



Agenda Item #: \_\_\_\_\_

# 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:** January 18, 2005

**SUBJECT:** Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report, Disbursement of Progress Payment #10 in the Net Amount of \$746,027 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 December 2004. 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	\$9,454,106	\$19,473,904	32.7%
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		\$2,193,085	\$191,265	92%
Project/Construction Management	\$1,420,592		\$1,177,967	\$242,625	82.9%
Relocation	\$1,129,488		\$959,646	\$169,842	85%
Owner's Cost Items	\$1,562,500		\$186,564	\$1,375,936	11.9%
<b>TOTAL</b>	<b>\$40,694,510</b>		<b>\$14,319,356</b>	<b>\$26,375,154</b>	<b>35.2%</b>

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved and potential/upcoming budget adjustments (Attachment "A"). Thirteen change orders have been approved to date for a total of \$317,724 (change order #13 totaling \$36,714 is not reflected above due to the fact that the contractor has not billed against it); \$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 fourteen potential adjustments are in process at this time.

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

TOTAL	\$10,200,132.40
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As of December 31<sup>st</sup>, the contractor has completed 35.3% of the construction contract. Work accomplished since the last progress payment includes surveying, backfilling, site utilities, reinforcement, concrete work, masonry & brick, metal decking, waterproofing, delivery of door hardware, HVAC, plumbing and electrical work. The contractor has submitted a request for Progress Payment No. 10 in the net amount of \$746,027. 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 55 days behind schedule. All of those days are the responsibility of the contractor; they must figure out how to make up that time or pay liquidated damages. The weather has certainly been a factor this month; at least two concrete pours had to be cancelled because of rain. The contractor is actively working with their sub-contractors to see what they can do to move the project forward; Vanir and the City are doing whatever we can to help as well. 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

- Except for two minor pieces, the entire floor of the structure has been poured.
- The walls are currently being waterproofed and then backfilled between the wall and the shoring.
- 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 police building was poured last week (totaling over 900 cubic yards of concrete). Preparations are currently underway (shoring, placing rebar, etc.) for the portion which includes the fire part of the building to be poured (will probably occur in early February).
- Steel for the building skeleton has not yet been delivered although it is ready and waiting; due to the delay in pouring the deck, the steel delivery is in a holding pattern. Steel should be delivered within the next several weeks. Erection of the steel will begin very soon after delivery and the skeleton of the building will begin taking shape very quickly thereafter.
- Water, sewer and fire sprinkler pipes are being hung in the structure. Light fixtures are being installed in the southeast portion of the underground structure. This area will be used as a staging area for the contractor and the subcontractors.
- A monthly newsletter is being prepared to help communicate to the public and City employees what is happening with the projects. Attached is the January 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.

- 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 December 14 and took a tour of the site led by Brian Nelson of Vanir Construction Management (see pictures in the January edition of the construction newsletter).
  - The next meeting is scheduled for January 25<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	\$11,743,501	\$2,256,499

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 entire project site, rainy weather has slowed construction this last month.
- On the commercial buildings, placement of all the steel is complete; the awnings, and trellis' are being installed. Welding and plumbing is in process. The walls, floors, decks, and roofs are being framed, and wall sheathing is underway. Waterproofing of the curbs around the building is underway.
- The crane is being located on Manhattan Beach Boulevard for steel deliveries and placement for construction of buildings "B" and "D". 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, and plans for tenant improvements for Junior's Deli are anticipated to be submitted by the end of this month.
- Power in the garage will need to be temporarily shut down for several hours mid-February to allow SCE to tie into the permanent power. 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
  - 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
- 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

Attachments: A. Construction / Hard Cost – Summary Report  
B. Construction Schedule  
C. Project Newsletter – January 2005 Edition

cc: Brian Nelson, Vanir Construction Management  
Charles Smith, Hellmuth, Obata + Kassabaum  
Construction Issues Committee

**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
January 13, 2005**

- Official Start Date: February 9, 2004
- Approved Time Extensions: 51 days
- Original Contract Value (hard cost only): \$28,647,000
- Approved Contract Adjustments: \$317,724
- Adjusted Contract Value: \$28,964,724
- Contingency Remaining: \$3,190,626

***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#17 PCO#27 PCO#28	Make various revisions to documents-\$27,140 Change lockset for doors as per architects instructions-\$363 Backwater valve installation-\$1,908 Telephone and data outlet modifications-\$7,303	\$67,652	\$36,714

**TOTAL      \$375,693      \$317,724**

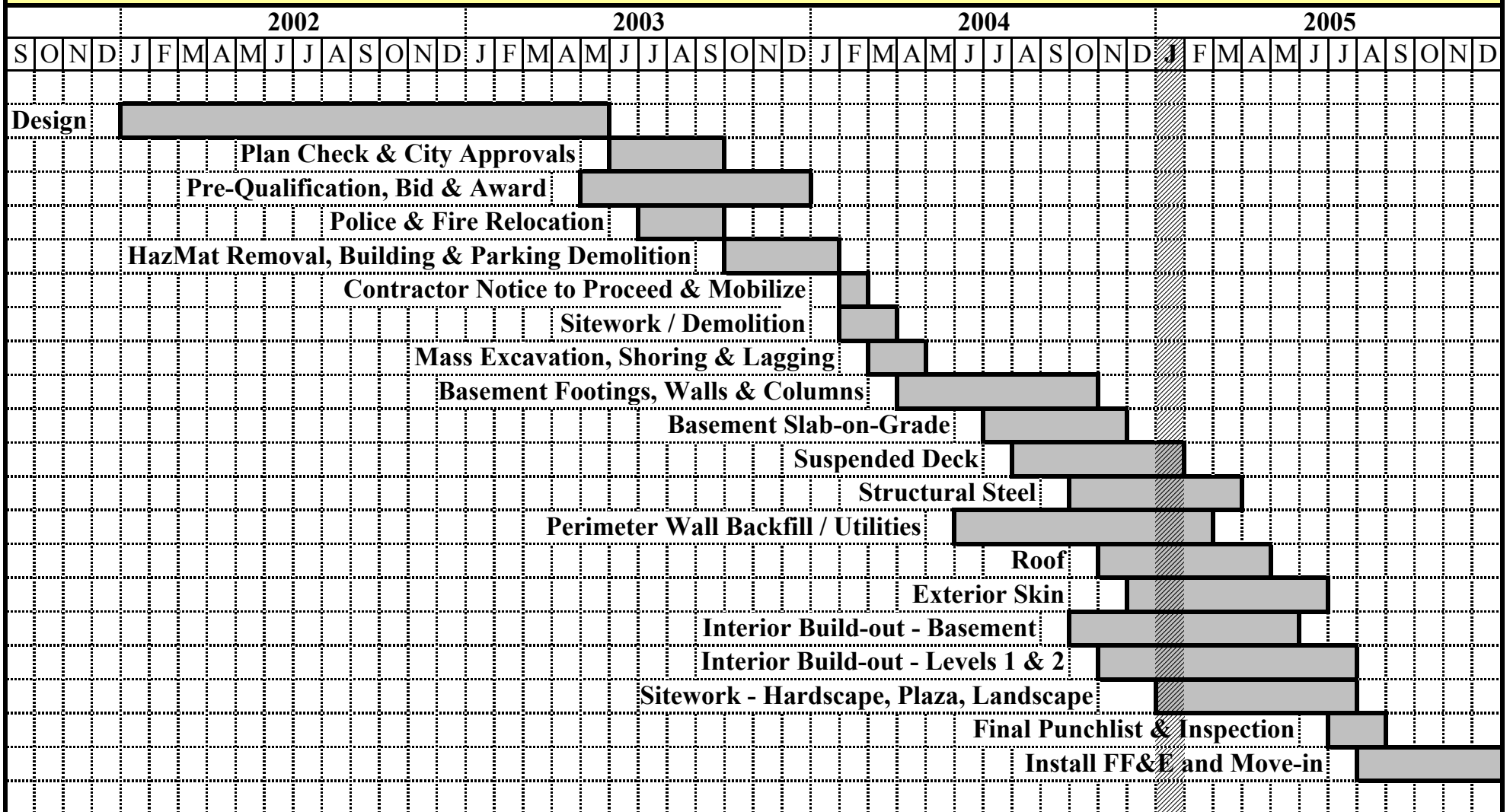
**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
January 13, 2005**

*Potential/Upcoming Adjustments*

<i>PCO#</i>	<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Negotiated Amount</i>
16	Provide cost to "shotcrete" the walls on the southwest side of the project rather than form the walls	\$10,212	
20	Revise hardware on windows, doors and frames per architect's direction	\$30,745	
21	Revisions to structural steel per architect's direction	\$2,593	
22	Revise scuppers, drains, parapet and roof flow lines per architect's direction	\$694	
23	Revise exterior glazing color from green to clear per architect's direction	(\$716)	
25	SCE vault installation survey	\$2,666	
31	Revise door hardware from builders to detention per architect's direction	\$11,385	
35	Steel framing at moment connection (fire station)	\$962	
37	Site gate (S110)	\$3,722	
38	Motorized trolley hoist details	\$5,120	
41	Foundation subdrain substitution	(\$3,044)	
46	Repair of existing City sewer on Valley Drive	\$3,958	
47	Provide galvanized coating to pipe and fittings	\$16,038	
49	Provide steel embeds for canopy per response to RFI #303	\$2,898	
<b>TOTAL</b>		<b>\$87,233</b>	



# Manhattan Beach Police & Fire Facility Construction Schedule



Hellmuth, Obata + Kassabaum

Vanir Construction Management

Swinerton Builders

# Police & Fire Facility/Metlox Project Newsletter



**Above:** Shade Hotel and the elevated deck of the Police & Fire Facility seen from the top of City Hall

**Left:** The vast amount of electrical wiring and rebar on top of the Police & Fire facility elevated deck in preparation for concrete pours.

**Below Left:** Construction of the entrance into City Hall from the parking garage

**Below Right:** Framing of Metlox buildings off of Morningside



## What to Expect in January

### Police & Fire Facility

Pouring of the elevated deck is scheduled to continue during January. In addition, steel is scheduled to be delivered and erected. The skeleton of the building will begin to take shape shortly thereafter.

The southeast portion of the underground parking structure is almost ready for the contractor to begin using it as a staging area for construction, a good thing as there is currently limited staging area on site.



**Above:** Waterproofing the outer walls of the underground portion of the facility

### Metlox Development

Welding and plumbing will continue during the month; as will the framing of walls, decks, floors, and roofs.

Lumber deliveries will continue to require the periodic closure of traffic lanes on Valley.

At Shade Hotel, sheathing of walls and roofs will carry on during January. The mechanical, electrical, and plumbing systems will also continue to be installed.

Temporary overhead pedestrian protection will be installed at the stairwell exits of the parking garage.



**Above:** The vast number of temporary elevated deck supports needed in preparation for pouring concrete

**Below Left:** The framing of the Metlox building at the corner of Manhattan Beach Boulevard and Valley

**Below Right:** The wood framing of buildings along Morningside above a parking garage pedestrian exit.



### Weather Impacts Construction

The impact of the recent rain has been felt on the construction sites. Scheduled concrete pours have been postponed, and work on the buildings has been slowed due to the inclement weather.



The City planned for weather delays by including 25 weather days into the Police & Fire facility construction schedule.

As of January 4th, only six days had been used.



**Above:** Rain causes workers to move tools to covered areas.

### Construction Issues Committee Visits Site

The Construction Issues Committee toured the Police & Fire Facility site on December 14th to see the construction progress first hand.



**Above:** from left Richard Thompson, Patrick Donahue, Brian Nelson, Nate Hubbard, Dennis Groat, and Sherilyn Lombos touring the Police & Fire Facility site.



**Above:** Brian Nelson, Project Manager, updates committee members on the project.

**Right:** Deputy City Manager, Sherilyn Lombos, and committee member, Nate Hubbard, discuss the progress of the facility.



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

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