



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: April 19, 2005

SUBJECT: Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report and Disbursement of Progress Payment #13 in the Net Amount of \$1,147,455 to Swinerton Builders

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

Line Item	Budget	Adjustments	Payments	Remaining	% Used
Construction (Swinerton contract)	\$28,647,000	\$472,531	\$12,365,567	\$16,753,964	42.5%
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		\$0	\$1,687,500	0%
Architectural/Engineering	\$2,384,350		\$2,307,611	\$76,739	97%
Project/Construction Management	\$1,420,592		\$1,282,221	\$138,371	90%
Relocation	\$1,129,488		\$997,341	\$132,147	88%
Owner's Cost Items	\$1,562,500		\$289,432	\$1,273,068	19%
TOTAL	\$40,694,510		\$17,590,161	\$23,104,349	43%

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:

P.P. #	Amount	P.P. #	Amount
1	\$1,320,556.00	13	\$1,147,455.00
2	\$341,954.43	TOTAL	\$13,513,022.27
3	\$876,220.66		
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 March 31st, the contractor has completed approximately 47% of the construction contract. Work accomplished since the last progress payment includes surveying, backfilling, site utilities (footing drains), reinforcement, concrete work, masonry & brick, structural steel, metal decking, iron work, waterproofing, gypsum & plaster work, fire sprinkler system work, HVAC, plumbing and electrical work. The contractor has submitted a request for Progress Payment No. 13 in the net amount of \$1,147,455. 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; although the contractor is still behind, they have made up some days this month. We have been told that there may be requests for additional days added to the contract due to rain impacts; however, that request has not been forthcoming. 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 March. The detailed schedule is available for review in the City Manager’s Office.

Progress: This last month the last of the structural decks was poured, the hose tower walls have been formed and readied to be poured, and all of the underground structure has been stripped and cleaned. All of the stairs have been erected; the metal roof deck has been put into place; and waterproofing and backfilling continue around the site. In addition, overhead mechanical, electrical and plumbing work is taking place underneath along with the CMU walls throughout. The last of the ramps is being readied for concrete and planter and seating walls on the plaza level are being formed. Within the next several weeks, framing is expected to begin.

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 April edition of the newsletter (Attachment “C”). Copies of the newsletter can be found on the City’s website (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 April 8th. Agenda items included a project status report, discussion of the schedule, and a discussion of the transition plan while the project manager is out.

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 March 29th; the group took a walking tour of the Metlox and Shade Hotel projects; no minutes were taken. The next meeting is scheduled for April 26th at 9:00 a.m. at City Hall; the public is invited to attend.

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 and their subcontractors to refine the scope of these work items and finalize the budget for each. Several meetings have been held with the fountain contractor, Captured Sea, and the details and scope of the fountains 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
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 in process, and the mechanical, plumbing, HVAC, and electrical systems are being completed. The roof deck around the spa has been poured and the spa installed.
- Interior and exterior materials and colors for the Shade Inn are being finalized. The interior of the rooms are being completed, and sample furniture has being installed and selected.
- On the commercial buildings the rooftop AC units and the mechanical equipment screens are being completed. Exterior wall sheathing, and paper and lath is completed. The exterior sidings and finishes including the stucco, stone, and nex-wood siding will take place over the next month. The stucco scratch and brown coats are underway. In the Townsquare over the next month, waterproofing of the deck and planters will continue, lighting will be installed, and the plaza decking will be poured.
- 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, and Papyrus have been submitted to plan check for tenant improvements.
- Targeted completion and opening for the inn and the retail / office is summer 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.
 - This work is out to bid. Bids will open May 4, 2005.
 - 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. Construction Schedule
 - C. Project Newsletter – April 2005 Edition

Police & Fire Facility Project
Construction/Hard Costs - Summary Report
April 8, 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

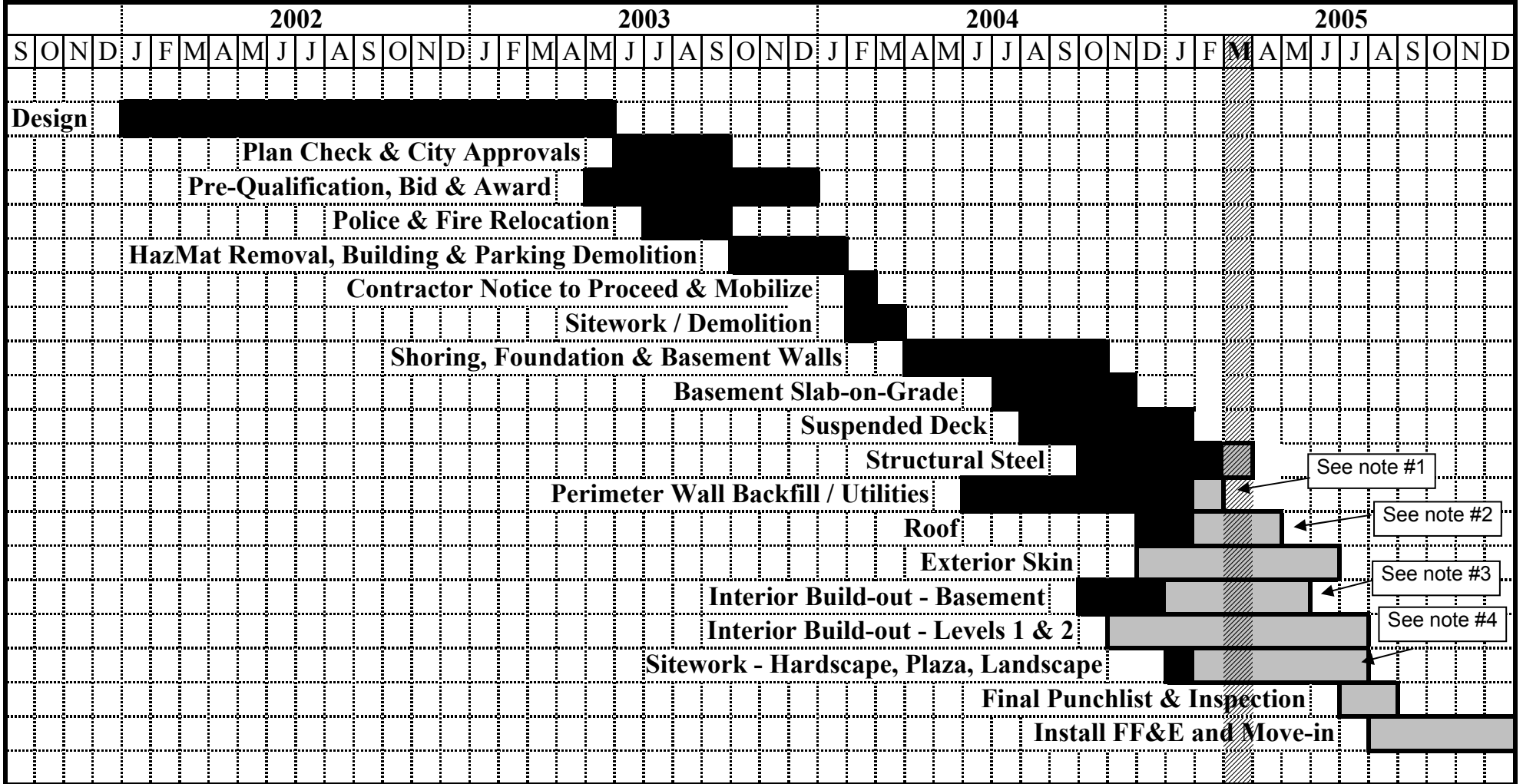
CO#		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
1	PCO#2	Mobilize earthwork equipment for 13 th Street work	\$3,333	\$3,333
2	PCO#1 PCO#8 WO#1	Demolition work not originally in contract-\$7,440 Demolish & remove cellular antennae foundation-\$3,166 (will be reimbursed by 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
April 8, 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)		
16	PCO#60	Jail door monitoring and control system	\$120,000	\$120,000
			\$528,991	\$472,531

Manhattan Beach Police & Fire Facility Construction Schedule

Black shaded boxes indicate completion



See note #1

See note #2

See note #3

See note #4

Hellmuth, Obata + Kassabaum

Vanir Construction Management

Swinerton Builders

Schedule Notes:

- 1) Waterproofing and backfilling of perimeter walls is ongoing; tie-in to gas, water and sanitary sewer scheduled for completion in May
- 2) Metal decking is in progress
- 3) Overhead sprinkler, mechanical, electrical and, plumbing in progress; CMU walls in all areas are 95% complete
- 4) Forming of planter and seating walls in the plaza has begun

Police & Fire Facility/Metlox Project Newsletter

Exterior Work Taking Place on Metlox Development

Top Left: Inside one of the Metlox buildings.

Top Right: A look down 12th Street from Metlox. This pedestrian walk-through will provide easy access between Metlox and downtown.

Bottom Left: Exterior work being done on one of the Metlox buildings.

Bottom Right: The fountain area inside the open plaza of Metlox.



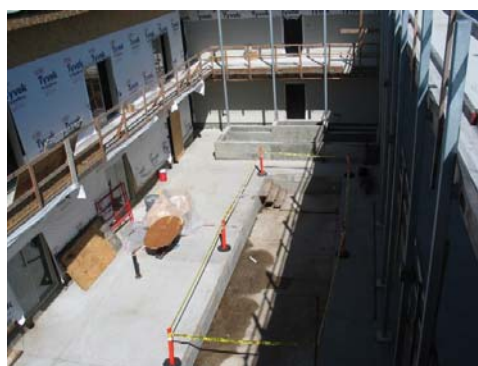
Shade Hotel is Making Steady Progress Towards Opening

Left: Deputy City Manager, Sherilyn Lombos, and members of the Construction Issues Committee view a room mock-up.

Lower Left: Room doors along the hotel's courtyard.

Below Center: Looking down on the hotel's courtyard area.

Below Right: A mock-up of the beds in Shade Hotel.



What to Expect in April

Police & Fire Facility

Exterior Walls: Waterproofing and backfilling will continue. The Southern California Edison electrical vault will be installed, and storm drain tie-ins on 13th Street will be built.

Above ground portion: the contractor is aligning steel and welding connections. Metal decking for the roof is being installed and the pouring of concrete for the mechanical well roof will take place.

Basement level: Continuation of overhead and in-wall mechanical, electrical, plumbing, and fire sprinklers. Grinding and patching of concrete walls. By early April, the walls in the shooting range and Police detention areas will be complete.

Plaza area: The form work beneath the Plaza area is being taken away and preparations for overhead work (plumbing, electrical, and sprinklers) are underway.



Top Left: Workers constructing masonry walls inside the jail cell area.

Top Right: Steel skeleton of the Police & Fire structure.

Left: The roof and skeleton of the Police & Fire Facility coming together.

Metlox

The targeted completion date of summer 2005 for Shade Hotel and the retail space is on schedule. During April, installation of sprinklers, electrical, HVAC, and plumbing will continue on the retail development. In addition, wall sheathing, paper and lath, and stucco scratch and brown coats will continue.

Occasional lane and ramp closures along Valley Drive and Manhattan Beach Boulevard due to deliveries, concrete pours, and utility installation will occur throughout the month.

Staff will continue to work with Tolkin Group and their design team to refine the design materials for the town square and other public areas, as well as review tenant plans.

Sheathing of exterior walls and roofing on Shade Hotel will continue along with mechanical, electrical, HVAC, and plumbing systems being installed. The interior finishes of the rooms are being completed. The rooftop deck was poured. Additionally, interior and exterior colors are being further refined and sample furniture installed.



Above: A view of the Metlox facility from inside the public plaza area of the project.



Above: Steel beams for the skeleton of the Police & Fire Facility.

Police & Fire Facility Construction Schedule Update

Construction on the Police & Fire Facility is progressing well, and move-in is still expected by the end of the year. However, record breaking rainfall, in the Southern California area has caused the contractor some delays. In addition, several sub-contractor issues may impact the ability of the contractor to make-up these days. Currently, construction is about two months behind schedule.



City Staff Contact List

<p>Geoff Dolan <i>City Manager</i> Responsible for all City projects</p>	<p>(310) 802-5053 gdolan@citymb.info</p>
<p>Sherilyn Lombos <i>Deputy City Manager</i> City's project manager for the Police & Fire Facility</p>	<p>(310) 802-5054 slombos@citymb.info</p>
<p>Richard Thompson <i>Community Development Director</i> Responsible for Metlox project</p>	<p>(310) 802-5503 rthompson@citymb.info</p>
<p>Laurie Jester <i>Senior Planner</i> Project manager for the Metlox project</p>	<p>(310) 802-5510 ljester@citymb.info</p>
<p>Neil Miller <i>Public Works Director</i> Responsible for public improvement projects</p>	<p>(310) 802 5303 nmiller@citymb.info</p>



Top: City Staff and Construction Issue Committee members learning about the progress taking place at Metlox from developer, Jonathan Tolkin.

Above: Community Development Director, Richard Thompson, and other staff members at the Police & Fire Facility site.

City Holds Topping-Off Ceremony for Police & Fire Facility

The City held a “Topping-Off” ceremony to celebrate the placement of the final piece of steel for the Police & Fire Facility on March 2nd. Council members, City Staff, residents, and other guests were given a walking tour of the facility before the ceremony. Following the tour, individuals signed the last of the steel beams before workers hoisted it into place. The ceremony provided a chance for all those involved on the project to celebrate the progress of the building.



Top Left: The group watches as the final steel beam is put into place.

Top Right: Councilman Napolitano, Police Chief Klevesahl, and others finish a walking tour of the facility.

Far Left: The signatures displayed on the final steel beam.

Left: Members of Council sign their names to the last steel beam.



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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 of Manhattan Beach

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