



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Sherilyn Lombos, Deputy City Manager
Richard Thompson, Community Development Director
Dana Greenwood, City Engineer

DATE: December 20, 2005

SUBJECT: Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report and Disbursement of Progress Payment #21 in the Net Amount of \$880,399.60 to Swinerton Builders

RECOMMENDATION:

Staff recommends that the City Council receive and file this status report on the Police & Fire Facility / Metlox / Public Improvements projects and approve issuance of the subject progress payment.

FISCAL IMPLICATION:

Updates of the various project budgets are included in the body of this report.

BACKGROUND:

The City of Manhattan Beach has embarked on several very significant projects that are complex, long-term and potentially disruptive during construction, including the Police and Fire Facility, the Metlox project, and a variety of supporting public improvement projects.

Given the significance of these projects, staff is providing a regular status report to the Council and the community. Information regarding the projects 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:

These reports are broken down into three sections corresponding with the three major projects taking place: Police & Fire Facility Project, Metlox Project, and Public Improvement Projects.

Police & Fire Facility

Budget

Below is a table summarizing the project budget of \$40.7 million and outlining the payments made through November 2005.

Line Item	Budget	Adjustments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$1,668,391	\$23,715,021	\$6,600,370	78.3%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency:	\$3,700,790	(\$1,668,391)	\$192,440	\$1,839,959	49.7%
<i>Unforeseen Changes</i>		\$1,028,337			
<i>Delay settlements</i>		\$280,025			
<i>Owner Requests</i>		\$360,029			
Furniture, Fixtures & Equipment	\$1,687,500		\$81,452	\$1,606,048	4.8%
Architectural/Engineering	\$2,384,350		\$2,410,533	(\$26,183)	101%
Project/Construction Management	\$1,420,592		\$1,608,132	(\$187,540)	113.2%
Relocation	\$1,129,488		\$1,117,816	\$11,672	98.9%
Owner's Cost Items	\$1,562,500		\$463,399	\$1,099,101	29.7%
TOTAL	\$40,694,510		\$29,744,341	\$10,950,169	73.1%

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved budget adjustments (Attachment "A"). Forty-nine change orders have been approved to date for a total of \$1,668,391; of that, \$360,029 (22% of the total amount spent so far on change orders) was as a result of owner-requested upgrades and \$280,025 (17% of the total amount spent so far on change orders) was a result of delay settlements.

The funds for these change orders were taken from the Contingency line item and put into the Construction (Swinerton contract) line item.

Progress Payment:

As of November 30th, the contractor has completed approximately 80.7% of the construction contract. Included as Attachment "B" is the contractor's application for payment 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	15	\$1,349,616.00
2	\$341,954.43	16	\$1,638,650.00
3	\$876,220.66	17	\$1,520,866.00
4	\$1,062,247.20	18	\$1,632,988.00
5	\$666,650.11	19	\$1,612,726.00
6	\$996,569.00	20	\$865,496.13
7	\$1,663,171.00	21	\$880,399.60
8	\$1,281,610.00	TOTAL	\$24,595,421.00
9	\$1,245,127.00		
10	\$746,027.00		
11	\$750,268.00		
12	\$1,415,165.87		
13	\$1,147,455.00		
14	\$1,581,658.00		

Schedule

The most updated schedule will be distributed at tonight’s meeting along with an updated critical issues list.

Issues of Concern:

- ◆ *Water features:* as has been reported, the design of the three water features in the plaza has been a source of problems for the contractor. The original design of the water features inappropriately sized pumps, equipment vaults, reservoir tanks and piping. In order to make the three features work properly, a specialty designer reviewed the design and provided recommendations on how to make the water features work properly. As a result of that work it was determined that water features 1 and 2 (#1 is in front of city hall; #2 is in the central area of the plaza) were buildable; however a change order was required due to changes in equipment, pipes, the equipment vault and the water reservoir for both features. It was further determined that water feature #3 (on the stairs going to 13th Street) had significant constructability issues (there is no place to put appropriately sized pumps, equipment vault, reservoir tanks, etc. as they are too big to fit underground in that area with all the building footings and utilities) and Public Works had significant maintenance issues with the fountain. The Council sub-committee met on November 3rd and approved a change order in the amount of \$87,790 which allows the work on features 1 and 2 to move forward. The Council sub-committee also approved the substitution of water feature #3 with a creative wall that will simulate the look of a wave flowing down the 13th Street stairs, which also allows construction work to move forward in that area of the plaza. The design of the water features will be discussed in more depth at tonight’s meeting.
- ◆ *Roofing:* the roof was in the process of being installed when concerns were raised about the flatness of the roof (the sheet metal roof was not flat). Proposal for remedial work was submitted and approved and the roofer mobilized and began rework on December 13th.

- ◆ *Return Air Openings:* in November the mechanical engineer determined that there was a significant omission in the documents having to do with return air flow throughout the building. Remedial work included cutting return air holes throughout the building as well as enclosing the insulation in the space between the ceiling and the roof. To date, several bulletins have been issued directing the contractor on how to correct the issue. Due to its time sensitivity, the contractor was put on “time and materials” to keep the work moving. At this time a large portion of the work has been completed; Vanir has completed an analysis that estimates the size of the change order will be in the range of \$70,000 to \$80,000. The Council sub-committee met on December 14th to discuss this issue and approved the preliminary change order, with final costs to come back for final approval.

Council Sub-Committee on Construction: The City Council sub-committee on construction is met on December 14 to discuss construction progress and several other construction/contractor related items. Minutes of that meeting are attached (Attachment “C”).

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 met on November 22nd (see Attachment “D” for minutes of that meeting).

Metlox

Metlox Parking Structure and Town Square Budget Update Summary

Project Total per DDA	Progress Payments	Balance Remaining
\$14,000,000	\$13,095,491	\$904,509

In February 2003 the City of Manhattan Beach authorized Metlox LLC/Tolkin Group and Pankow Construction to enter into an agreement to build a two-level public parking structure, Town Square, and public open space areas. The Metlox project is a design-build contract with a total project budget not to exceed \$14 million dollars, with Pankows’ fixed price contract being a portion of the total \$14 million. The following is a summary of the establishment of the project budget, the City’s agreement with Metlox LLC, and the Metlox LLC contract with Pankow.

April 2002- Council approved Disposition and Development Agreement (DDA) and \$13.5 million budget for garage and Town Square

December 2002- Council approved an amendment to the DDA to add the H20 building parking lot and an additional \$0.5 million, for a \$14 million total budget.

February 2003- Tolkin Group entered into an agreement with Pankow Construction to construct the parking garage, Town Square and other public spaces. Construction commenced on the garage.

June 2003- City Council approved the design elements for the Town Square and other public spaces, including the fire screen, fountains, and kiln fire sculpture.

January 2004- Opening of the 460 space public parking structure

September 2004- Construction commenced on the site.

December 2005- Ribbon cutting and dedication of the Metlox site.

Contingency

Within the \$14 million total budget a project contingency of \$277,377 was established to address project changes that may occur, such as items specifically excluded from Pankows’ contract or allowance items. The last three items on the contingency list were approved with the last City Council update. The following chart provides a summary of the project contingency account:

Description	Type	Amount	Contingency Balance
Removal of buried foundations not indicated in contract documents, including remedial work at Soldier Pile #27.	Unforeseen conditions	\$9,475	\$267,902
Relocate fountain Pump Room from Morningside loading dock to P-1 Room near Fan Room. Provide new sewer line and divider wall from Fan Room	Project refinement	\$7,042	\$260,860
Relocate Fountain Pump Room. Associated drain relocation.	Project refinement	\$348	\$260,512
Provide Upgraded Lighting inside parking structure at escalator lobby areas on both P-1 and P-2 levels	Project upgrade	\$9,910	\$250,602
Professional services- geotechnical, legal, architectural, fountain design, lighting, construction site supervision, and survey/soldier pile monitoring.	Project refinement	\$9,289	\$241,313
Fountain refinement- Town Square, dog, and water wall in 13 th Street Garden.	Project refinement	\$180,000	\$61,313
Glass tile on wall of fountain at 13 th Street Garden	Project upgrade	\$8,210	\$53,103
Garage “Metlox” graphics and signage	Project upgrade	\$41,003	\$12,100
Plaster on stairwells for graphics and tile	Project upgrade	\$12,100	\$0

Allowances

Within the project budget there are several areas where there are allowances for items such as the fire screen, fountains, kiln, signage, landscaping, and site furnishings, where detailed designs and plans were not yet available when the contract was entered into with Pankow Construction in February 2003. Staff has worked with Metlox LLC/Tolkin Group, Pankow, Tolkin Architects, and their subcontractors to refine the scope of the allowance items, finalizing the design for each, and to keeping the costs down as much as possible, while still maintaining the vision for the project.

The following chart provides a description of the project elements and a summary of the budget. A change order to the project budget related to these allowance items was also approved with the last City Council status report.

Project Elements	Original Budget	Actual Costs
Fountains- Town Square, dog sculpture and fountain, and water wall in 13 th Street garden, including the extension of the shower bar on the water wall	\$150,000 (original) \$330,000 (CO #14- approved 3-05)	\$388,834
Kiln fire sculpture- Town Square	\$43,000	\$98,518
Fire Screen at escalator	\$41,250	\$53,630
Town Square and public area lighting	\$59,000	\$152,044
Landscaping	\$74,000	\$88,454
Signage- Directional	\$46,500	\$47,926
Waterproof strong box enclosures for electrical theater boxes for performances	\$0	\$1,986
Site Furnishings	\$75,000	\$58,363
Landscape Architect	\$5,000	\$2,000
Ventilation Sound traps- deleted	\$12,000	\$0
Garage painting of doorways, window frames and other miscellaneous metals	\$137,000	\$35,000
Pankow Construction costs and fees-Bonds, taxes and insurance, builders fee	\$0	\$7,892
Total	\$822,750	\$934,647

Project Schedule & Milestones

- The ribbon-cutting and dedication for the Metlox site was held on December 1st. Several hundred community members and the project team attended the event, and the tenants provided food and drinks.
- The buildings are all complete and the contractor is working on final details on the punchlist.
- Landscaping is almost completed, except for two planters in the 13th Street garden and punch list items. The benches in the Garden will be installed next week as well as the bike rack near the escalator and permanent trash cans throughout the site. Final lettering touch-ups and sandblasting of the text panels will occur in the next several weeks.
- Additional lighting on the fountain in the Town Square is being designed as well as the additional lighting on the Fire Screen at the escalator. Work on the water wall fountain in the 13th Street Garden is continuing; the spray bar is scheduled to be installed within the next few weeks and stuccoing of the walls and installation of the glass tiles is underway. The dog sculpture for the front fountain is anticipated to be painted this week and delivered on-site within the next few weeks. The gas components for the kiln fire sculpture in the Town

Square are being refined and the permanent screen and final details for the kiln are in process.

- The tables and chairs for the Town Square have been installed. Temporary signage to address concerns with skateboarders and dog waste has been installed, and permanent signage is being designed. The streetscape improvements surrounding the project including the sidewalk, curb, gutters, and street trees have been completed except for punchlist items. The permanent graphics inside the garage have been completed on the walls, and the graphics including the tile shards on the stairwells are underway.
- Most of the downstairs tenants are open including Design within Reach-Furniture, Papyrus, Buster and Sullivan, Curves, Cold Stone Creamery, Le Pain Quotidien Bakery, True Religion Brand Jeans, Trilogy Day Spa (downstairs retail only), Petro's Greek restaurant, Color Me Mine, and Petro's Vintage. Other tenants under construction, most of which are expected to be open within the next several weeks include, Junior's Deliboy's, Salon Brit, Ozer Dental, Janelle Holden, DDS, Space Spin and Dance Studio, Look! Eyewear, O'My Sole Footwear, Fresh Produce, and Coldwell Banker. Chefmakers Cooking Academy is preparing plans for plan check. Staff worked with the developer, their sign consultant and the tenants and developed a second floor tenant signage package.
- The Shade Hotel is still putting final touches throughout the interior and exterior of the hotel. Several events have been held in the interior courtyard of the hotel. The hotel is approved for overnight occupancy and all departments continue to work closely with the hotel developer to ensure ongoing concerns are addressed.
- Deliveries, utility installations, and on-going construction continue to require occasional lane and ramp closures on Valley Drive and Manhattan Beach Boulevard, as well as traffic control within the garage itself.

Public Improvement Projects

13th Street Extension:

- o Sewer, storm drain and water main work has been completed.
- o Road sub-grade has been built, the aggregate base has been placed and the curb and gutter on the south side of the street has been poured.
- o Relocation of fiber optic conduits and installation of new gas main has been completed.
- o Final paving was completed (asphalt and striping) on schedule as part of a larger resurfacing project which includes Valley Drive, Morningside Drive, and 15th Street.

Signal work on Valley (making Valley 2-way):

- o Design is complete.
- o In addition to signal work, new street lights along 15th Street and Valley Drive will be installed with modern heads to reduce glare. The new lights will be fed underground.

- o Street light foundations have been poured. The contractor is waiting for SCE to set the new poles and pull the new conductors. Once the new lights are fully operational, the old poles on Valley Drive will be removed along with the overhead service.
- o Construction is 95% completed. The new phasing at the intersection will not be implemented until the final traffic striping on 15th Street is implemented. Final traffic striping on 15th Street will result in the loss of the diagonal parking on the south side of 15th Street. This additional parking for City Hall customers and residents is needed until the new City Hall parking lot is operational.

Morningside:

- o Construction of right-of-way improvements is completed.
- o Pankow has completed the streetscape, but the actual street striping (design and construction) will be completed by Public Works the week of December 19. Staff is working with Pankow to identify costs incurred for additional work performed in the Public right of way surrounding the site (curb work, side walk finishing, additional concrete work, etc.).

Streetscape:

- o Funds for the streetscape project are included in the current fiscal year budget
- o Streetscape work on Valley/Manhattan Beach Blvd/Morningside/south side of 13th Street (around the Metlox project) is completed.
- o Streetscape work on 15th/13th/Valley (around the Police & Fire Facility) has been designed and will be built by the contractor as part of that project.
- o The city's street resurfacing project has been awarded and is 95% completed.

- Attachments:
- A. Construction / Hard Cost – Summary Report
 - B. November Pay Application – not available electronically
 - C. Council Sub-Committee Minutes – December 14, 2005
 - D. Construction Issues Committee Minutes – November 22, 2005

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
December 15, 2005**

- Official Start Date: February 9, 2004
- Approved Time Extensions: 117 days
- Original Contract Value (hard cost only): \$28,647,000
- Adjusted Contract Value: \$30,315,391
- Contingency Remaining: \$1,839,959

***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
December 15, 2005**

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
December 15, 2005**

<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

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
December 15, 2005**

<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
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
			\$1,204,215	\$1,028,337

**Police & Fire Facility Project
Construction/Hard Costs - Summary Report
December 15, 2005**

*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
December 15, 2005**

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
Construction/Hard Costs - Summary Report
December 15, 2005**

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**

**Wednesday, December 14, 2005
3:00 p.m. – 4:00 p.m.
City Manager's Conference Room**

Attendees: Mayor Pro Tem Ward, Councilmember Montgomery, Geoff Dolan, Sherilyn Lombos, Neil Miller

1. Discussion of construction progress

Geoff and Sherilyn discussed construction progress as well as a recount of a recent meeting and site tour held with Swinerton management.

2. Critical issues list update

The most updated critical issues list (12/13/05) was distributed and discussed.

3. Schedule update/reporting

The latest schedule update (12/8/05) was discussed along with the corresponding Vanir report.

4. Return air flow change order discussion

The status of the return air flow bulletins was discussed including Vanir's analysis that the resulting change order was expected to be in the range of \$70,000 to \$80,000. The sub-committee gave approval with final approval pending final completion and costs.

5. Discussion of "disputed" items

The status of four items that are currently in dispute between Swinerton and the City was discussed. Three of the issues are equipment only issues where everyone has agreed that the equipment is needed; the dispute centers on interpretation of the specs. The third disputed item is a "design/build" item that Swinerton is claiming additional costs. A process for dispute resolution was discussed and agreed on.

6. HOK/Vanir contract extension

The group discussed the issue of services rendered by the architect and project manager after December 2005..

Police & Fire Facility/Metlox
CONSTRUCTION ISSUES COMMITTEE
DRAFT Minutes
November 22, 2005

A meeting of the Construction Issues Committee was held on the 22nd day of November 2005 at the hour of 9:00 a.m. in the Community Development Conference Room, 1400 Highland Avenue in Manhattan Beach, California.

ROLL CALL

Present: Cohen, Fournier, Koch
Absent: Donahue, Hughes, Hubbard, Bushman
Staff: Groat, Lombos, Thompson, Fung
Public:
Clerk: Lombos (acting)

Deputy City Manager Lombos welcomed the committee members, staff and others present. Meeting began at 9:00 a.m.

AUDIENCE PARTICIPATION

None

SCHEDULED

Committee Comments

- Koch – said that Metlox looks good and thanked staff for following up on his comments that the surrounding streets were messy. Concerned about the parking plan in Metlox when it opens. Stated that 13th Street needs to be open as soon as possible. Miller stated that paving is scheduled for Dec. 7-13 and the street should be opened shortly thereafter.
- Cohen – Is there flexibility for each tenant's opening after Metlox Ribbon Cutting? Thompson stated that the Metlox development is 100% signed with tenants and that the developer has every incentive to get them open as he has to start paying rent to the city 6 months after the first certificate of occupancy was issued.
- Fournier – Concerned that contractor is not too worried about the liquidated damages due to delay of project.

Construction Activity Reports

- Police & Fire Facility- Lombos gave an update on what is happening on site and construction progress. She reported that the team has made substantial progress in resolving key issues. She distributed the updated schedule from the contractor.
- Metlox- Thompson gave an update on happenings on the Metlox site. Metlox is making good progress and issues get resolved quickly. Ribbon cutting is set for December 1. A lot of stores will open before Christmas.

ADJOURNMENT

The next meeting is scheduled for 9:00 a.m. Tuesday, January 24, 2005.

At 10:00 a.m. the meeting was adjourned.

SHERILYN LOMBOS