



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Powell 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: June 19, 2012

SUBJECT: Progress Payment No. 5 in the net amount of \$483,345.94 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. 5 in the net amount of \$483,345.94 to Harbor Construction Co., Inc. for the Joslyn Center, Begg Pool and Manhattan Heights Community Center Renovation Projects.

FISCAL IMPLICATION:

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

TABLE 1
Budget Appropriations

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 *Anticipated Expenditures* lists all approved change orders plus pending change orders and miscellaneous expenses. There is currently a balance of project appropriations in the amount of \$128,745.43 available for future additional work if needed.

**TABLE 2
Anticipated Expenditures**

Total Appropriations		\$3,610,145
Current Construction Contract Amount Harbor Construction Co. Inc. (Bottom of Table 3)		\$3,328,592.04
Design Contract (Andresen Architects, Inc.)		\$143,900
Misc. Expenses		
CEQA Filing Fee, Bid Advertising		\$971.00
Fumigation		\$12,500.00
Storage Containers required for relocation of facility contents during construction.		\$2,800.00
Asbestos testing and industrial hygienist (ALTA Environmental)		\$13,350.00
Relocation of network equipment in conflict with construction (by City vendor)		\$8,494.91
Replacement of network routing switch		\$5,848.23
	Total Miscellaneous Expenses	\$43,965.14
	Total Estimated Project Cost	\$3,516,457.18
	Remaining Funding Available	\$93,687.82

Table 3 lists the original contract amount with Harbor Construction, Inc., approved Change Order Nos 1, 2, 3 and 4.

**TABLE 3
Contract with Harbor Construction Co., Inc.**

			\$3,173,000.00
Change Order No. 1 – Delete Roofing at Begg (credit)		(\$69,115.00)	
Change Order No. 2 – Value Engineering (credit)		(\$107,934.00)	
Change Order No. 2 – Asbestos and lead abatement		\$137,189.43	
Change Order No. 3 – Change from plastic to steel lockers and add non-skid flooring at Begg (credit)		(\$2,605.00)	
Change Order No. 4 – <u>Joslyn Center</u> <i>Fire Sprinkler Changes, grease interceptor, partition, curtain, wheelchair lift, drywall on ceilings</i> <u>Manhattan Heights Community Center</u> <i>Ductwork, termite damage, HVAC support structure, fire sprinkler changes, electrical panel, carpeting, floor leveling, equipment roof screening.</i>		\$198,056.61	
Total Executed Change Orders to date		\$155,592.04	\$155,592.04
Current Contract Amount Harbor Construction Co., Inc.			\$3,328,592.04

Table 4 provides the listing of progress payments to date and the recommended progress payment

Table 4
Recommended Progress Payments to Harbor Construction Co., Inc.

	Net Progress Payment	Retention	<i>Total</i>
Current Construction Contract Amount, Harbor Construction Co., Inc.			\$3,328,592.04
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 (Approved 04/17/12)	583,952.76	64,883.64	648,836.40
Progress Payment No. 4 (Approved 05/15/12)	\$519,533.68	\$57,725.96	\$577,259.64
Progress Payment No. 5 (Recommended)	483,345.94	53,705.10	537,051.04
Total Progress Payments to Date			2,653,071.92
		Balance in Contract	675,520.12

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 continues to make strides toward completion of the facilities remodel.

Begg Pool Locker Room

The Begg Pool Locker room is substantially complete. The contractor is working to improve the friction characteristics of the locker room flooring.

Manhattan Heights

The Contractor has finished all tile work in the restrooms and kitchen and nearly all of the

painting and is in the process of installing the roof screening, kitchen equipment and audio visual equipment. The electrical panel has been evaluated and measured. The Contractor and Staff are currently awaiting the manufacture of a necessary new part for the existing panel. Completion of this portion of the project is estimated for July 6, 2012.

Joslyn Center

The Contractor has completed all tile work in the restrooms and kitchen. The Contractor continues with painting, installation of the stage flooring and installation of new audio visual equipment. Completion of this portion of the project is estimated for July 6, 2012.

The Contractor has submitted a request for Progress Payment No. 5 in the amount of \$483,345.94 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