



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: David N. Carmany, City Manager

FROM: Jim Arndt, Director of Public Works
Steve Finton, City Engineer
Ish Medrano, Project Manager

DATE: October 18, 2011

SUBJECT: Consideration of Approval of the Plans and Specification for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects and Authorize the City Manager to Solicit Construction Bids.

RECOMMENDATION:

Staff recommends that City Council pass a motion to approve the plans and specification for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects and authorize the City Manager to solicit construction bids.

FISCAL IMPLICATION:

Table 1		Budget
Joslyn Center Renovation	CIP 11841E	\$718,000
Manhattan Heights Renovation	CIP 11842E	\$508,000
Begg Pool Renovation	CIP	\$706,000
11843E		
Total Appropriations		\$1,932,000
Table 2		Anticipated Expenditures
Design Contract (Andresen Architects, Inc.)	\$128,900	
Joslyn Center		
Portion of Andresen Architects, Inc. contract chargeable to Joslyn Center		\$43,000
Joslyn Center Renovation Estimate		\$804,000
Fumigation		\$17,000
10% Contingency		\$80,000
Total Joslyn Center Renovation		\$944,000

Table 2, Cont'd Anticipated Expenditures	
Manhattan Heights Community Center	
Portion of Andresen Architects, Inc. contract chargeable to Manhattan Heights Community Center	\$43,000
Manhattan Heights Renovation Estimate	\$707,000
10% Contingency	\$70,000
Fumigation	\$14,000
Total Manhattan Heights Renovation	\$834,000
Begg Pool and Locker Room	
Portion of Andresen Architects, Inc. contract chargeable to Begg Pool	\$42,900
Begg Pool Renovation Estimate (Maintenance Items Only)	\$126,000
10% Contingency	\$13,000
Total Begg Pool Renovation (Maintenance Items Only)	\$181,900
Total Joslyn, Heights, Begg Maintenance	\$1,959,900
Estimated shortfall / Potential Future Additional Appropriation Request	\$27,900

BACKGROUND:

During the FY 2010-11 CIP process, City Council directed staff to review facility maintenance needs city-wide and report findings back to City Council. Staff performed its assessment and presented findings to City Council at a City Council study session on September 28, 2010. At the study session, City Council directed staff to focus on Joslyn Center, Manhattan Heights Community Center and Begg Pool and directed staff to not only focus on maintenance, but to also include minor enhancements to enhance current uses at the facilities.

The Parks and Recreation Department conducted community meetings with facility stakeholders to identify enhancements desired. At its February 1, 2011 meeting, City Council directed staff to move ahead with improvements to the three facilities, including deferred maintenance items and certain enhancements requested by stakeholders. On March 1, 2011, City Council appropriated Capital Improvement Funds in the amount of \$1,932,000 to fund renovations at the three facilities. Improvements directed by City Council include the following:

Joslyn Center

1. Aesthetically enhance front lobby.
2. Update existing restroom to ADA compliance and enhanced ventilation.
3. Complete remodel of kitchen including new appliances and flooring.
4. Northeast room new entrance with new wall partitions.
5. Stage refurbishments – curtains and flooring.
6. New flooring throughout facility.
7. New entry doors to auditorium.
8. Complete removal of existing HVAC and installation of new HVAC including ducting.

Manhattan Heights Community Center

1. Complete remodel of kitchen including new appliances and flooring.
2. Update existing restrooms to ADA compliance.
3. Install facility-wide audio.
4. Install new room dividers

Teen Center

5. Cabinet replacements throughout.
6. Create new storage area.
7. New ventilation system and sound-proofing.
8. New acoustical ceiling tiles and T-bar grid system.
9. Remove and replace wood trim all around windows.

Auditorium

10. Create new storage area within facility.
11. Create new storage room for auditorium audio/video equipment.
12. Install new overhead projector/screen system.

Begg Pool

1. Remove existing shower system and install new shower system with privacy partitions.
2. Install new lockers.
3. Resurface floor.
4. Update existing restroom to ADA compliance.
5. New lighting throughout facility.
6. Create new storage area.
7. Improve drainage.
8. Remove and replace windows.
9. Remove and replace entry doors.
10. Install new fans.
11. Install new roofing.
12. Improve concrete flatwork around pool.
13. Relocate existing fencing on north side of pool.

On August 2, 2011, City Council awarded a contract to Adresen Architects, Inc. in the amount of \$128,900 to prepare plans and specifications for all three facilities.

DISCUSSION:

The architect has completed plans and specifications for the three facilities incorporating plan check comments from the Community Development Department and the County Health Department.

❖ Joslyn Center and Manhattan Heights Community Center

Joslyn Center and the Manhattan Heights plans include all items as directed by City Council as generally listed above.

Public Outreach

On October 4, 2011, staff conducted a meeting with members of the Senior Advisory Committee and others to present the plans for the Joslyn Center and the Manhattan Heights Community Center. Comments received from those in attendance were minor and have been incorporated into the plans.

❖ Begg Pool and Locker Room

Manhattan Beach Unified School District

Begg Pool is owned by the Manhattan Beach Unified School District and operated under agreement of the School District and the City of Manhattan Beach. The agreement assigns maintenance responsibility of the pool to the City; however, maintenance of the locker room is the responsibility of the School District. School District staff has been involved throughout the design process.

State Architect

All school-owned properties are under the jurisdiction of the State Architect. The State Architect issues all building permits and performs all inspections on school property. The State Architect does not require permits for pure maintenance items; however, permits are required for plumbing, electrical or significant movement of walls or fencing as was directed by City Council. State Architect staff indicates that the full scope of work directed by City Council would trigger additional requirements at the facility which would increase the scope and cost of the project significantly.

Scope Reduced to Include Maintenance Items Only

Staff recommends splitting the scope of the project to allow maintenance items to move ahead quickly in conjunction with the Joslyn Center and Manhattan Heights construction. Work considered pure maintenance which is included in the current plans and specifications is as follows:

1. Install new lockers.
2. Resurface floor.
3. Improve drainage.
4. Remove and replace windows.
5. Remove and replace entry doors.
6. Install new roofing.
7. Paint Interior and Exterior.

The following work would require a State Architect permit and would trigger additional requirements. These items have been removed from the current plan set. It is recommended that plans for this work be submitted to the state architect to be pursued as a separate project phase to be pursued in 2012.

1. Remove existing shower system and install new shower system with privacy partitions.
2. Update existing restrooms to ADA compliance.
3. New lighting throughout facility.

4. Create new storage area.
5. Install new fans.
6. Improve concrete flatwork around pool.
7. Relocate existing fencing on north side of pool.

❖ Estimated Costs

As indicated in Table 1 and 2, estimated renovation costs including 10% contingency exceed appropriations by \$27,900. A request for an additional appropriation would be submitted for City Council consideration at contract award if needed. A further request for additional funding would be required if City Council elected to proceed with the second phase of the Begg Pool project.

Project Schedule

Construction of the improvements is scheduled to begin in late December 2011.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) of 1970, this project is Categorically Exempt (Sections 15301, Class 1(a, e). A Notice of Exemption has been filed with the County Clerk's office.

Attachment: Map of Project Locations

xc: Henry Mitzner, Controller
Jeanne D. O'Brien, Senior Accountant

City of Manhattan Beach

Manhattan Heights, Joslyn Center and Begg Pool Remodel Improvement Project

