



# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Wilson and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Sherilyn Lombos, Deputy City Manager

**DATE:** February 15, 2005

**SUBJECT:** Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report and Disbursement of Progress Payment #11 in the Net Amount of \$750,268 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 January 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	\$281,010	\$10,200,133	\$18,727,877	35.3%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency	\$3,700,790	(\$281,010)	\$192,440	\$3,227,340	12.8%
Furniture, Fixtures & Equipment	\$1,687,500		\$0	\$1,687,500	0%
Architectural/Engineering	\$2,384,350		\$2,251,816	\$132,534	94.4%
Project/Construction Management	\$1,420,592		\$1,177,967	\$242,625	82.9%
Relocation	\$1,129,488		\$972,341	\$157,147	86.1%
Owner's Cost Items	\$1,562,500		\$209,678	\$1,352,822	13.4%
<b>TOTAL</b>	<b>\$40,694,510</b>		<b>\$15,159,923</b>	<b>\$25,534,587</b>	<b>37.3%</b>

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved and upcoming budget adjustments (Attachment "A"). Twelve change orders have been approved to date for a total of \$281,010; \$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. A total of three change orders totaling \$71,521 are in process.

Progress Payments:

<b>P.P. #</b>	<b>Amount</b>
1	\$1,320,556.00
2	\$341,954.43
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

TOTAL	\$10,950,400.40
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As of January 31<sup>st</sup>, the contractor has completed 37.8% of the construction contract. Work accomplished since the last progress payment includes surveying, backfilling, site utilities, reinforcement, concrete work, masonry & brick, structural steel, iron work, waterproofing, installation of components of the fire sprinkler system, HVAC, plumbing and electrical work. The contractor has submitted a request for Progress Payment No. 11 in the net amount of \$750,268. 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

Swinerton’s latest schedule update shows the project approximately 2 months behind schedule. All of that time is the responsibility of the contractor; they must figure out how to make it up or pay liquidated damages. The attached milestone schedule (Attachment “B”) reflects the contract agreement (completion in 565 days) but does not show the delay; the detailed schedule is available for review in the City Manager’s Office.

Project Milestones

- The walls are currently being waterproofed and then backfilled (between the wall and the shoring). All of the backfilling has been completed in the area off of Valley; they are now concentrating their efforts in the area off of 15<sup>th</sup> Street.
- All of the east side of the project has an elevated deck (the ceiling of the parking structure). The portion which includes the majority of the fire portion of the building was poured last week (totaling over 1,000 cubic yards of concrete). Preparations are currently underway (shoring, placing rebar, etc.) for the portion which includes the plaza, closest to City Hall (scheduled to pour the week of February 21).
- Steel for the building skeleton has been delivered and is being placed and a skeleton of the building is beginning to take shape.
- Water, sewer, fire sprinklers and exhaust pipes are being hung throughout the structure and light fixtures are being installed. Masonry walls are going up throughout the structure, including jail cells, hallways, storage rooms, and other rooms located in the underground portion.
- A monthly newsletter is being prepared to help communicate to the public and City employees what is happening with the projects. Attached is the February edition of the newsletter (Attachment “C”). Copies of the newsletter can be found on the City’s website ([www.cityymb.info](http://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 January 24<sup>th</sup>. Agenda items included a project status report, a discussion of City Hall improvements and a discussion of project contractor parking issues (see Attachment “D” for meeting minutes).

- 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 January 25<sup>th</sup>; agenda items included comments from the committee members and an update on the various projects (see Attachment “E” for meeting minutes).
  - The next meeting is scheduled for February 22<sup>nd</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	\$11,804,460	\$2,195,540

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.

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:

<b>Description</b>	<b>Type</b>	<b>Amount</b>	<b>Contingency balance</b>
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

Within the project there are several areas where there are allowances 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 currently working with Tolkin Group, Pankow and their subcontractors to refine the scope of these work items, particularly the fountains, and finalize budgets. These 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. Whatever is leftover in the project contingency may be used in the future to supplement the allowance items if it is determined to be appropriate. The following summarizes the allowance items budgeted for the project:

Metlox Allowances

Allowance Items	Budget	Cost
Fountains- Town Square, dog, and water wall in 13 <sup>th</sup> Street garden	\$150,000	TBD
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 inn (SHADE) is continuing. Sheathing the exterior walls and roofing is in process, and the mechanical, plumbing and electrical systems are being installed.
- On the commercial buildings, placement of all the steel is complete; the awnings, and trellis' are being installed. Welding, electrical, and plumbing is in process. The wall, floor, deck, and roof framing is complete, and wall sheathing, paper and lath, and plaster is underway. Waterproofing of the curbs around the building is complete and additional waterproofing is underway.
- The crane work is complete for the time being. Lumber deliveries and electrical installations continue to require occasional lane and ramp closures on Valley Drive.
- 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 Triligy Day Spa have been issued, plans for Petro's Greek restaurant have been submitted to plan check and plans for tenant improvements for Junior's Deli are anticipated to be submitted shortly.
- Power in the garage will need to be temporarily shut down for one day mid-to late February to allow SCE to tie into the permanent power. The emergency generator will be used, so lighting levels will be reduced but acceptable. Users of the garage will be notified of the reduced lighting levels prior to the event. The City is working with Pankow and SCE to ensure minimum disruption to the public use of the garage.

- Targeted completion and opening for the inn and the retail / office is summer 2005.
- Parking spaces on both levels where there are known leaks will continue to be temporarily posted as no parking during the rainy season, as required by weather conditions.

### ***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 underway
  - The schedule calls for this work to be done 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
  - Award of the contract for design of the street resurfacing project will be considered by Council at the March 1, 2005 council meeting

- Attachments:
- A. Construction / Hard Cost – Summary Report
  - B. Construction Schedule
  - C. Project Newsletter – February 2005 Edition
  - D. Council Sub-Committee Minutes – January 24, 2005
  - E. Construction Issues Committee Meeting Minutes – January 25, 2005

**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
February 8, 2005**

- Official Start Date: February 9, 2004
- Approved Time Extensions: 51 days
- Original Contract Value (hard cost only): \$28,647,000
- Approved Contract Adjustments: \$281,010
- Adjusted Contract Value: \$28,928,010
- Contingency Remaining: \$3,227,340

***Approved Adjustments***

<b>CO#</b>		<b><i>Summary Description</i></b>	<b><i>Contractor Proposal</i></b>	<b><i>Approved \$</i></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
			<b>\$308,041</b>	<b>\$281,010</b>

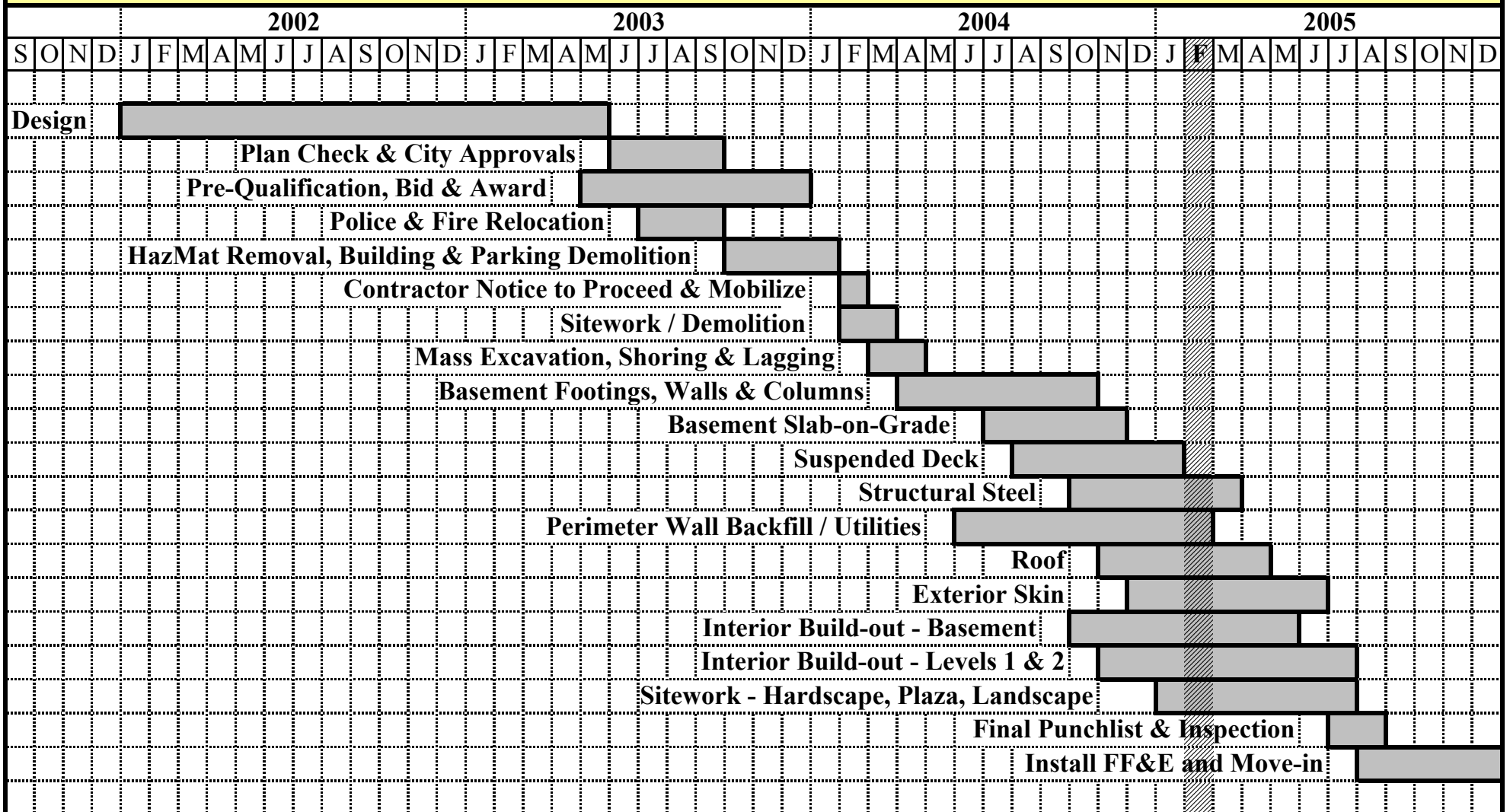
**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
February 8, 2005**

***“In Process” Adjustments – not yet approved***

<b><i>CO#</i></b>		<b><i>Summary Description</i></b>	<b><i>Contractor Proposal</i></b>	<b><i>Approved \$</i></b>
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
15	PCO#48 PCO#62	Hose tower hoist revisions-\$15,142 Credit for multiple revisions to storefront drawings-(\$1,500)	\$13,667	\$13,642
<b>TOTAL</b>			<b>\$100,950</b>	<b>\$71,521</b>



# Manhattan Beach Police & Fire Facility Construction Schedule



Hellmuth, Obata + Kassabaum

Vanir Construction Management

Swinerton Builders

# Police & Fire Facility/Metlox Project Newsletter

## Framing at Metlox Continues; Police & Fire Facility Prepares for Steel



### Construction Corner

Power in the Metlox parking structure will be shut down temporarily for several days in mid-February to allow Southern California Edison to tie into the permanent power system.



The City is working with the contractor and SCE to minimize the disruption to public use of the garage during these shut-downs.

**Above:** Framing of Metlox structure off of Morningside Drive

**Right:** The Police & Fire Facility site from atop City Hall

**Below Left:** A view of the Metlox structure from Manhattan Beach Blvd.

**Below Right:** Work on the Police & Fire Facility garage, beneath the elevated deck



# What to Expect in February

## Police & Fire Facility

Backfilling and waterproofing of exterior walls will continue during the month. Preparations have been made for the concrete pours of the elevated deck for the fire portion of the building. The pours are expected early in the month, and will complete all of the elevated deck for the building portion. The deck over the plaza area is still being prepared and will be poured in late February and early March.

This month we will finally see the building going up (in the form of vertical steel). Be prepared for the delivery of steel and a large crane erecting the steel pieces.

Masonry walls are currently being placed throughout the lower level (firing range, jail, evidence storage, etc.).



**Top Page:** Masonry work at the Police & Fire Facility

**Above:** View of elevated deck concrete pour from atop City Hall

**Left:** A view of the elevated deck concrete pour from inside the site

**Below:** Scaffolding surrounding the Metlox buildings



## Metlox Development

All the steel has been placed for the commercial buildings. The awnings and trellis' are being installed. Wall sheathing is taking place and walls, floors, decks, and roofs are being framed.

Lumber deliveries and electrical installations will require occasional lane and ramp closures on Valley Drive.

Sheathing of exterior walls and roofing is underway at the Shade Hotel and the mechanical, electrical, and plumbing systems are being installed.

### Construction Issues Committee

Each month the Construction Issues Committee (CIC) meets to discuss the Police & Fire Facility and Metlox construction projects. The Committee, made up of residents and business owners, meets with City staff and project representatives to receive project updates and discuss any issues regarding the developments.

The CIC discusses issues ranging from signage to contractor parking and noise. In addition, the CIC has taken several walking tours of the site to get a first hand understanding of the progression of the projects.

The CIC meets on the last Tuesday of each month at 9:00 a.m. Anyone is welcome to come and join the meeting. You can find previous meeting minutes on the web at:

<http://www.citymb.info>



**Above:** The Construction Issues Committee touring the Police & Fire Facility Site

**Below:** Shade Hotel framing, balconies, and windows are all being worked on

**Far Below:** Layout working taking place on the elevated deck

### Police and Fire Facility Budget Update

We are happy to report that the City’s budget for the Police & Fire Facility is on track and we have every reason to believe this project will be completed within budget. The following are some of the highlights as of mid-January:



- 37% of the total budget (\$40,694,510) has been used
- 13 change orders totaling \$317,724 have been added to the construction contract (a 1.17% increase)
- 13.8 % of the contingency funds have been used (contingency is used for items such as unforeseen conditions and things that were not on the plans)
- 35.2% of the construction contract has been paid to the contractor





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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

Linda Wilson

Mayor

Joyce Fahey

Mayor Pro Tem

Mitch Ward

Councilmember

Steven A.

Napolitano

Councilmember

Jim Aldinger

Councilmember

Earle R. Hupp, C.P.A.

City Treasurer

Geoff Dolan

City Manager



1400 Highland Avenue  
Manhattan Beach CA 90266

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

**Monday, January 24, 2005  
3:00 p.m. – 4:00 p.m.  
City Manager's Conference Room**

**Attendees:** Mayor Wilson, Councilmember Ward, Geoff Dolan, Sherilyn Lombos, Neil Miller, Juan Price, Brian Nelson

**1. Project status report**

*Brian gave an update on construction progress to date and what can be expected within the next few weeks. The budget/expenditure spreadsheet was distributed and discussed.*

**2. City Hall improvements**

*A staff report titled "Discussion of City Hall Improvements to be Coordinated with Police/Fire Facility Construction" was discussed. Projects include City Hall and Library landscaping, refurbishment of City Council Chambers and public lobbies and re-carpeting non-public areas. All projects together total approximately \$500,000 and are proposed to be taken from the project contingency. The sub-committee agreed with the need and timing and recommended bringing a proposal back to the sub-committee after the project is 50% complete so that the contingency picture will be better known/understood.*

**3. Contractor parking**

*Staff discussed the current contractor parking program at Metlox (\$15/month) and that not many contractors are taking advantage of it; rather, they are parking in the median between Valley & Ardmore and complaints are being received by the neighbors. It was agreed to make the contractor parking program free through June and see if that helps alleviate the issues.*

Police & Fire Facility/Metlox  
CONSTRUCTION ISSUES COMMITTEE  
*DRAFT* Minutes  
January 25, 2005

A meeting of the Construction Issues Committee was held on the 25th day of January 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, Hughes, Koch,  
Absent: Bushman Donahue, Hubbard, Fournier, Savikas  
Staff: Combs, Groat, Link, Lombos, Nelson (Vanir), Thompson  
Public: Tarr, Rosenfeld (Easy Reader)  
Clerk: Lombos (acting)

Deputy City Manager Lombos welcomed the committee members, staff and others present. Meeting began at 9:08 a.m.

**AUDIENCE PARTICIPATION**

None

**SCHEDULED**

*Committee Comments*

- Koch- Concerned about the water run-off coming from the construction site during the heavy rains at the beginning of the month.
  - Lombos- City staff met with the Metlox contractor and sandbags have been placed around the site.
  - Nelson- After run-off problems from the first heavy rain, new sand-bags were placed around the Police & Fire Facility site. In addition, two storm drain outlets were reconfigured, and that took care of the problem when the second storm came.
- Koch- Concerned about the water in the parking structure after the rains, especially large pooling in certain areas on the bottom level.
  - Thompson- The heavy rains during January were a good test for the parking garage drainage system. It was discovered that a few of the catch drains were under-designed. New drains will be installed to take care of this problem. During one heavy downpour the pumps stopped working. New pumps are now installed and working properly. The remainder of the parking structure will be dry once the Metlox project is complete.
  - Koch- Is there a guarantee from the contractor that the structure will be dry once the project is complete?
  - Thompson- Negotiations with Pankow are taking place to insure that there are remedies in place should water get into the parking structure once the project is complete.

- Koch- Concerned that the construction of the hotel had slowed down significantly.
  - Thompson- The construction of the hotel is going very well. The owner decided to slow construction activity in order to match the pace of construction on the commercial Metlox development.
- Hughes- No comments
- Cohen- Feels that the signage in the parking garage is confusing
  - Thompson- There has been some confusion with exit signs in the parking garage. Directions to exit the structure are unclear as to whether they are leading to a vehicle exit or a pedestrian exit.
  - Koch- Agreed that the signage was confusing in the garage.
  - Thompson- The completed sign package for the parking structure is not done yet.
  - Koch- The temporary signs need to have more information as to whether the exits are for vehicles or pedestrians.
- Cohen- The Chamber of Commerce wants to know what leases have been signed for the Metlox development. She likes the connection of the parking lot and City Hall at the Police & Fire Facility. Wants to know if there is anyway to thank the council members who are not going to be in office once the construction projects are completed?
  - Thompson- He will give Cohen an updated list of signed lease agreements for the Metlox development.
  - Lombos- All the council-members who worked on the project will be included on a special plaque.

### Construction Activity Reports

- Police & Fire Facility- The slab on grade and perimeter walls are complete. Backfilling and waterproofing the walls are currently taking place. There are three deck pours remaining for the elevated deck. The first of those pours will take place on 1/31/05 or 2/3/05. Piping is being hung throughout the project, and masonry for the jail is being erected. Steel for the project was delivered on 1/24/05 and will begin going up on 1/31/05. Thirty-five percent of the project was paid at by the end of December.
  - Koch- What effect did the rain have on the construction schedule?
  - Nelson- No construction on anything out in the open could take place during the rain, and waterproofing was slowed. Masonry work did continue.
  - Lombos-The project is 55 days behind schedule. The contractor is responsible for all of those days. To close the gap, the contractor may work some Saturdays and add additional shifts once the building is closed.
  - Koch- Are weather delays the contractor's responsibility?
  - Nelson- The contractors builds weather days into their schedule. The Police & Fire Facility contract has 25 weather days built into it. Eight days have already been used, and that will likely be changed to 10 days.
  - Lombos- Swinerton is now working on Saturdays, and has requested that they be allowed on the job site at 8 a.m. instead of 9 a.m. on those days. The City is willing to extend the time to allow them to catch-up, but will



alter this policy if there are many complaints. There have been some complaints about workers hanging out in the public parking lot before the job-site opens. The contractor parking program that was put in place to alleviate this problem has not been working. The Council sub-committee has decided to make parking permits for construction workers free until June. They hope that this will get more contractors to park in the parking structure. Whenever we extend hours to contractors to allow them on the site early, we will notify residents.

- Koch- Is there a timeframe for reopening Live Oak Park?
- Lombos- Field rehabilitation will begin in January or February of 2006, and be ready for the 2006 Little League season.
- Metlox: Things are going very well at the Metlox site. At the commercial buildings all the steel placement has occurred. Welding and plumbing are taking place on the building. The entire site was re-sandbagged to prevent run-off from the site during rain.

#### **ADJOURNMENT**

The next meeting is scheduled for 9:00 a.m. Tuesday, February 22, 2005. The Committee will take a walking tour of the Metlox development.

At 9:45 a.m. the meeting was adjourned.

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SHERILYN LOMBOS