



# Staff Report

## City of Manhattan Beach

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

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Jim Arndt, Director of Public Works  
Dana Greenwood, City Engineer  
Ish Medrano, Project Manager

**DATE:** February 5, 2008

**SUBJECT:** Disbursement of Progress Payments:

- a) Progress Payment No. 2 in the net amount of \$218,160 to Utility Services Company for the Elevated Water Tank Maintenance Project
- b) Progress Payment No. 1 in the net amount of \$222,240.15 to Griffith Company for the Pervious Pavement Parking Lots Project; Approve Change Order No. 1 (\$18,162.95)
- c) Final payment in the Net Amount of \$4,500 to Environmental Construction Inc.; Formally Accept the Manhattan Village Soccer Park Synthetic Turf Field Project as Complete; and Authorize Filing of the Appropriate Notice of Completion

---

**RECOMMENDATION:**

Staff recommends that the City Council pass a motion to approve the issuance of the subject progress payments, final payment, change order, and authorization to file Notice of Completion.

**FISCAL IMPLICATION:**

- a) Elevated Water Tank Maintenance – Progress Payment No. 2

PROJECT	FUNDING	CONTRACT	P.P.#	AMOUNT
Elevated Water Tank Maintenance	Water Fund	\$431,000.00	1.	\$ 49,950.00
			2.	\$218,160.00

		Total: \$268,110.00
--	--	---------------------

b) Pervious Pavement Parking Lots – Progress Payment No. 1

PROJECT	FUNDING	CONTRACT	P.P.#	AMOUNT
Pervious Pavement Parking Lots	Storm Water	\$863,859.45	1.	\$222,240.15
		Change Order #1: \$ 18,162.95	Total:	\$222,240.15
		New Contract: \$882,022.40		

c) Manhattan Village Soccer Field – Final Payment

PROJECT	FUNDING	CONTRACT	P.P.#	AMOUNT
Manhattan Village Soccer Field	Capital Improvement	\$1,000,736.00	1.	\$270,740.40
		- 21,500.00	2.	\$204,709.30
		(Liquidated Damages)	3.	\$393,301.08
		\$ 979,236.00	Final:	\$ 4,500.00
			Ret:	\$ 97,027.87
			Total:	\$970,278.65

**DISCUSSION:**

***Elevated Water Tank Maintenance – Progress Payment No. 2***

Progress Payment No. 2 includes a number of items covered by the ongoing contract. Specifically, the Contractor has completed a portion of the following items of work that are covered by Progress Payment No. 2:

- 1) Interior surface preparation and painting of the water tank (partial payment).
- 2) Exterior surface preparation, painting, scaffolding, and containment (partial payment).
- 3) Replace manway at base of riser.
- 4) Provide balcony floor drain holes.
- 5) Provide stainless steel roof vent.
- 6) Remove and replace 8” overflow pipe (partial payment).

All work has been inspected by the Public Works Department and the City’s contract coating inspector and found to be in conformance with the plans and specifications for this project. Staff is therefore recommending Progress Payment No. 2 in the net amount of \$218,160 at this time.

***Pervious Pavement Parking Lots Project – Progress Payment No. 1***

The Contractor has completed 28% of the construction contract. Work accomplished since the start date includes demolition and removal of the existing El Porto south parking lot, the installation of 10” pervious pavement, and painted striping of the parking stalls.

The Contractor is currently working on the second phase of construction targeted in the downtown area. The demolition and removal of existing asphalt at Lot No. 1 and No. 2 is complete, as well as the installation of the pervious pavement at the upper Pier south lot.

***Change Order No. 1***

El Porto Lot

During the demolition of the site, several unforeseen conditions were discovered:

- 1) During excavation, a damaged concrete-encased pipe was encountered. The change order work consisted of additional excavation, removal of the encasement, installation of a new section of pipe, and encasement of the pipe in new concrete.  
\$ 1,676.70
- 2) An existing concrete encasement of a storm drain line interfered with the proposed elevation of the new lot. It was necessary for the encasement to be chipped down to a depth more compatible with the new lot. \$ 2,401.50
- 3) An existing 3-foot high block retaining wall collapsed due to the over-irrigation of landscape which the wall supported. This required removal and reinstallation of the concrete block wall. \$ 5,485.00

Lot No. 2

Prior to the demolition of Lot No. 2, Public Works staff discovered damage to the existing wall. It appeared that a car had recently hit the wall and knocked off a section. Staff approved replacement of the damaged wall. \$ 8,599.75

Total Cost of Change Order No. 1: \$18,162.95

No supplemental appropriation is necessary as sufficient funds are available within the project budget.

The Contractor has submitted a request for Progress Payment No. 1 in the net amount of \$222,240.15. All work items covered by this payment have been reviewed by the Public Works Department and found to be in conformance with the plans and specifications.

***Manhattan Village Soccer Field Project – Final Payment***

The Contractor has completed 100% of the work. As noted in the staff report for the November 6, 2007 Council meeting, the Contractor has already been assessed a total of \$21,500 in liquidated damages for failure to meet the scheduled date of completion stipulated in the contract. The Contractor has requested a final payment in the amount of \$4,500, and that the City formally accept the work as complete. A ten percent (10%) retention in the amount of

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

\$97,027.87 would be released upon the expiration of 35 days from the date of formal acceptance by the Council. All work which has been inspected by the Public Works Department has been found to be in conformance with the plans and specifications.