



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey 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
Ismael Medrano, Engineering Technician II

DATE: November 15, 2005

SUBJECT: Status Report on the Strand Improvement Project and El Porto Retaining Wall Project

RECOMMENDATION:

It is recommended that the City Council receive and file the construction update regarding the Strand Improvement Project and El Porto Retaining Wall Project.

FISCAL IMPLICATION:

Funds are included in the Capital Improvement Plan for these projects.

STRAND IMPROVEMENT PROJECT

DISCUSSION:

The Contractor began construction on Phase I of the project on March 28, 2005 and generally completed the Phase by mid-August. Phase I includes the area of the Strand from 36th Street to 45th Street.

Construction on Phase II (28th Street to 36th Street) began in early August, 2005. Construction began with the demolition of the westerly concrete curb and the Strand walkway surface from 31st Street to 34th Street and removal of the existing light poles and fixtures along the entire section of the Phase. The Contractor then installed the storm drain pipe and constructed the new westerly concrete curb, including the bench alcove portion of the curb, and installed the electrical conduit and wire for the new Strand lights from 31st Street to 34th Street. During this time the Contractor chose to remove the entire walkway surface and block off the Strand to through pedestrian traffic. The Contractor installed barricades, temporary fencing, and signs to detour pedestrian traffic around this portion of the project.

Once the westerly curb and substructures had been completed the Contractor installed an irrigation sleeve to each property, graded the subgrade for the new walkway, installed the reinforcing steel,

and poured concrete for the new walkway surface and bench alcoves from 31st Street to 32nd Street.

The work on Phase II has progressed slowly due to several construction issues including:

- Access to the project site for heavy construction equipment and material delivery has been difficult. The only access locations for this Phase are at 36th Street and a temporary access ramp the Contractor has installed at 27th Street.
- Concrete has to be pumped to the desired locations via a pump and hose configuration with the pump being set up on Ocean Drive. The Contractor initially had a problem with his concrete supplier in getting the correct concrete mix design and pump in order to pump the concrete from Ocean Drive down the walk streets and to the desired location on the Strand. Once the Contractor resolved the concrete issue he constructed the new concrete walkway section from 31st Street to 32nd Street.
- Progress on the project has again been slow due to the installation of a stormceptor unit (a stormwater collection and treatment system) at 32nd Street and the Strand. The stormceptor unit is 10 feet deep and requires substantial shoring in a tight area in order to be installed properly so that it intercepts an existing 24" reinforced concrete pipe storm drain main line. Once the stormceptor is installed the Contractor can proceed with the construction of the concrete walkway from 32nd Street to 34th Street. The Contractor will then proceed with the demolition of the Strand area from 34th Street to 36th Street in order to join the previously completed Strand improvements of Phase I at 36th Street. The Contractor will then proceed with work on Phase II from 31st Street to 28th Street. Progress in this section of Phase II will again be slow due to the installation of another stormceptor unit at 28th Street.

In addition to the work on the Strand project the Public Works Department has been coordinating work with other public agencies in connection with the Strand construction. Once the Contractor completes the demolition of the existing Strand walkway surface sections Adelphia cable television has been installing new conduit and wire in these areas as the work progresses. The Public Works Department will also be coordinating the work on the Strand with the Los Angeles County Department of Public Works with their low flow diversion project located at 27th Street and the Strand.

As with any capital improvement project there have been additional construction related issues that the Public Works Department has had to resolve including:

- Quality Control – In order to insure a satisfactory finished product the Public Works Department has directed the Contractor to remove and reconstruct any work that is defective.
- Construction Schedule – While the Contractor generally remained on schedule during Phase I of the project, delays during Phase II have caused the City to direct the Contractor to improve the work progress. While the combination of the concrete pumping and stormceptor installation issues have slowed the work progress on the Strand project the Contractor has also chosen to focus on completion of the El Porto Retaining Wall Project (the same General Contractor was awarded both projects). The Contractor has assured the City that once the El Porto project has been substantially completed additional resources

will be directed to the Strand project in order to return the project on schedule.

- Traffic Control – The City has continually directed the Contractor to maintain adequate traffic control in order to ensure the safety and public convenience along the work area. This includes the proper fencing, barricades, flashing lights, and signage. While the Contractor has generally been in compliance with the traffic control requirements the City has had to notify the Contractor when the traffic control was not satisfactory.
- Repair/Replacement of Private Improvements – Due to the proximity of the project site to private improvements the Contractor has had some issues regarding private property damage. This damage generally includes repair of irrigation lines and landscaping. The City continues to work with each individual property owner and the Contractor until all of the issues are resolved.
- Surface Drainage – In order to construct the new concrete walkway and still meet the various control points such as existing stairs, walkways, ramps, and catch basins, the Strand walkway was designed with very tight survey control tolerances. The Contractor has had some difficulty ensuring the construction survey control requirements of the Strand project are met. City staff has identified locations with surface drainage issues and has directed the Contractor to repair or replace the areas to ensure that the areas drain satisfactorily.
- Public Notification – Although the Contractor is required to provide continuous public notices to affected property owners as the work progresses, the Public Works Department has had to direct the Contractor to provide additional public notices when the Contractor’s notification has been insufficient.

The estimated schedule for the remaining Phases of the project includes the following:

- Phase II: 36th Street to 28th Street Aug, 2005 to Dec, 2005
- Phase III: 28th Street to Marine Avenue Dec, 2005 to Mar, 2006
- Phase IV: Marine Avenue to Manhattan Beach Blvd Feb, 2006 to July, 2006
- Phase V: Manhattan Beach Blvd to 1st Street June, 2006 to Nov, 2006

The revised estimated project schedule incorporates the current delay to Phase II but includes provisions that the Contractor will make up the delay in Phase III and Phase IV so that the project will be completed on schedule.

EL PORTO RETAINING WALL PROJECT

DISCUSSION:

Construction of the retaining wall was originally scheduled to be completed by the beginning of July 2005. Unforeseen conditions encountered by the Contractor during construction of the new wall caused additional work and slowed the rate of progress on the job. The Contractor was granted additional time extending the completion date to the end of September.

The Contractor’s original sequence of work was to construct the main retaining wall concurrently with the new block wall being constructed at the opposite end of the site. The Contractor would then coordinate the parking lot traffic accordingly. When the construction duration extended into summer, this plan of attack was dropped to avoid inconveniencing beachgoers. As a result, construction of the block wall was suspended until September. Additionally, sections of the new wall were intentionally left open for the replacement of utilities by other public agencies

(Department of Beaches and Harbors, Los Angeles County Department of Public Works, and Southern California Edison). The Contractor was given additional time (with no allowances for extended overhead) to re-sequence the work. The contract was extended to the end of October.

As the construction of the retaining wall neared completion, the installation of stairs followed, including fabrication of the handrails. Since all the stairs differ in dimension, accurate measurement for the fabrication of handrails could only be taken upon completion of the stairs. The standard fabrication of handrails was estimated to take between 8 to 10 weeks. These handrails have been ordered and delivery is expected by December 15, 2005.

As noted above, the installation of the block wall on the east side of the parking lot has also led to the prolonging of the project. This portion of the project required the removal of an existing wood post wall and replacing it with a concrete block wall. The Contractor originally intended to recycle the posts by working with a nursery. Upon closer inspection, the nursery declined acceptance of the material. The Contractor then was forced to dispose of them at a landfill. The required permit and revised disposal procedure delayed the project an additional three weeks (to the end of November).

As of November 7, 2005 the waste bins filled with wood pole debris have been removed and the revised disposal procedure was put in place. The Contractor has continued construction of the block wall. The revised schedule now calls for completion of the wall by November 30, 2005.

The Contractor has given the City a firm date of November 30 for substantial completion of the project. All work other than the installation of the handrails after that date will be assessed liquidated damages at \$500 per day per the contract specifications.

Attachments: Strand Improvement Project Photos
El Porto Wall Project Photos

Strand Improvement Project



Completed Phase I Strand section



Completed Phase I Strand section



Existing curb and walkway demolition in tight quarters



Existing concrete walkway demolition and removal

Strand Improvement Project



Construction of westerly concrete curb



Completed Phase II concrete walkway section



Installation of stormceptor unit at 32nd Street



Typical pedestrian detour traffic control and signage

El Porto Parking Lot Retaining Wall Project

