO#265	Reimburse contractor for shoring removal and slurry backfill	\$24,196	\$24,196
58	PCO#39 PCO#143 PCO#203 PCO#261 PCO#267 PCO#272	Revise draft pit piping-\$0 Add text to signage-\$432 Revise end of wall conditions-\$1,075 Police simulator room door change-\$733 Re-flush fire line-\$4,626 Add seismic bracing at Fire Department-\$10,031	\$24,823	\$24,725

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
May 1, 2006**

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
	PCO#290	Installation of restroom light covers-\$7,171		
	PCO#307	Painting of revised detention door flush pulls-\$657		
59	PCO#167	Lower exterior window-\$2,878	\$25,039	\$23,060
	PCO#274	Revise hose tower rappelling anchor heights-\$1,060		
	PCO#282	Communication/Data cabling clarifications-\$0		
	PCO#283	Add backing at roof eaves for gutters-\$7,653		
	PCo#293	Installation labor for conference room glass-\$2,837		
	PCO#294	Installation costs for door hardware changes-\$2,688		
	PCO#301	Provide circuitry for dishwasher-\$795		
	PCO#308	Revise curved window wall-\$2,707		
	PCO#309	Install chase wall for MEP in Room B111-\$2,442		
60	PCO#231	Add return air openings-\$42,014	\$47,376	\$46,910
	PCO#328	Add return air openings-\$4,896		
			\$1,625,114	\$1,370,163

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
May 1, 2006**

Approved Adjustments

Owner Requested Changes

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
11	PCO#15	Furnish and install an elevator in the plaza area	\$121,360	\$121,360
24	PCO#63	Change plastic laminate to solid surface throughout	\$86,128	\$86,128
25	PCO#84	Add-back casework previously deleted	\$66,282	\$66,282
36	PCO#114	Build out jail cells	\$55,646	\$53,021
40	PCO#133	Police conference room glass	\$17,346	\$17,284
41	PCO#130	Build out Fire break room	\$16,291	\$15,954
			\$363,053	\$360,029

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
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Change Orders to Swinerton Contract – Delay Settlements

<i>CO#</i>	<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
9	Extend contract by 51 days; pay extended general conditions for 40 days at the agreed upon rate of \$3,000 per day	\$120,000	\$120,000
32	Extend contract by 66 days; pay extended general conditions for 37 days at the agreed upon rate of \$4,325 per day	\$160,025	\$160,025
		\$280,025	\$280,025

**Police & Fire Facility Project
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Change Orders to Swinerton Contract – Other Funding Source

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
19	PCO#91	Install street lights and banner poles on north side of 13 th Street (gas tax funding – CIP 05822)	\$41,692	\$41,692
27	PCO#138	Furnish and install membrane and standing seam metal roofing at City Hall (CIP 05840)	\$156,888	\$156,888

**Police & Fire Facility
Council Sub-Committee Meeting
MINUTES**

**Monday, May 8, 2006
4:00 p.m. – 5:00 p.m.
City Manager's Conference Room**

Attendees: Mayor Pro Tem Ward, Councilmember Montgomery, Geoff Dolan, Sherilyn Lombos, Neil Miller, Moshir Kellada (Vanir), Brian Nelson (Vanir)

1. Discussion of construction progress/issues

Brian Nelson and Moshir Kellada discussed construction progress on the interior and exterior of the site.

2. Budget/expenditure update

The budget vs. actual report through April 2006 was distributed and discussed. In addition, the look forward analysis was discussed.

3. Grand opening activities

Grand opening activities were discussed. Following is the plan for activities:

- *Thursday, June 29, 4:30pm-6:00pm, VIP Reception*
- *Friday, June 30, 11:30am-1pm, Team BBQ*
- *Saturday, July 1, 10am-2pm, Community Celebration*