



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: April 17, 2012

SUBJECT: Progress Payment No. 3 in the net amount of \$583,952.76 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. 3 in the amount of \$583,952.76 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 (Approved 03/20/12)	533,186.04	59,242.89	592,428.93
Progress Payment No. 3 (Recommended)	583,952.76	64,883.64	648,836.40
Total Progress Payments to Date	1,384,885.12	153,876.12	1,538,761.24
		Balance in Contract	1,591,774.19

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:

Manhattan Heights

The Contractor has completed all rough framing and is nearing completion of the rough plumbing and exterior concrete flat work. The Contractor continues installation of the rough electrical, fire sprinkler system, drywall, windows and HVAC system.

Joslyn Center

The Contractor continues to work on the installation of rough plumbing, rough electrical, framing and the HVAC system.

Begg Pool Locker Room

The Contractor is nearing completion of interior and exterior painting. The Contractor is awaiting delivery of windows and lockers for final completion of this facility.

The Contractor has submitted a request for Progress Payment No. 3 in the amount of \$583,952.76 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.

Construction Schedule

Throughout construction, the Contractor has maintained the proposed schedule. The estimated date of completion is the latter part of May.

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