



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: March 20, 2012

SUBJECT: Progress Payment No. 2 in the net amount of \$533,186.04 to Harbor Construction Co., Inc. for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects

RECOMMENDATION:

Staff recommends that City Council pass a motion approving Progress Payment No. 2 in the amount of \$533,186.04 to Harbor Construction Co., Inc. for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects.

FISCAL IMPLICATION:

Funding for this project has been appropriated by City Council in the amounts indicated in Table 1 below.

Table 1	Budget	
Joslyn Center Renovation CIP 11841E		\$1,626,669
Manhattan Heights Renovation CIP 11842E		1,638,979
Begg Pool Renovation CIP 11843E		344,497
Total Appropriations		\$3,610,145

Table 2		SUMMARY OF ANTICIPATED EXPENDITURES - ALL THREE FACILITIES
Total Appropriations		\$3,610,145
Design Contract (Andresen Architects, Inc.)		\$143,900
Misc. Expenses (CEQA Filing Fee, Bid Advertising)		\$971
Fumigation		\$12,500
Current Construction Contract Amount Harbor Construction Co. Inc. (See detail in Table 3 below)		\$3,130,535.43
Asbestos testing and industrial hygienist (ALTA Environmental)		\$10,000
Total Estimated Project Cost		\$3,297,906.43
Remaining Funding Available		\$312,238.57

Table 3 Contract with Harbor Construction, Inc.			
Construction Contract (Harbor Construction Co.)			\$3,173,000.00
Change Order No. 1 – Delete Roofing at Begg (credit) 12/6/11		(\$69,115.00)	
Change Order No. 2 – Value Engineering (credit) 1/17/12		(\$107,934.00)	
Change Order No. 2 – Asbestos and lead abatement 1/17/12		\$137,189.43	
Change Order No. 3 – Change from plastic to steel lockers and add non-skid flooring at Begg (credit)		(\$2,605.00)	
Total Change Orders (credit at this time)			(\$42,464.57)
Current Contract Amount			\$3,130,535.43
Table 4 Recommended Progress Payment			
	Net Progress Payment	Retention	<i>Total</i>
Progress Payment No. 1 (Approved 02/21/12)	267,746.32	29,749.59	297,495.91
Progress Payment No. 2 (Recommended)	533,186.04	59,242.89	592,428.93
Total Progress Payments to Date	800,932.36	88,992.48	889,924.84
Balance in Contract			2,240,610.59

BACKGROUND:

On August 2, 2011, City Council awarded a contract to Andresen Architects, Inc. in the amount of \$128,900 to prepare plans and specifications for the Joslyn Center, Manhattan Heights Community Center and Begg Pool Renovation Projects. On October 18, 2011, City Council approved plans and specifications Manhattan Heights Community Center and Begg Pool Locker Room renovations. On November 1, 2011, City Council approved plans and specifications for the Joslyn Center Renovation Project. Staff combined the three renovation projects into a single bid package. On December 6, 2011, City Council passed a motion authorizing the City Manager to:

1. Award a contract in the amount of \$3,173,000.00 to Harbor Construction Co., Inc. for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects;
2. Approve Change Order Number 1 deleting roofing work at the Begg Pool Locker Room facility and providing a credit in the amount of \$69,115; and,
3. Approve additional work, if necessary, in an amount not to exceed of \$310,389 (10% of contract amount).
4. Appropriate additional Capital Improvement Funds in the amount of \$1,678,145 for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects

The Contractor started work on January 23, 2012.

DISCUSSION:

The Contractor has completed all removal of hazardous material (lead and asbestos) from all three sites. The Contractor continues to work simultaneously at all three sites.

Manhattan Heights

The Contractor continues installation of rough framing, rough electrical, fire sprinklers, rough

plumbing, concrete flat work and HVAC system. Installation of a grease interceptor has been completed and inspected. The Contractor is also working on the concrete form work for the ADA ramp that would provide handicap access from the adjacent parking lot of the Cultural Arts Center.

Joslyn Center

The Contractor continues to work on the installation of the rough plumbing, rough electrical, framing, and HVAC system. Installation of a grease interceptor has been completed and inspected.

Begg Pool Locker Room

The Contractor has completed all rough framing and drywall and is currently working on the installation of all concrete flat work.

The Contractor has submitted a request for Progress Payment No. 2 in the amount of \$533,186.04 for work completed to date. 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.

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