



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:** May 17, 2005

**SUBJECT:** Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report and Disbursement of Progress Payment #14 in the Net Amount of \$1,581,658 to Swinerton Builders

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### **RECOMMENDATION:**

Staff recommends that the City Council accept a presentation of a 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 (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 13<sup>th</sup> Street, the extension of 13<sup>th</sup> 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](http://www.citymb.info)
- Construction hotline - 310-802-5299
- Construction Issues Committee - Meets 4<sup>th</sup> Tuesday, 9am, City Hall
- Construction newsletter - Call hotline to be put on mailing list
- Project reports to Council - 2<sup>nd</sup> 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 April 2005. This table reflects the revisions to the budget the City Council approved on August 17, 2004.

<b>Line Item</b>	<b>Budget</b>	<b>Adjustments</b>	<b>Payments</b>	<b>Remaining</b>	<b>% Used</b>
Construction (Swinerton contract)	\$28,647,000	\$472,531	\$13,513,022	\$15,606,509	46.4%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency	\$3,700,790	(\$472,531)	\$192,440	\$3,035,819	18%
Furniture, Fixtures & Equipment	\$1,687,500		\$158	\$6,687,342	0%
Architectural/Engineering	\$2,384,350		\$2,324,353	\$59,997	97.5%
Project/Construction Management	\$1,420,592		\$1,282,221	\$138,371	90.3%
Relocation	\$1,129,488		\$1,012,480	\$117,008	89.6%
Owner's Cost Items	\$1,562,500		\$306,626	\$1,255,874	19.6%
<b>TOTAL</b>	<b>\$40,694,510</b>		<b>\$18,786,850</b>	<b>\$21,907,660</b>	<b>46.2%</b>

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved and upcoming budget adjustments (Attachment "A"). Sixteen change orders have been approved to date for a total of \$472,531; \$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:

<b>P.P. #</b>	<b>Amount</b>	<b>P.P. #</b>	<b>Amount</b>
1	\$1,320,556.00	13	\$1,147,455.00
2	\$341,954.43	14	\$1,581,658.00
3	\$876,220.66	<b>TOTAL</b>	<b>\$15,094,680.27</b>
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		

As of April 30<sup>th</sup>, the contractor has completed approximately 52% of the construction contract. Work accomplished since the last progress payment includes the remainder of the shoring, backfilling, site utilities, reinforcement, concrete work, masonry & brick, structural steel, metal decking, iron work, waterproofing, delivery of metal doors & hardware, detention facility work, gypsum & plaster work, fire sprinkler system work, HVAC, plumbing and electrical work. The contractor has submitted a request for Progress Payment No. 14 in the net amount of \$1,581,658. 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 behind the agreed-to schedule by 63 days, which would put project completion at the end of October (allowing the City to move in and be operational by the end of the year). A majority of those days can be attributed to weather and its adverse impacts. Representatives from Swinerton, Vanir and the City are meeting to discuss a settlement of this issue; we expect to bring forward a change order to the Council on June 7<sup>th</sup> (which will be reviewed by the sub-committee beforehand) cleaning up all of the delay issues to-date. Council will remember that according to the change order policy, any request that would add days to the contract requires Council approval. The attached milestone schedule (Attachment “B”) reflects the contract agreement (completion in 565 days) and shows progress through the end of April. The detailed schedule is available for review in the City Manager’s Office.

*Progress:*

**Shoring/Foundation/Basement Walls:**

Backfill operations around the perimeter have been in progress during April (backfill was delayed due to the rains and subsequent dryout time of the walls). The final section of the hose tower is scheduled to be poured May 17<sup>th</sup>.

**Suspended Deck/Structural Steel:**

The deck pours were all completed in March; these pours were severely impacted by the unusual rainy season and the resulting inability to reschedule concrete deliveries as quickly as needed. Metal decking is complete at the Police roof and the Fire 2<sup>nd</sup> floor and roof. The 2<sup>nd</sup> floor deck in the Fire area was poured May 12<sup>th</sup>.

**Roof:**

The Police portion of the roof was poured on May 12<sup>th</sup>. Sheathing has begun and the hot mop portion of the roofing is scheduled to begin this week.

**Exterior Skin:**

Scaffolding has been erected around the entire building; exterior framing started in late April and is proceeding around the building.

**Interior Buildout – Basement & Level 1:**

Overhead rough-ins and wall framing are 98% complete in the basement and in progress in the main level. CMU walls and their mechanical/electrical/plumbing rough-ins in the basement were

completed in mid-April. For level 1, welded clips are in progress at the building perimeter and will be followed by fireproofing. Wall framing and mechanical, electrical, plumbing rough-ins will follow.

**Sitework:**

With backfill almost completed around the perimeter, site utilities and site hardscape will continue in May. Plaza seating and planter walls were poured on May 12<sup>th</sup>.

*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 May edition of the newsletter (Attachment “C”). Copies of the newsletter can be found on the City’s website ([www.citymb.info](http://www.citymb.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 May 10<sup>th</sup> (see Attachment “D” for meeting minutes). Agenda items included a construction status report, discussion of the schedule, a project budget discussion (including existing change orders and potential change orders) and a discussion of how public parking in the below-grade area will work.

*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 April 26<sup>th</sup> (see Attachment “E” for meeting minutes). The next meeting is scheduled for May 24<sup>th</sup> at 9:00 a.m. at City Hall; the public is invited to attend.

***Metlox***

Metlox Parking Structure and Town Square Budget Update Summary

<b>Project Total per DDA</b>	<b>Progress Payments</b>	<b>Balance Remaining</b>
\$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 <sup>th</sup> 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 <sup>th</sup> Street garden	\$150,000	\$330,000
Artwork- Escalator Fire Screen	\$41,250	TBD
Kiln- Town Square	\$43,000	TBD
Landscaping	\$74,000	TBD
Site Furnishings	\$75,000	TBD
Signage- Directional	\$46,500	TBD

### Project Schedule & Milestones

- Construction on the Shade inn is continuing. Plastering and other exterior wall finishes and roofing are almost finalized, and the mechanical, plumbing, HVAC, and electrical systems are almost complete. The drywall in the rooms is completed and doors have been installed. Tile inside the bathrooms will begin this week. Waterproofing of the courtyard is taking place as well as the finished slab on top of the waterproofing.
- Interior and exterior materials and colors for the Shade Inn are being finalized. The sample furniture that was installed and selected has now been removed so the room finishes can occur.
- On the commercial buildings the exterior sidings and finishes including the stucco, stone, and nex-wood siding will take place over the next month. The final stucco coat is almost complete. In the Town Square waterproofing of the deck and planters will continue and be complete in the next several weeks, lighting will be installed, and the plaza decking will be poured.
- The metal canopies and trim are being completed, and the windows and wood window frames installed. Landscape materials will be selected in the next several weeks.
- The streetscape improvements surrounding the site including the sidewalks, and street trees will begin in a few weeks.
- 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.
- Permits for the interior tenant improvements for Trilogy Day Spa have been issued, plans for Petro's Greek restaurant, Coldstone Creamery, Junior's Deli, Le Pain Quotidien Bakery, Curves and Papyrus have been submitted to plan check for tenant improvements.
- Targeted completion and opening for the inn and the retail / office is late summer 2005.

### ***Public Improvement Projects***

- 13<sup>th</sup> 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 15<sup>th</sup> Street.
- Signal work on Valley (making Valley 2-way):
  - Design is complete
  - In addition to signal work, new street lights along 15<sup>th</sup> Street and Valley Drive will be installed with modern heads to reduce glare. The new lights will be fed underground.
  - Bids were opened and awarding of the contract for this work is on tonight's Council agenda.
  - The schedule calls for this work to be completed after 13<sup>th</sup> 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 13<sup>th</sup> 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 15<sup>th</sup>/13<sup>th</sup>/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. Construction Schedule
  - C. Project Newsletter – May 2005 Edition
  - D. Council Sub-Committee Minutes – May 10, 2005
  - E. Construction Issues Committee Minutes – April 26, 2005

**Police & Fire Facility Project**  
**Construction/Hard Costs - Summary Report**  
**May 12, 2005**

- Official Start Date: February 9, 2004
- Approved Time Extensions: 51 days
- Original Contract Value (hard cost only): \$28,647,000
- Adjusted Contract Value: \$29,119,531
- Contingency Remaining: \$3,035,819

***Approved Adjustments***

<b>CO#</b>		<b>Summary Description</b>	<b>Contractor Proposal</b>	<b>Approved \$</b>
1	PCO#2	Mobilize earthwork equipment for 13 <sup>th</sup> 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

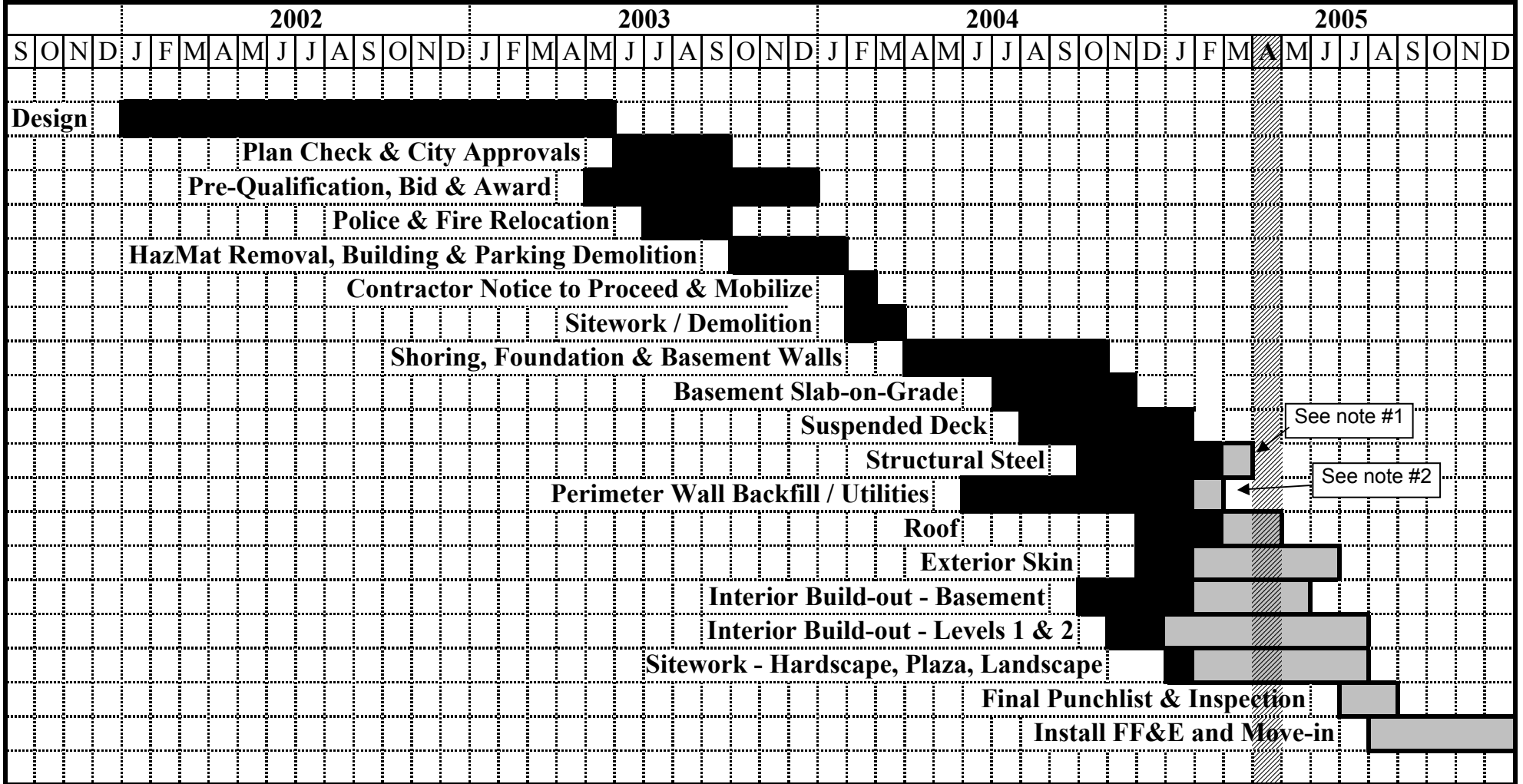


**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
May 12, 2005**

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
15	PCO#48	Hose tower hoist revisions-\$15,142	\$13,667	\$13,642
	PCO#62	Credit for multiple revisions to storefront drawings-(\$1,500)		
	PCO#60	Jail door monitoring and control system	\$120,000	\$120,000
			<b>\$528,991</b>	<b>\$472,531</b>

# Manhattan Beach Police & Fire Facility Construction Schedule

Black shaded boxes indicate completion



Hellmuth, Obata + Kassabaum      Vanir Construction Management      Swinerton Builders

**Schedule Notes:**

- 1) All complete on Levels 1 & 2; in the hose tower, steel stairs need to be erected and the steel plumbed/aligned (completion due May 27)
- 2) 98% complete; remaining: tie-in storm drain, sanitary sewer and reclaimed water

# Police & Fire Facility/Metlox Project Newsletter



**Above:** An entrance ramp to the underground parking garage.

The underground sections of the Police & Fire Facility are nearing completion, while the exterior sidings of the Metlox buildings are being put into place.



**Above:** The Town Square area in the middle of the Metlox buildings.

**Above:** Police Chief Klevesahl looks into one of the detention rooms in the jail.

**Left:** The exterior framing of the hose tower. The hose tower is now ready for a concrete pour.

**Left Corner:** The front of Shade Hotel and bakery facing onto the Metlox Town Square.



## What to Expect in May

### Metlox Development

Metlox remains on schedule for a summer 2005 opening. Work on building exteriors, installing the stucco scratch and finish coats, is currently underway. The exterior sidings and finishes including, stucco, stone, nex-wood, and jarah wood windows will start being put into place this month.

Activity taking place on the Town Square during May includes waterproofing the deck and planters, fountain installation, and pouring of the plaza deck. Staff and the construction team will continue to meet to refine the design and materials for the public areas.



**Above:** A view of Metlox from Valley Drive.

Various tenant interior improvement plans have either been issued or are being checked by City staff.

Continuation of exterior wall finishes and roofing will occur at Shade Hotel, as will the completion of mechanical, plumbing, HVAC, and electrical systems. Interior and exterior materials and colors for the hotel are being finalized. A model room has been completed, with sample furniture and interior finishes.

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.



**Above:** Metlox from inside the Town Square.

### Police & Fire

All of the structural decks are now poured, and the hose tower walls are formed and ready for the pouring of concrete. The underground portion of the facility has been stripped of supports and cleaned. The walls, jail cells, and office partitions are all complete.

In May, concrete for the last of the ramps leading to the underground parking will be poured. In addition, planters and seating walls around the public plaza will be put into place. The construction of the exterior skin of the facility will begin in May as well.



**Above:** Steel skeleton of the Fire garage



## A Look Back at the Last Year and a Half of Police & Fire Facility Construction



**December 2003:** Demolition of the old buildings.



**January 2004:** The groundbreaking ceremony for the new facility.



**May 2004:** Site Excavation takes place.



**April 2004:** The excavated footprint of the new safety facility.



**July 2004:** Concrete foundation pours.



**November 2004:** Foundation walls and deck supports are in place.



**February 2005:** The elevated deck being formed.



**March 2005:** The structural steel is put into place.



**May 2005:** The skeleton of the structure is in place.

### Website Reminder !!!

Don't forget that there is a wealth of additional information about both the Police & Fire Facility and Metlox development on the web. Simply go to [www.citymb.info](http://www.citymb.info) and click on "Police & Fire/Metlox Project Information". The website contains information such as:

Staff reports to Council, budget updates, up-to-date construction schedule, minutes from Construction Issue Committee meetings, project history, additional photos, and past construction newsletters.



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**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](mailto:alink@citymb.info). You can also get the newsletter on our website at [www.citymb.info](http://www.citymb.info). Thanks!

**City Website: [www.citymb.info](http://www.citymb.info)**  
**Construction Hotline: 310-802-5299**

City of Manhattan Beach

Joyce Fahey

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Mitch Ward

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Tim Lilligren

City Treasurer

Geoff Dolan

City Manager



1400 Highland Avenue  
Manhattan Beach CA 90266

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

**Tuesday, May 10, 2005  
2:00 p.m. – 3:00 p.m.  
City Manager's Conference Room**

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

**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**

*The status of the schedule was discussed; Swinerton is behind approximately 2 months (63 days); Swinerton, Vanir and the City are discussing a settlement for those 63 days that will include some compensable (paid at \$3,000/day) and some non-compensable days. We expect to have a settlement offer in place to bring to the sub-committee within two weeks and to the Council for approval on June 7.*

**3. Project budget**

*Approved change orders were reviewed totaling \$472,531; a new change order totaling \$14,000 is in process. Several potential change orders were discussed including the door between City Hall and the parking structure (making it a nice storefront rather than a metal door), the City Hall roofing project (which will be added to the Swinerton contract but not to the Police/Fire project budget) and a dry weather flow issue that was not included in the plans but is needed for the project which could amount to \$100,000.*

**4. Other issues**

*A discussion was held regarding after hour access and use of the public parking in the below-grade portion of the structure. Staff will return with alternatives for the sub-committee to review and recommend to the full City Council.*



Police & Fire Facility/Metlox  
CONSTRUCTION ISSUES COMMITTEE  
*DRAFT* Minutes  
April 26, 2005

A meeting of the Construction Issues Committee was held on the 26<sup>th</sup> day of April 2005 at the hour of 9:00 a.m. in the City Manager's Conference Room, 1400 Highland Avenue in Manhattan Beach, California

**ROLL CALL**

Present: Cohen, Hubbard, Koch  
Absent: Bushman, Donahue, Hughes, Fournier  
Staff: Combs, Dolan, Jacobson, Link, Miller  
Public:  
Clerk: Link

City Manager Dolan welcomed the committee members, staff, and other present.  
Meeting began at 9:00 a.m.

**Audience Participation**

None

**Scheduled**

Committee Comments

- Koch- Things are going well. Has not heard of any complaints.
- Hubbard-Asked what the final composition of the Police & Fire roof will be.
  - Miller-Explained that it will not be the shiny material that is currently on the roof. The roof material will be like what is on top of City Hall.
- Hubbard- Stated that several homeowners have approached him wanting to know if it would be possible to take down a few trees in the greenbelt, so that homes would have unobstructed views of the ocean. Five or six homes along Ardmore only have views down 13<sup>th</sup> Street.
  - Dolan-Explained that typically the Council has a policy of not removing healthy trees, but we can visit the issue with the Council once the completion of the project is closer. This might be a Coastal Commission issue.
- Koch-Asked if there had been any decision about undergrounding the utility poles along 13<sup>th</sup> Street.
  - Miller- Stated that the funding for the undergrounding of those lines did not come through

## Status Report

### *Metlox*

- Jacobson-A model room has been completed in the Shade Hotel. It is very nice. The Hotel is using this room to take photos for advertising materials and sell space to potential guests. Three Metlox tenant improvement plans are currently in plan check. So, tenants will begin making improvements to their locations very soon. The public plaza features are in the final review and design stages.
- Miller-The City is trying to time the public improvements to be completed at the same time as the retail shops open.
- Hubbard-Asked how will the public plaza area will be monitored by the Police?
  - Dolan- Stated that no formal plans for how the Police will monitor the area has been discussed.

### *Police & Fire*

- Dolan-Scaffolding has gone up around the Police & Fire Facility. So, construction on the skin of the building will soon begin. The walls, jail cells, and office partitions underneath the facility are all completed. The main entry point to the site has been moved to 15<sup>th</sup> Street as the final ramp is built off 13<sup>th</sup> Street. The project's budget is looking good. Only 18% of the contingency fund has been spent and over 50% of the facility is built. It is hoped that some of the saving costs can be put towards the cost of painting the façade of both City Hall and the Library to match the new facility. And, we are hoping to be able to make a number of exterior and landscaping improvements to match the new facility as well.

The construction is 60 days behind schedule. We are still hoping to be moved in by Christmas. The move in will occur in phases, and we plan on having several opportunities for tours before we move in.

- Koch-Asked if there any more big concrete pours taking place?
  - Miller-Answered that there are a few pours left, but no real big ones.

### Adjournment

The next meeting was scheduled for 9:00 a.m. on May 24<sup>th</sup>. The Committee would like to have a tour of the site at the next meeting.

The meeting adjourned at 9:40 a.m.