



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Cohen and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Jim Arndt, Director of Public Works
 Michael A. Guerrero, Principal Civil Engineer
 Juan Price, Maintenance Superintendent

DATE: April 7, 2009

SUBJECT: Disbursement of Progress Payments:

- a) Progress Payment No. 6 in the net amount of \$17,093.25 to C.S. Legacy Construction, Inc. for the Manhattan Beach Park Improvement Project
- b) Progress Payment No. 2 in the net amount of \$41,242.49 to A.J. Fistes Corporation for the Peck Reservoir Rehabilitation Project
- c) Final Payment in the net amount of \$181,449.00 to KC Industries; Formally Accept the Manhattan Beach Structures 2 & 4 Corrosion Treatment 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 and authorize filing of the appropriate Notice of Completion.

FISCAL IMPLICATION:

a) Manhattan Beach Park Improvement Project – Progress Payment No. 6

FUNDING	CONTRACT	PAY	AMOUNT
CIP: \$1,145,000	Contract Award: \$1,020,534	1.	\$ 49,238.37
		2.	\$ 39,865.68
		3.	\$168,848.42
		4.	\$275,021.46
		5.	\$357,033.83
		6.	\$ 17,093.25
		Total:	\$907,101.01

b) Peck Reservoir Rehabilitation Project – Progress Payment No. 2

FUNDING	CONTRACT	PAY	AMOUNT
Water Fund: \$175,000	Contract Award: \$71,675.00	1.	\$13,859.56
		2.	\$41,242.49
		Total:	\$55,102.05

c) Manhattan Beach Structures 2 & 4 Corrosion Treatment Project – Final Payment

FUNDING	CONTRACT	PAY	AMOUNT
Parking Fund: \$175,000	Contract Award: \$201,610	Final:	\$181,449.00
Maint. Budget: \$ 26,610		Retention:	\$ 20,161.00
Total: \$201,610		Total:	\$201,610.00

DISCUSSION:

a) Manhattan Beach Park Improvement Project

At its regularly-scheduled meeting of August 5, 2008, City Council passed a motion to award a contract for the Manhattan Beach Park Improvement Project to C.S. Legacy Construction, Inc. in the net amount of \$1,020,534. The scope of the work for the project included:

Marine Avenue Park

Marine Avenue Park is located on the north side of the Marine Avenue at Redondo Avenue. The park includes two play areas, one for children ages 3-6, and the other for children 6-12. The play equipment was out of date and most pieces had been removed. The project made the play areas handicap accessible and brought the play equipment to current playground safety standards.

Manhattan Village Tot Lot

The play equipment in the Manhattan Village Tot Lot was very old and did not meet new playground safety or accessibility standards. The project made the tot lot and exercise areas handicap accessible and brought the play equipment to current playground safety standards.

Manhattan Heights Park

Manhattan Heights Park was constructed in the early 1970's and is bordered by Manhattan Beach Boulevard to the north, Redondo Avenue to the east, and 11th Street to the south. The old play equipment included a 10-foot slide, 4 swings and a small climber. The project made the area handicap accessible and brought the play equipment to current playground safety standards.

Polliwog Park

Directly to the north of Manhattan Heights is Polliwog Park, which has had recent reconstruction of the lower playground equipment and restroom facilities. The project at Polliwog Park addressed the tot lot and the exercise area closest to the southeastern area of the park nearest the intersection of Manhattan Beach Boulevard and Redondo Avenue. The improvements made the tot lot and exercise areas handicap accessible and brought the play equipment to current playground safety standards.

Progress Payment No. 6

The Contractor has completed 100% of the work, including the expiration of the 90-day landscape maintenance requirement. Staff is currently working on the final punch list prior to acceptance of the work as complete.

The Contractor has submitted a request for Progress Payment No. 6 in the net amount of \$17,093.25. 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.

b) Peck Reservoir Rehabilitation Project

The City of Manhattan Beach operates the seven million gallon Peck Avenue Reservoir, located in the vicinity of Peck Avenue and 18th Street. In 2000, the reservoir's concrete slab roof was replaced with a new steel truss aluminum roof and reinforced concrete interior bracing was added. Minor leaks to the reservoir's concrete base were also mitigated at that time.

In 2006, the City retained Dive Corr, Inc. services to inspect both the inside and outside of the tank and to identify and provide a detailed summary of all maintenance and operational issues of concern. A report was subsequently provided to the City identifying these issues, which include signs of corrosion, peeling and delamination of the steel beam and truss coating, loose pads, root intrusion, joint leakage, and seepage.

Because this work was highly specialized, consultant design services were needed to develop detailed plans and specifications for the repair and rehabilitation of the reservoir based on the report's findings. At its regularly-scheduled meeting of December 4, 2007, Council awarded a contract to DGA Consultants for an amount not-to-exceed \$19,651.00, with the understanding that the City would also consider retaining specialized inspection services during construction. The detailed plans and specifications included:

- Removal of the old coatings and application of new protective coatings to beams, trusses, fasteners and anchor pads.
- Repair of rusted areas where there are signs of corrosion.
- Repair of areas compromised by root intrusion.
- Removal of existing joint sealant from deteriorated concrete cracks and preparation of new sealant/grout at these locations.
- Application of new sealant/grout on concrete surface cracks.

At its regularly-schedule meeting of April 15, 2008, Council awarded a construction contract in the net amount of \$71,675.00 for the Peck Reservoir Rehabilitation Project to A.J. Fistes Corporation, and DGA's existing contract was amended for an additional \$10,000.00 to provide specialized inspection services during construction. The project expenditures to-date:

- \$1,700 spent on the initial investigation (Dive Corr)
- \$19,651 allocated for consultant design services (DGA)
- \$71,675 awarded for construction contract (A.J. Fistes)
- \$10,000 for specialized inspection services (DGA)

for a total of \$103,026. \$175,000 was originally included in the Capital Improvement Project (CIP) fund for this project; however, the construction contract bid (\$71,675) came in at a much lower price than anticipated, hence the substantial project savings.

Progress Payment No. 2

The Contractor has completed 90% of the work. Work accomplished since the last progress payment includes completion of painting operations and start of sealant/grout installation. The Contractor is currently working on completion of sealant installation.

The Contractor has submitted a request for Progress Payment No. 2 in the net amount of \$41,242.49. 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.

The project remains on schedule and staff anticipates that all contract work should be completed by March 20, 2009.

c) Manhattan Beach Structures 2 & 4 Corrosion Treatment Project

At its regularly-scheduled meeting of January 6, 2009, City Council passed a motion to award a contract for the Manhattan Beach Structures 2 & 4 Corrosion Treatment Project to KC Industries in the net amount of \$201,610.

Corrosion is inevitable when structures such as Parking Lots 2 and 4 are located so close to the ocean. As a result, atmosphere laden with salt was slowly corroding the reinforcing steel of the 2-story parking structures at Lot 2 on 12th and Bayview (southeast side) and Lot 4 on Rosecrans and Highland Avenue. Left unchecked, the corrosion would have continued to advance until the structure required expensive structural repairs or replacement. This project utilized a chemical corrosion inhibition treatment to protect the steel in lots 2 and 4 from further corrosion damage and preserve their structural integrity.

Final Payment

The Contractor has completed 100% of the construction contract. The Contractor has requested a final payment in the amount of \$181,449, and that the City formally accept the work as complete. A ten percent (10%) retention in the amount of \$20,161 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.

xc: Henry Mitzner, Controller