



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

DATE: June 21, 2005

SUBJECT: Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report, Disbursement of Progress Payment #15 in the Net Amount of \$1,349,616 to Swinerton Builders, Authorization to Purchase Parking Meters and Related Parts and Accessories for an Amount Not to Exceed \$63,250, Appropriation of Funds and Approval of Text Panel Language for the Plaza.

RECOMMENDATION:

The Police & Fire Facility Sub-Committee and Staff recommend that the City Council:

- a) Accept a presentation of a status report on the Police & Fire Facility / Metlox / Public Improvements projects
- b) Approve issuance of the subject progress payment
- c) Waive formal bidding per Municipal Code Section 2.36.140 (waivers)
- d) Award an order to Duncan Parking Systems for an amount not-to-exceed \$51,000
- e) Appropriate \$63,250 from the Parking Fund
- f) Approve three quotes for the text panels in the plaza

FISCAL IMPLICATION:

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

The purchase of parking meters, associated parts and supplies for the civic center project are unbudgeted items. The total cost for these materials and supplies will not exceed \$63,250, which includes the cost of the meters, locks, yokes, poles, galvanizing and mounting hardware for 110 parking meters. Sufficient funds are available in the Parking Fund for appropriation.

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 (which includes a Civic Center Plaza and underground parking structure), the Metlox project (which includes a private commercial component as well as a public plaza and two-level subterranean parking structure), and a variety of supporting public improvement projects (including a water main on Valley Drive, a storm drain on Morningside, a sewer line on 13th Street, the extension of 13th Street, and streetscape improvements).

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 May 2005. This table reflects the revisions to the budget the City Council approved on August 17, 2004.

Line Item	Budget	Adjust-ments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$486,883	\$15,094,680	\$14,039,203	51.8%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency	\$3,700,790	(\$486,883)	\$192,440	\$3,021,467	18.4%
Furniture, Fixtures & Equipment	\$1,687,500		\$158	\$1,687,342	0%
Architectural/Engineering	\$2,384,350		\$2,341,357	\$42,993	98.2%
Project/Construction Management	\$1,420,592		\$1,317,176	\$103,416	92.7%
Relocation	\$1,129,488		\$1,025,176	\$104,312	90.8%
Owner’s Cost Items	\$1,562,500		\$348,714	\$1,213,786	22.3%
TOTAL	\$40,694,510		\$20,475,249	\$20,219,261	50.3%

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved and upcoming budget adjustments (Attachment “A”). Seventeen change orders have been approved to date for a total of \$486,883; \$3,166 of that will be reimbursed by Sprint for demolition and removal of their cellular antennae foundation. The funds for these change orders were taken from the Contingency line item and put into the Construction (Swinerton contract) line item.

Progress Payments:

P.P. #	Amount	P.P. #	Amount
1	\$1,320,556.00	14	\$1,581,658.00
2	\$341,954.43	15	\$1,349,616.00
3	\$876,220.66	TOTAL	\$16,444,296.27
4	\$1,062,247.20		
5	\$666,650.11		
6	\$996,569.00		
7	\$1,663,171.00		
8	\$1,281,610.00		
9	\$1,245,127.00		
10	\$746,027.00		
11	\$750,268.00		
12	\$1,415,165.87		
13	\$1,147,455.00		

As of May 31st, the contractor has completed approximately 57% of the construction contract. Work accomplished since the last progress payment includes surveying, backfilling, site utilities, reinforcement, concrete work, masonry & brick, building insulation, windows, exterior framing, painting, HVAC, plumbing and electrical work. The contractor has submitted a request for Progress Payment No. 15 in the net amount of \$1,349,616. 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.

Schedule: The project continues to show significant progress along the critical path; the contractor has adequate staff both on-site as well as in the construction trailer. The contractor is still behind the agreed-to schedule by several months, putting project completion towards the end of October (still allowing the City to move in and be operational by the end of the year). Representatives from Swinerton, Vanir and the City are meeting to discuss a settlement of this issue. Council will remember that according to the change order policy, any request that would add days to the contract requires Council approval. A detailed schedule is available for review in the City Manager’s Office.

Progress:

Shoring/Foundation/Basement Walls:

The stockpile of soil has been dispersed allowing construction of the mechanical yard (13th & Valley) to begin. The mechanical yard masonry walls are in progress and backfill at the walls has started. The hose tower walls have been completed.

Suspended Deck/Structural Steel:

The deck pours have all been completed; these pours were severely impacted by the unusual rainy season and the resulting inability to reschedule concrete deliveries as quickly as needed. The 2nd floor deck (in Fire) was poured in May. Structural steel at the hose tower (standing stairs) is in progress. Fireproofing is continuing.

Perimeter Wall Backfill / Utilities:

Backfill is complete at the perimeter walls except at the west wall by City Hall, which is 95% complete. Some utility tie-ins remain to be completed.

Roof:

The Police portion of the roof was poured in May. Curbs and drains are in progress at the roof areas. Roofing materials are being stocked and roofing has begun. Metal roofing is in fabrication.

Exterior Skin:

Exterior framing is complete at the southeast and west elevations and in progress at the north elevation. Waterproofing and flashing work has begun.

Interior Buildout – Basement & Level 1:

Overhead rough-ins and wall framing are complete in the basement. Layout and top track is complete at the level 1 police area. Wall framing and MEP rough-ins will start after fireproofing is complete.

Sitework:

Planters, curbs and topping slabs are in progress.

Newsletter: A monthly newsletter is being prepared to help communicate to the public and City employees what is happening with the projects. Attached is the June edition of the newsletter (Attachment “B”). Copies of the newsletter can be found on the City’s website (www.cityymb.info), at City Hall or in the “Take One” boxes around the construction site.

Council Sub-Committee on Construction: The City Council sub-committee on construction met on June 3rd (see Attachment “C” for meeting minutes). Agenda items included a construction status report, discussion of the schedule, a project budget discussion, a discussion of the plaza text panels, and a discussion of Civic Center parking.

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 May 24th; there are no meeting minutes as the committee went on a walking tour of the project site. The next meeting is scheduled for June 28th at 9:00 a.m. at City Hall; the public is invited to attend.

Civic Center Parking: Five areas have been identified around the Civic Center, each with their own parking recommendation (see Attachment “D” for map). Staff and the Council sub-committee met on June 3rd and discussed and agreed on the following recommendation:

- **AREA #1 – Valley Drive between 15th & 13th Street:** Eight spaces were originally identified on the plans; however, staff and the sub-committee recommend that this be left as a no parking area at this time.

- **AREA #2 – 13th Street between Valley & Morningside:** This area is primarily public parking serving the Police & Fire facility as well as the Metlox project. The detective area is located off of 13th Street, so two spaces are recommended to be designated as Police parking only to allow the detectives quick access to their cars for response.
 - o 2 – 24-hour Police parking only
 - o 23 – metered, 2 hour, 9am – 8pm, street rate (\$.75/hour)

- **AREA #3 – Lot off 13th Street by Good Stuff:** This is a small lot east of Good Stuff that will serve the Metlox Project, Good Stuff and the downtown.
 - o 7 – metered, 2 hour, 9am – 8pm, lot rate (\$.50/hour)

- **AREA #4 – Above ground lot by City Hall:** These spaces were contemplated to be free, short-term parking for visitors to City Hall, the Library and the Police & Fire Facility. There is also a loading zone and a convenient book drop.
 - o 7 – Handicapped
 - o 2 – 24-hour, City Official parking
 - o 60 – 2-hour, free parking, Monday-Friday, 8am – 5pm

- **AREA #5 – Below grade lot:** These spaces are primarily designed to serve City Hall and Library employees during the week and the beach and downtown after hours and on the week-ends. The sub-committee and staff are recommending that all of these spaces (besides the handicapped and 24-hour spaces) be metered; employee hang-tags will override the meter.
 - o 3 – Handicapped
 - o 2 – 24-hour, City Official parking
 - o 1 – 24-hour, service vehicle parking
 - o 103 – metered, 2 hour, 9am – 8pm, lot rate

- **TOTAL PUBLIC – 210 Spaces:**
 - o 133 – metered, 2-hour (M-S, 9-8)
 - o 60 – free parking, 2-hour (M-F, 8-5)
 - o 10 – handicapped parking
 - o 4 – City Official parking
 - o 2 – Police parking
 - o 1 – Service vehicle parking

- **TOTAL SECURE (Above & Below Grade) – 126 Spaces**

Public Works already has 23 meters on-hand already, so an additional 110 meters are required for the listed spaces above. The City has standardized on Duncan parking meters for a number of reasons including their reliability and versatility, they utilize the “Cash Key” system, and purchase from another vendor would require parallel parts, programming software and hardware systems to be maintained. In November 2003, Council approved the purchase of parking meters for the Metlox site from Duncan Meters. Staff recommends that the Council waive formal bidding and award an order to Duncan Meters for the purchase of 110 parking meters at \$460 per meter (totaling \$51,000); the remainder of the funds will be used for all the necessary equipment for installing and mounting the meters.

Plaza Text Panels:

One of the design/architectural elements of the Civic Center plaza is three concrete panels, flush with the rest of the plaza, that include stainless steel lettering imbedded in the concrete. Each of the three panels is approximately 20 feet long by 6 inches wide (see Attachment “E” for site plan) and are designed to be an enhancement to the plaza, much like an art piece. The sub-committee and staff discussed this issue at the last sub-committee meeting and are recommending the use of quotes that are “civic” or “government” related rather than historical (the Metlox project has similar text panels in the 13th Street Garden area that are historical in nature). The following three quotes were the top picks of the sub-committee and staff (see Attachment “F” for an expanded list of options):

“Government of the people, by the people, for the people, shall not perish from the Earth.”

-Abraham Lincoln

“That government is the strongest of which every man feels himself a part.”

-Thomas Jefferson

“The government is us; we are the government, you and I.”

-Theodore Roosevelt

Preliminary Look Ahead Budget:

As the project has reached the 50% completion mark, the sub-committee requested that staff prepare a projection of a final budget. One of the primary purposes of doing such a projection is to better understand and analyze the situation as the sub-committee and Council consider adding back in items that were cut from the project as well as using funds for the needed City Hall repairs. Attached (see Attachment “G”) is an initial analysis that shows the project under budget even after adding back in previously cut items and doing the needed upgrades to City Hall.

Metlox

Metlox Parking Structure and Town Square Budget Update Summary

Project Total per DDA	Progress Payments	Balance Remaining
\$14,000,000	\$11,913,954	\$2,086,046

In February 2003 the City of Manhattan Beach authorized Metlox LLC 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.

Contingency & Allowances

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. Staff will keep the

Council informed of any items that impact the project budget or the project contingency. 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		\$7,042	\$260,860
Relocate Fountain Pump Room. Associated drain relocation.		\$348	\$260,512
Provide Upgraded Lighting inside parking structure at escalator lobby areas on both P-1 and P-2 levels		\$9,910	\$250,602
Professional services- geotechnical, legal, architectural, fountain design, lighting, construction site supervision, and survey/soldier pile monitoring.		\$9,289	\$241,313
Fountain refinement- Town Square, dog, and water wall in 13 th Street Garden.		\$180,000	\$61,313

Within the project there are several areas where there are allowances within the project budget for items such as the artwork, fountains, kiln, and signage, where detailed designs and plans were not yet available when the contract was entered into with Pankow Construction. Staff is continuing to work with Tolkin Group, Pankow, Tolkin Architects, and their subcontractors to refine the scope of these work items and finalize the budget for each. A number of meetings have been held with the fountain contractor, Captured Sea, and the plans for two of the fountains have been submitted to plan check. The details of the third fountain are still being finalized. The designs are all consistent with those previously approved by the City Council. As the other allowance items are further refined and final costs are solidified staff will report those numbers to the City Council. These allowance items are critical to enhancing the aesthetics of the project and making the public spaces areas that the community will be drawn to linger and enjoy.

It was originally anticipated that the project contingency could be used to supplement the allowance items if it was determined to be appropriate. The original budget, plus the contingency is expected to provide adequate funds for all of the allowance items. The following summarizes the allowance items budgeted for the project:

Allowance Items in Project Budget	\$ In Budget	Cost
Fountains- Town Square, dog, and water wall in 13 th Street garden	\$150,000	\$330,000
Artwork- Escalator Fire Screen	\$41,250	TBD
Kiln- Town Square	\$43,000	TBD

Allowance Items in Project Budget	\$ In Budget	Cost
Landscaping	\$74,000	TBD
Site Furnishings	\$75,000	TBD
Signage- Directional	\$46,500	TBD

When the commercial buildings are complete, the escalator will be opened for public access and permanent graphics will be installed inside the parking structure to provide directional signage as well as to clearly identify and highlight the stairwells, escalator and elevator. Currently there are temporary banners that direct vehicles and pedestrians to the lower parking level as well as the stairwells and elevator. The design of the graphics is currently being finalized.

Project Schedule & Milestones

- The exterior sidings and finishes including the stucco, stone, and nex-wood siding of the Metlox buildings will continue this month. In addition, metal canopies and trim are being completed, and the windows and wood frames are being installed. Completion of the waterproofing of the deck and planters inside the Town Square will continue this month as well. Lighting in the Town Square is being installed, and the plaza decking is being poured. Work on the fountains is commencing. The streetscape improvements surrounding the project including the sidewalk and street trees will begin during June.
- Permits for interior tenant improvements for the Trilogy Day Spa are ready to issue, and plans for Petro’s Greek restaurant, Coldstone Creamery, Junior’s Deli, Le Pain Quotidien Bakery, Curves, Janelle Holden, DDS, Color Me Mine, Ozer Dental, Buster and Sullivan, Look! Optometry, and Papyrus have been submitted to plan check.
- Much of the exterior work on Shade Hotel, including exterior wall finishes, roofing, mechanical, plumbing, electrical, and HVAC systems will be completed this month. The drywall in the rooms is completed, and doors have been installed. Work on the hotel room interiors including bathroom tiling is taking place.
- Interior and exterior materials and colors for the Shade Inn have been finalized. The sample furniture that was installed and selected has now been removed so the room finishes can occur.
- Deliveries and utility installations continue to require occasional lane and ramp closures on Valley Drive and Manhattan Beach Boulevard, as well as traffic control within the garage itself.
- Staff continues to meet with the construction team to refine the design and materials for the town square, fountains, landscaping, artwork and public areas, consistent with prior Council approvals.
- Targeted completion and opening for the inn and the retail / office is late summer/early fall 2005.

Public Improvement Projects

- 13th Street Extension:
 - Sewer, storm drain and water main work has been completed
 - A change order has been issued which covers additional pavement demolition, reconstruction of a sewer manhole, and installation of additional water valves.
 - 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.
 - Relocation of fiber optic conduits and installation of new gas main has been completed
 - Base paving has been completed to allow for construction staging
 - Final paving will be completed (asphalt and striping) once the Police & Fire Facility is complete as part of a larger resurfacing project which includes Valley Drive, Morningside Drive, and 15th Street.

- Signal work on Valley (making Valley 2-way):
 - Design is complete
 - 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.
 - A contract was awarded for the signal work at the May 17th Council meeting.
 - The schedule calls for this work to be completed after 13th Street is open (which is at the end of the Police & Fire Facility project)

- Morningside:
 - Design of the one-way northbound and right-of-way improvements is in process
 - Pankow will complete the streetscape, but the actual street striping (design and construction) will be completed by Public Works. This work will be done prior to completion of the Metlox development

- Streetscape:
 - Funds for the streetscape project are scheduled in the five-year CIP for FY 2004-2005
 - Streetscape work on Valley/Manhattan Beach Blvd/Morningside/south side of 13th Street (around the Metlox project) has been designed and will be built by the Metlox contractor at the end of the project
 - 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
 - Design of the street resurfacing project is underway.

- Attachments:
- A. Construction / Hard Cost – Summary Report
 - B. Project Newsletter – June 2005 Edition
 - C. Council Sub-Committee Minutes – June 3, 2005
 - D. Civic Center Parking Maps (not available electronically)
 - E. Civic Center Site Plan (not available electronically)
 - F. Text Panel Options
 - G. Preliminary Budget Look-Ahead Analysis

Police & Fire Facility Project
Construction/Hard Costs - Summary Report
June 14, 2005

- Official Start Date: February 9, 2004
- Approved Time Extensions: 51 days
- Original Contract Value (hard cost only): \$28,647,000
- Adjusted Contract Value: \$29,133,883
- Contingency Remaining: \$3,021,467

Approved Adjustments

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
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 (will be reimbursed by Sprint) 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)
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
10		Credit for accepting the substitution of Honeywell Controls for the HVAC system	(\$98,839)	(\$98,839)
11	PCO#15	Furnish and install an elevator in the plaza area	\$121,360	\$121,360
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
June 14, 2005**

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
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
20	PCO#60	Jail door monitoring and control system	\$120,000	\$120,000
			\$550,747	\$486,883

Police & Fire Facility/Metlox Project Newsletter

STEADY PROGRESS CONTINUES ON BOTH THE EXTERIOR AND INTERIOR OF BOTH PROJECTS



Top Left: Scaffolding around the exterior of the Police & Fire Facility.
Bottom Left: The Police & Fire Facility underground parking garage.
Top Right: Exterior work taking place on the commercial Metlox buildings.
Bottom Right: Electrical box and wiring is completed in one of the retail spaces along Manhattan Beach Boulevard.

What to Expect in June

Metlox Development

The exterior sidings and finishes including the stucco, stone, and nex-wood siding of the Metlox buildings will continue during June. In addition, metal canopies and trim are being completed, and the windows and wood frames are being installed. Completion of the water-proofing of the deck and planters inside the Town Square will occur in June as well. In addition, lighting in the Town Square will be installed, and the plaza decking will be poured. Staff is continuing to work with the contractor to refine the design and materials for elements of the Town Square.

The streetscape improvements surrounding the project including the sidewalk and street trees will begin during the month. Permits for interior tenant improvements for the Trilogy Day Spa are ready to issue, and plans for Petro’s Greek restaurant, Coldstone Creamery, Junior’s Deli, Le Pain Quotidien Bakery, Curves, Janelle Holden, DDS, Color Me Mine, Ozer Dental, Buster and Sullivan, and Papyrus have been submitted to plan check.

Much of the exterior work on Shade Hotel, including exterior wall finishes, roofing, mechanical, plumbing, electrical, and HVAC systems will be completed in June. The drywall in the rooms is completed, and doors have been installed. Work on the hotel room interiors including bathroom tiling will take place during the month.



Above: Scaffolding around the exterior of Shade Hotel.



Above: All pours for the hose tower are complete. The tower will be finished this month.

Police & Fire

Framing of the facility will finish early in June. Sheeting, waterproofing, and lath and trim on exterior walls will begin this month. In addition, window frames will begin being constructed.

Dry walling of the underground areas such as locker rooms, detective areas, and firing range will start in June. Painting of the basement walls will also take place. Upstairs, electrical, plumbing, and HVAC rough-in will commence.



Above: The painting of the jail cell area will finish in June.

Construction on the roof will continue with the laying of sheeting and hot mopping. Sections of the Plaza area including seating walls, raised platform walls, planter walls, and ADA ramp will be poured in June. The hose tower will be finished this month with the installation of stairs. Lastly, the masonry around the perimeter of the site will continue to be laid throughout the month.



Above: The front desk of the fire station in the new safety facility.

Police & Fire Facility Designed to Save Energy and Money

The City of Manhattan Beach and Southern California Edison (SCE) combined to perform a “Savings By Design Analysis” of the entire Police & Fire Facility in 2002. As a result of this analysis, the City adopted numerous design measures that will save money and energy.

SCE used an innovative computer simulation analysis to provide the Police & Fire Facility design team with ten design alternatives to increase the energy efficiency of the building. The City chose to implement all ten of these measures. The result is increased energy efficiency and large savings for the City. The analysis estimates that the City will save approximately \$67,000 a year in utility costs, and close to \$800,000 over a 25 year period.



Above: The front entrance to the Police & Fire Facility.

The ten measures cost the City \$200,000 to implement, but this cost will be recouped by the second year of operation as a result of the energy cost savings. Moreover, the amount of energy savings achieved by the ten measures qualifies the project for a Savings By Design program incentive. The City estimates it will receive a one-time financial incentive of over \$87,000 for the implementation of the energy saving design alternatives.



In addition, to the monetary savings, the Police & Fire Facility will save 33% more energy than the minimum requirements set forth by the California Energy Commission for new commercial buildings. The building is now 17% more energy efficient than it was in the preliminary design as a result of the ten measures implemented. The addition of these energy saving measures combined with an already impressive design will make the Police & Fire Facility an energy saving building for years to come, provide a sound financial investment, and set an example for other building projects to follow.

Some of the measures include:

- **Continuous Dimming Daylighting:** The building is set for a specified minimum level of light and the lighting system will decrease or increase the amount of electrical lighting required to maintain that level based on the amount of natural light coming through the windows
- Additional skylights throughout the building
- Motion sensors to detect when someone enters or leaves a room
- **Improved windows:** The alternative glass used in the windows allows more visible light into the building without increasing the cooling load

Save Postage & Paper

Get This Newsletter By E-Mail!

It is our goal to get this newsletter to as many people as possible—we will mail it to those who would like it mailed; however, it will save the City money and supplies if we can email it to you. To join the email list, please call or write Aaron Link in the City Manager’s Office at 802-5058 or alink@citymb.info. You can also get the newsletter on our website at www.citymb.info. Thanks!

City Website: www.citymb.info
Construction Hotline: 310-802-5299

City of Manhattan Beach

Joyce Fahey

Mayor

Mitch Ward

Mayor Pro Tem

Nick Tell

Councilmember

Jim Aldinger

Councilmember

Richard

Montgomery

Councilmember

Tim Lilligren

City Treasurer

Geoff Dolan

City Manager



1400 Highland Avenue
Manhattan Beach CA 90266

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

**Friday, June 3, 2005
10:30 a.m. – 11:30 a.m.
City Manager's Conference Room**

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

1. Construction status report

Brian gave an update on construction progress to date and what can be expected within the next few weeks.

2. Project schedule discussion

Geoff briefed the sub-committee on the status of the project schedule; Swinerton is behind by approximately 2 months. Geoff further discussed that meetings are taking place at the staff level with Swinerton, Vanir and the City regarding who is responsible to pay for what days and that it is expected that a recommendation will be brought forward within the next month or so for approval by the sub-committee and City Council.

3. Project budget discussion

Geoff led a discussion regarding a projection of the final budget with remaining contingency, owner's costs and known expenses. It was discussed that at this time, staff believes there are sufficient funds projected to be remaining to allow items to be put back in the project and the City Hall repairs/refurbishments completed.

4. Text panels

Sherilyn led a discussion regarding the need to supply Swinerton with three text quotes that will be placed in the plaza in concrete panels. The group discussed the options and agreed on three top picks to be presented to Council.

5. Civic Center parking

Sherilyn led a discussion about a parking plan for all parking around the Civic Center. A recommendation for all parking areas was agreed upon and will be presented to the City Council for approval.

**Possible Quotes for the Civic Center Plaza
(three text panels)**

Government of the people, by the people, for the people, shall not perish from the Earth.
-Abraham Lincoln

That government is the strongest of which every man feels himself a part.
-Thomas Jefferson

The government is us; we are the government, you and I.
-Theodore Roosevelt

We hold these truths to be self-evident; that all men are created equal, that they are endowed by their creator with certain inalienable rights; that among these are life, liberty, and the pursuit of happiness; that to secure these rights, governments are instituted among men..."
-Abraham Lincoln

If we ever forget that we are one Nation under God, then we will be a Nation gone under.
-Author Unknown

Ask not what your country can do for you; ask what you can do for your country.
-John Fitzgerald Kennedy

I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him.
-Abraham Lincoln

My God! How little do my countrymen know what precious blessings they are in possession of, and which no other people on earth enjoy!
-Thomas Jefferson

In the truest sense, freedom cannot be bestowed; it must be achieved.
-Franklin D. Roosevelt

This country will not be a good place for any of us to live in unless we make it a good place for all of us to live in.
-Theodore Roosevelt

A democratic government is only as strong as the alert conscience of its people.
-Charles W. Tobey

Who is wise? He that learns from everyone. Who is powerful? He that governs his passions. Who is rich? He who is content. Who is that? Nobody."
-Benjamin Franklin

What government is the best? That which teaches us to govern ourselves.
-Johann Wolfgang von Goethe

If liberty and equality, as is thought by some, are chiefly to be found in democracy, they will be best attained when all persons alike share in government to the utmost.
-Aristotle

He who has done his best for his own time has lived for all times.
-Johann von Schiller

For what avail the plough or sail, or land or life, if freedom fail?
-Ralph Waldo Emerson

I pledge allegiance to my Flag and the Republic for which it stands, one nation, indivisible, with liberty and justice for all.
-Francis Bellamy, The Youth's Companion, 8 September 1892

What we need are critical lovers of America - patriots who express their faith in their country by working to improve it.
-Hubert H. Humphrey

Police & Fire Facility Project Budget Preliminary Look-Ahead Analysis

Through May 2005:

Line Item	Budget	Adjustments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$486,883	\$15,094,680	\$14,039,203	51.8%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency	\$3,700,790	(\$486,883)	\$192,440	\$3,021,467	18.4%
Furniture, Fixtures & Equipment	\$1,687,500		\$158	\$1,687,342	0%
Architectural/Engineering	\$2,384,350		\$2,341,357	\$42,993	98.2%
Project/Construction Management	\$1,420,592		\$1,317,176	\$103,416	92.7%
Relocation	\$1,129,488		\$1,025,176	\$104,312	90.8%
Owner's Cost Items	\$1,562,500		\$348,714	\$1,213,786	22.3%
TOTAL	\$40,694,510		\$20,475,249	\$20,219,261	50.3%

Contingency Line Item:

\$3,021,467 – Available as of May 31, 2005

\$ 900,000 – Estimated additional costs:

- \$200,000 – Swinerton
- \$100,000 – HOK
- \$200,000 – Vanir
- \$100,000 – School District
- \$200,000 – Other extended contracts
- \$100,000 – Unforeseen

\$ 750,000 – Change Orders

\$1,371,467 – Subtotal Remaining Contingency

\$ 500,000 – Owner's Cost available/remaining

\$1,871,467 – Subtotal Remaining Total Budget

\$ 500,000 – Project add-backs:

- Solid surface
- Built-in casework
- Conference room wall
- Simulator room
- Fire break room

\$ 700,000 – Project tie-ins to City Hall/Civic Center:

- Landscaping
- Council Chambers & Lobby (tile, paint, seating, wall coverings)
- Carpet and paint interior

\$ 671,467 – Remaining at End of Project