



Agenda Item #: \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Fahey and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Sherilyn Lombos, Deputy City Manager

**DATE:** August 16, 2005

**SUBJECT:** Consideration of the Police & Fire Facility / Metlox / Public Improvements Project Status Report and Disbursement of Progress Payment #17 in the Net Amount of \$1,520,866 to Swinerton Builders.

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### **RECOMMENDATION:**

Staff recommends that the City Council receive and file this status report on the Police & Fire Facility / Metlox / Public Improvements projects and approve issuance of the subject progress payment.

### **FISCAL IMPLICATION:**

Updates of the various project budgets are included in the body of this report.

### **BACKGROUND:**

The City of Manhattan Beach has embarked on several very significant projects that are complex, long-term and potentially disruptive during construction, including the Police and Fire Facility, the Metlox project, and a variety of supporting public improvement projects.

Given the significance of these projects, staff is providing a regular status report to the Council and the community. Generally, staff provides a verbal presentation under the General Business section of the Council's agenda; however, due to the fact that an extensive status report was given at the meeting on August 2<sup>nd</sup>, staff is providing this report under the Consent section of the agenda. Information regarding the projects can be obtained through a number of other sources including the following:

- The City's website - [www.citymb.info](http://www.citymb.info)
- Construction hotline - 310-802-5299
- Construction Issues Committee - Meets 4<sup>th</sup> Tuesday, 9am, City Hall
- Construction newsletter - Call hotline to be put on mailing list
- Project reports to Council - 2<sup>nd</sup> Council meeting of every month
- Telephone inquiries - City Manager's Office, 310-802-5053

**DISCUSSION:**

These reports are broken down into three sections corresponding with the three major projects taking place: Police & Fire Facility Project, Metlox Project, and Public Improvement Projects.

***Police & Fire Facility***

Budget

Below is a table summarizing the project budget of \$40.7 million and outlining the payments made through June 2005. This table reflects the revisions to the budget the City Council approved on August 17, 2004.

<b>Line Item</b>	<b>Budget</b>	<b>Adjust-ments</b>	<b>Payments</b>	<b>Remaining</b>	<b>% Used</b>
Construction (Swinerton contract)	\$28,647,000	\$805,652	\$18,067,759	\$11,384,893	61.3%
Hazardous Material Abatement	\$70,290		\$67,449	\$2,841	96.0%
Demolition	\$92,000		\$88,099	\$3,901	95.8%
Contingency:	\$3,700,790	(\$805,652)	\$192,440	\$2,702,698	27%
<i>Unforeseen Changes</i>		\$531,882			
<i>Owner Requests</i>		\$273,770			
Furniture, Fixtures & Equipment	\$1,687,500		\$4,041	\$1,683,459	.2%
Architectural/Engineering	\$2,384,350		2,341,355	\$42,995	98.2%
Project/Construction Management	\$1,420,592		\$1,386,676	\$33,916	97.6%
Relocation	\$1,129,488		\$1,025,783	\$103,705	90.8%
Owner's Cost Items	\$1,562,500		\$411,405	\$1,151,095	26.3%
<b>TOTAL</b>	<b>\$40,694,510</b>		<b>\$23,585,008</b>	<b>\$17,109,502</b>	<b>58%</b>

Change Orders / Potential Change Orders / Work Orders

Attached is a summary report of all the approved and upcoming budget adjustments (Attachment "A"). Twenty-four change orders have been approved to date for a total of \$805,652; of that, \$273,770 (34% of the total amount spent so far on change orders) was as a result of owner-requested upgrades (plaza elevator-#11, solid surface-#24 and casework-#25; the sub-committee has approved two additional add-backs: the Police conference room wall (not to exceed \$21,000) and the Fire administration break-room (not to exceed \$15,000); however, neither change order has been finalized so they do not show up on the list). The funds for these change orders were taken from the Contingency line item and put into the Construction (Swinerton contract) line item.

Progress Payments:

As of July 31<sup>st</sup>, the contractor has completed approximately 67% of the construction contract. Work accomplished since the last progress payment includes surveying, earthwork, concrete work, site utilities, rebar placement, metal decking, building insulation, roofing & waterproofing, skylights, windows, gypsum, plumbing, HVAC, and electrical work. The contractor has submitted a request for Progress Payment No. 17 in the net amount of \$1,520,866. All work items covered by this payment have been reviewed by Vanir Construction Management and the Public Works Department and were found to be in conformance with the plans, specifications and the approved schedule of values. Following is a list of all progress payments to Swinerton:

P.P. #	Amount	P.P. #	Amount
1	\$1,320,556.00	11	\$750,268.00
2	\$341,954.43	12	\$1,415,165.87
3	\$876,220.66	13	\$1,147,455.00
4	\$1,062,247.20	14	\$1,581,658.00
5	\$666,650.11	15	\$1,349,616.00
6	\$996,569.00	16	\$1,638,650.00
7	\$1,663,171.00	17	\$1,520,866.00
8	\$1,281,610.00	<b>TOTAL</b>	<b>\$18,082,946.29</b>
9	\$1,245,127.00		
10	\$746,027.00		

*Schedule:* At the August 2<sup>nd</sup> Council meeting, the City Council approved a change order which extended the contract schedule to October 31 for substantial completion (the contract amendment defining substantial and final completion is scheduled for Council review at the September 6<sup>th</sup> meeting). The schedule has been re-baselined, and now shows substantial completion by October 31. The detailed schedule update (updated as of July 31) is available for review in the City Manager’s Office.

*Milestones of Interest in the Next Month:*

- ◆ August 18, complete fireproofing in the apparatus bay
- ◆ August 19, hose tower exterior construction complete
- ◆ August 22, pour slab-on-grade in the mechanical area (off 13<sup>th</sup> & Valley)
- ◆ August 26, pour topping slab in main plaza
- ◆ August 29, complete installation of metal roofing system
- ◆ August 29, complete plaster brown coat
- ◆ August 30, complete primer and 1<sup>st</sup> coat of paint on walls in Police administration
- ◆ August 31, finish drywall in main lobby
- ◆ August 31, place curbs for text panels in plaza
- ◆ September 1, install vehicle exhaust removal system in fire apparatus bay
- ◆ September 2, complete primer and 1<sup>st</sup> coat of paint on walls & ceilings in detectives area
- ◆ September 6, complete drywall operations in fire administration
- ◆ September 7, complete installation of bumper stops in Police secure parking area

**Issues of Concern:**

- ◆ *Roofing:* the schedule now shows, and the contractor has confirmed that the roof is not causing a delay to the project. Until the building was water-tight, the contractor was unable to complete fireproofing operations, which consequently held up all subsequent tasks. The building is now water-tight and fireproofing has been completed except in the fire apparatus area. The metal roofing system has been delivered and is scheduled to be installed by August 29.
- ◆ *Windows:* the schedule now shows, and the contractor has confirmed that the window system is not causing a delay to the project. All of the outstanding issues have been resolved. The materials for the panning and flashing have been delivered on-site and the first order for glass has been released for production (the clerestory portion). All of the storefront portions have been delivered with installation currently underway.

- ◆ *Dry Weather Flow*: all outstanding issues have been resolved and Swinerton has let a contract for the work. This item is no longer holding up progress. As reported several meetings ago, this issue will result in a change order in the magnitude of \$200,000
- ◆ *Edison*: as of the construction coordination meeting of August 9<sup>th</sup> the only item that is affecting/delaying the critical path at this time is Edison work on 13<sup>th</sup> Street. Swinerton has proceeded with the “lower plaza” work as far as they can until the power poles are removed. Edison is currently scheduled to transition power from the poles to underground on Saturday, August 13<sup>th</sup> after which they will need to remove the poles. This issue has the potential of resulting in a delay claim from the contractor; however, we will not know the full impact for several weeks until the contractor can determine how much they will be able to re-sequence and make up.

*Council Sub-Committee on Construction*: The City Council sub-committee on construction met on July 21<sup>st</sup> (see Attachment “B” for meeting minutes). The sub-committee approved two project add-backs and one change order that was within their approval authority. In addition, they discussed the Swinerton settlement and agreed unanimously to recommend approval by the full City Council. They also discussed the city hall improvements and agreed unanimously to recommend approval by the full City Council.

*Construction Issues Committee*: This Council-appointed committee made up of two Downtown Business Association representatives, a Chamber of Commerce representative, two adjacent residents and two at-large residents meets on the fourth Tuesday of every month to discuss construction related issues such as traffic, parking, noise, air quality, etc. and help develop ways to solve issues that are identified. The committee met on July 26<sup>th</sup> (see Attachment “C” for meeting minutes). The next meeting is scheduled for August 30<sup>th</sup> at 9:00 a.m. at City Hall; the public is invited to attend.

***Metlox***

Metlox Parking Structure and Town Square Budget Update Summary

<b>Project Total per DDA</b>	<b>Progress Payments</b>	<b>Balance Remaining</b>
\$14,000,000	\$12,058,046	\$1,941,954

In February 2003 the City of Manhattan Beach authorized Metlox LLC and Pankow Construction to enter into an agreement to build a two-level public parking structure, Town Square, and public open space areas. The Metlox project is a design-build contract with a total project budget not to exceed \$14 million dollars, with Pankows’ fixed price contract being a portion of the total \$14 million.

*Contingency & Allowances*

A project contingency of \$277,377 was established to address project changes that may occur, such as items specifically excluded from Pankows’ contract or allowance items. Staff will keep the Council informed of any items that impact the project budget or the project contingency. The following chart provides a summary of the project contingency account:

Description	Type	Amount	Contingency Balance
Removal of buried foundations not indicated in contract documents, including remedial work at Soldier Pile #27.	Unforeseen conditions	\$9,475	\$267,902
Relocate fountain Pump Room from Morningside loading dock to P-1 Room near Fan Room. Provide new sewer line and divider wall from Fan Room		\$7,042	\$260,860
Relocate Fountain Pump Room. Associated drain relocation.		\$348	\$260,512
Provide Upgraded Lighting inside parking structure at escalator lobby areas on both P-1 and P-2 levels		\$9,910	\$250,602
Professional services- geotechnical, legal, architectural, fountain design, lighting, construction site supervision, and survey/soldier pile monitoring.		\$9,289	\$241,313
Fountain refinement- Town Square, dog, and water wall in 13 <sup>th</sup> Street Garden.		\$180,000	\$61,313

Within the project there are several areas where there are allowances within the project budget for items such as the artwork, fountains, kiln, and signage, where detailed designs and plans were not yet available when the contract was entered into with Pankow Construction. Staff is continuing to work with Tolkin Group, Pankow, Tolkin Architects, and their subcontractors to refine the scope of these work items and finalize the design and budget for each. Two of the fountains are under construction while the “Water Wall” fountain in the 13<sup>th</sup> Street Garden is still being finalized. The designs are all consistent with those previously approved by the City Council. As the other allowance items are further refined and final costs are solidified staff will report those numbers to the City Council. These allowance items are critical to enhancing the aesthetics of the project and making the public spaces areas that the community will be drawn to linger and enjoy.

It was originally anticipated that the project contingency could be used to supplement the allowance items if it was determined to be appropriate. The original budget, plus the contingency is expected to provide adequate funds for all of the allowance items. The following summarizes the allowance items budgeted for the project:

Allowance Items in Project Budget	\$ In Budget	Cost
Fountains- Town Square, dog, and water wall in 13 <sup>th</sup> Street garden	\$150,000	\$330,000
Artwork- Escalator Fire Screen	\$41,250	TBD
Kiln- Town Square	\$43,000	TBD
Landscaping	\$74,000	TBD
Site Furnishings	\$75,000	TBD
Signage- Directional	\$46,500	TBD

When the commercial buildings are complete, the escalator will be opened for public access and permanent graphics will be installed inside the parking structure to provide directional signage as well as to clearly identify and highlight the stairwells, escalator and elevator. Currently there are temporary banners that direct vehicles and pedestrians to the lower parking level as well as the stairwells and elevator.

#### Project Schedule & Milestones

- The exterior sidings and finishes including the stucco, stone, and nex-wood siding of the Metlox buildings will be completed this month. In addition, metal canopies and trim, and the windows and wood frames are being completed. Waterproofing of the deck and planters inside the Town Square will continue this month as well. Lighting in the Town Square is being installed, and the plaza decking is continuing to be poured. Work on the fountains is continuing. The Fire Screen artwork in the escalator has been ordered and the kiln art piece in the Town Square is in plan check. The plastering of the side of the escalator is complete. The streetscape improvements surrounding the project including the sidewalk and street trees will continue this month.
- Permits for interior tenant improvements for Papyrus, Coldstone Creamery, Junior's Deli, Trilogy Day Spa and Buster and Sullivan have been issued and construction has begun. Papyrus is near completion and a Temporary Certificate of Occupancy for the Building "B", where they are located, is anticipated next month. Plans for Petro's Greek restaurant, Le Pain Quotidien Bakery, Curves, Janelle Holden, DDS, Color Me Mine, Ozer Dental, True Religion Jeans, Spinning Studio, Look! Optometry, Salon Brit and Design within Reach have been submitted to plan check.
- The office trailer for Pankow has been moved off of the site and the office has been relocated inside one of the retail spaces off of Morningside Drive. A crane will be placed in the area where the trailer was to install the escalator canopy. During the installation of the Metlox Potteries sign and the stuccoing of the walls adjacent to the ramps for the garage, there will be scaffolding installed on the ramp and temporary one-way traffic into and out of the garage. Additionally, during installation of the permanent driveway apron at the Morningside ramp there will be temporary one-way traffic. Public notice will be provided prior to the temporary traffic diversions.
- At the Shade Hotel the exterior wall finishes including the painting of the siding is being completed this month. The interior of the rooms are being completed. The office trailers have been moved off site and the contractor has relocated their offices inside the hotel for the completion of the project. Staff is working with the California Coastal Commission and the Department of Alcoholic Beverage Control on finalizing the Master Use Permit Amendment for the alcohol sales and special events at the hotel, as approved by the City Council. The Coastal Commission has scheduled the item for their September meeting in Eureka.
- Deliveries and utility installations continue to require occasional lane and ramp closures on Valley Drive and Manhattan Beach Boulevard, as well as traffic control within the garage itself.

- Staff continues to meet with the construction team to refine the design and materials for the town square, fountains, landscaping, artwork and public areas, consistent with prior Council approvals.
- Targeted completion and opening for the inn and the retail / office is late summer/early fall 2005.

### ***Public Improvement Projects***

- 13<sup>th</sup> Street Extension:
  - Sewer, storm drain and water main work has been completed
  - A change order has been issued which covers additional pavement demolition, reconstruction of a sewer manhole, and installation of additional water valves.
  - Road sub-grade has been built, the aggregate base has been placed and the curb and gutter on the south side of the street has been poured.
  - Relocation of fiber optic conduits and installation of new gas main has been completed
  - Base paving has been completed to allow for construction staging
  - Final paving will be completed (asphalt and striping) once the Police & Fire Facility is complete as part of a larger resurfacing project which includes Valley Drive, Morningside Drive, and 15<sup>th</sup> Street.
- Signal work on Valley (making Valley 2-way):
  - Design is complete
  - In addition to signal work, new street lights along 15<sup>th</sup> Street and Valley Drive will be installed with modern heads to reduce glare. The new lights will be fed underground.
  - A contract was awarded for the signal work at the May 17<sup>th</sup> Council meeting and construction began earlier this month.
  - The schedule calls for this work to be completed after 13<sup>th</sup> Street is open (which is at the end of the Police & Fire Facility project)
- Morningside:
  - Design of the one-way northbound and right-of-way improvements is in process
  - Pankow will complete the streetscape, but the actual street striping (design and construction) will be completed by Public Works. This work will be done prior to completion of the Metlox development
- Streetscape:
  - Funds for the streetscape project are scheduled in the five-year CIP for FY 2004-2005
  - Streetscape work on Valley/Manhattan Beach Blvd/Morningside/south side of 13<sup>th</sup> Street (around the Metlox project) has been designed and will be built by the Metlox contractor at the end of the project
  - Streetscape work on 15<sup>th</sup>/13<sup>th</sup>/Valley (around the Police & Fire Facility) has been designed and will be built by the contractor as part of that project
  - Design of the street resurfacing project is nearing completion.

Agenda Item #: \_\_\_\_\_

- B. Council Sub-Committee Minutes – July 21, 2005
- C. Construction Issues Committee Minutes – July 26, 2005



**Police & Fire Facility Project**  
**Construction/Hard Costs - Summary Report**  
**August 12, 2005**

- Official Start Date: February 9, 2004
- Approved Time Extensions: 51 days
- Original Contract Value (hard cost only): \$28,647,000
- Adjusted Contract Value: \$29,465,559
- Contingency Remaining: \$2,689,791

***Approved Adjustments***  
***Unforeseen Conditions, Architect's Changes, Value Engineering***

<b>CO#</b>		<b>Summary Description</b>	<b>Contractor Proposal</b>	<b>Approved \$</b>
1	PCO#2	Mobilize earthwork equipment for 13 <sup>th</sup> Street work	\$3,333	\$3,333
2	PCO#1 PCO#8 WO#1	Demolition work not originally in contract-\$7,440 Demolish & remove cellular antennae foundation-\$3,166 Removal of underground concrete & debris-\$2,666	\$14,665	\$13,272
3	PCO#4	Relocate City Hall sewer not in as-built drawings (north of entrance)	\$12,259	\$11,447
4	PCO#5 PCO#9	Adjust shoring along Valley to miss existing sewer-\$20,947 Removal of underground debris-\$5,466	\$34,426	\$26,413
5	PCO#7	Install SCE substructure to deal with utility conflict at SE corner of Library	\$37,150	\$32,716
6	PCO#13	Relocate/revise existing City Hall sewer line (south of entrance)	\$42,221	\$33,195
7	PCO#3 PCO#6 PCO#12 PCO#14	Removal of seven light poles not originally included in contract; demolition of SCE duct bank-\$5,517 Credit for duplicate water line & double check valve-(\$11,921) Replace the jail cell doors with electric locking system for electric sliding cell doors-\$11,755 Install elevator shaft casing for plaza elevator-\$2,966	\$10,185	\$8,318
8		Credit to pay for the architect/engineer services required to evaluate the HVAC digital control system substitution request.	(\$3,400)	(\$3,400)
9		Extend contract by 51 days; pay extended general conditions for 40 days at the agreed upon rate of \$3,000 per day	\$120,000	\$120,000
10		Credit for accepting the substitution of Honeywell Controls for the HVAC system	(\$98,839)	(\$98,839)
12	PCO#11 PCO#26 PCO#18	Add two pole lights at City Hall entry-\$10,059 Removal of unforeseen underground debris-\$2,358 Survey to locate sidewalk for Edison vault-\$778	\$14,681	\$13,195
13	PCO#10 PCO#28	Make various revisions to documents-\$27,140 Telephone and data outlet modifications-\$7,303	\$63,700	\$34,443
14	PCO#17 PCO#21 PCO#27 PCO#35 PCO#47	Revise door hardware lockset per architect-\$363 Structural steel revisions per architect-\$2,228 Backwater valve installation-\$3,964 Steel framing at moment connection-\$843 Galvanize pipe and fittings-\$16,038	\$23,583	\$23,436

**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
August 12, 2005**

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
15	PCO#48 PCO#62	Hose tower hoist revisions-\$15,142 Credit for multiple revisions to storefront drawings-(\$1,500)	\$13,667	\$13,642
16	PCO#22 PCO#23 PCO#31 PCO#46 PCO#58 PCO#74 PCO#90 PCO#94	Credit for roofing modifications-(\$1,845) Credit for changing exterior glaze from green to clear-(\$814) Detention door hardware changes per architect-\$9,322 Emergency repair of existing sewer-\$2,183 Change scullery and floor sinks in fire work room-\$1,121 Re-route two storm drain lines away from doorway-\$1,250 Re-route storm drain piping to below structural deck-\$1,258 Revise sump pump discharge-\$1,877	\$21,756	\$14,352
17	PCO#71 PCO#87 PCO#101 PCO#115	Reroute waste piping west of Fitness Room-\$828 Revise plumbing layout for jail cell lavatories-\$3,122 Delete two interior walls and relocate electrical-(\$386) Delete holes in jail cell bunks-\$0	\$3,636	\$3,564
18	PCO#40 PCO#33 PCO#34 PCO#49 PCO#86 PCO#116	Provide sloping locker tops-\$4,566 Delete veneer brick and extend exterior windows-(\$791) Delete installation of antenna mast-(\$2,772) Furnish and install canopy embeds-\$2,995 Revise concrete beam reinforcing-\$417 Furnish/install power and switches to motorized gates-\$2,596	\$7,539	\$7,011
20	PCO#60	Jail door monitoring and control system	\$130,450	\$119,950
21	PCO#79 PCO#96 PCO#108	Add heaters to firing range-\$7,900 Additional rebar at hose tower-\$3,052 Repair existing waterproofing at City Hall-\$13,871	\$25,451	\$24,823
22	PCO#20 PCO#44 PCO#102	Hardware revisions-\$34,000 Move 18x18 duct out of drop panel-\$599 Hollow metal frame revisions-\$404	\$40,086	\$35,003
23	PCO#43 PCO#45 PCO#92 PCO#95 PCO#106 PCO#110 PCO#111 PCO#112 PCO#122	Add five hose bibs at the jail-\$4,388 Drawing revisions for air and electric hose reels-\$9,753 Pipe rerouting at room A165-\$0 Provide storm drain offset-\$4,011 Provide pipe offset at draft pit/firing range-\$2,704 Pipe rerouting at sobering cell-\$0 Pipe rerouting at room 089-\$0 Pipe rerouting at Jail Corridor-\$0 General plumbing revisions-\$75,152	\$111,060	\$96,008
26	PCO#37 PCO#69 PCO#82 PCO#97 PCO#103 PCO#140	Furnish and install patio gate in fire department area-\$4,048 Revise door, frame and hardware for door 101-\$2,870 Revise exhaust and roof fans-\$1,009 Modification of site wall details-\$1,439 Furnish and install antenna mast embeds-\$1,491 Install parapets to apparatus bay roof-\$2,014	\$13,096	\$12,907
			<b>\$640,705</b>	<b>\$544,789</b>

**Police & Fire Facility Project  
Construction/Hard Costs - Summary Report  
August 12, 2005**

*Approved Adjustments  
Owner Requested Changes*

<i>CO#</i>		<i>Summary Description</i>	<i>Contractor Proposal</i>	<i>Approved \$</i>
11	PCO#15	Furnish and install an elevator in the plaza area	\$121,360	\$121,360
24	PCO#63	Change plastic laminate to solid surface throughout	\$86,128	\$86,128
25	PCO#84	Add-back casework previously deleted	\$66,282	\$66,282
			<b>\$273,770</b>	<b>\$273,770</b>

**Police & Fire Facility  
Council Sub-Committee Meeting  
MINUTES**

**Thursday, July 21, 2005  
4:00 p.m. – 5:00 p.m.  
City Manager's Conference Room**

**Attendees:** Mayor Pro Tem Ward, Councilmember Montgomery, Geoff Dolan, Sherilyn Lombos, Neil Miller, Juan Price, Ernie Klevesahl, Dale Reissig, Dennis Groat, Moshir Kellada, Brian Nelson

**1. Construction status report**

*Brian gave an update on construction progress to date and what can be expected within the next few weeks.*

**2. Project budget discussion**

*Sherilyn distributed the budget vs. actual spreadsheet and mentioned that the contingency line item has been divided into those change orders that were owner's requests and all others. In addition, Sherilyn distributed the look-ahead analysis and gave an update on what had been approved since it was presented on 6/21 to the sub-committee. Geoff also mentioned that at the August 2<sup>nd</sup> Council meeting the look-ahead analysis will be adjusted to reflect \$500,000 in interest income.*

**3. "Police Conference Room Glass Wall" Add-Back:**

*Police representatives presented the sub-committee information about why adding back the glass wall in the administration conference room would be a positive thing. The sub-committee approved a change order not-to-exceed \$21,000.*

**4. "Fire Administration Break Room" Add-Back:**

*Fire representatives presented the sub-committee information about why adding back in the administration break room would be a positive thing. The sub-committee approved a change order not-to-exceed \$15,000.*

**5. Change Order #26 – Skylight frame & drywall:**

*The sub-committee discussed the reasons for this change order and approved the change order for \$41,922.*

## **6. Dry Weather Flow**

*The committee discussed the status of this issue and that fact that once the pricing comes together it will be imperative to move forward quickly. Per the adopted change order policy, Geoff has authority to approve an emergency change order to be subsequently presented to and approved by Council.*

## **7. Swinerton Settlement**

*Moshir made a presentation regarding the proposed claim settlement between the City and Swinerton. He gave a summary of the settlement, discussed justification for the settlement and pros/cons of the settlement. After some discussion, the sub-committee unanimously agreed to recommend that the full City Council approve the settlement at the August 2<sup>nd</sup> meeting.*

## **8. City Hall Improvements**

*Juan presented information about a project that will tie-in City Hall with the Safety Facility by redoing the landscaping around City Hall and the Library, refurbishing City Council Chambers and the upper/lower lobbies, and re-carpeting City Hall. The group discussed that the work will be done in three phases starting with the exterior, moving to the Chambers and lobbies next and finishing with the carpeting. This will ensure that should any surprises arise with the project requiring more funds, that some of this work can be cut out.*

Police & Fire Facility/Metlox  
CONSTRUCTION ISSUES COMMITTEE  
*DRAFT* Minutes  
July 26, 2005

A meeting of the Construction Issues Committee was held on the 26th day of July 2005 at the hour of 9:00 a.m. in the City Manager's Conference Room, 1400 Highland Avenue in Manhattan Beach, California.

**ROLL CALL**

Present: Bushman, Cohen, Koch,  
Absent: Donahue, Fournier, Hubbard, Hughes, Savikas  
Staff: Groat, Lombos, Thompson  
Public:  
Clerk: Lombos (acting)

Deputy City Manager Lombos welcomed the committee members, staff and others present. Meeting began at 9:00 a.m.

**AUDIENCE PARTICIPATION**

None

**SCHEDULED**

*Committee Comments*

- Cohen-looking forward to when the signage plan is complete in the Metlox structure. Also, the Chamber will be holding its mixer at the Metlox site in September
- Bushman-discussed the need for durable carpet in the new facility.
- Koch-discussed the need for a parking management plan in the structure, specifically related to the hotel. Also discussed how the 13<sup>th</sup> Street extension would work; advised that three lanes going eastbound onto Valley might be prudent and requested that the traffic planner review.

*Construction Activity Reports*

- Police & Fire Facility- Lombos gave an update on what is happening on site and construction progress.
- Metlox- Thompson gave an update on happenings on the Metlox site.

**ADJOURNMENT**

The next meeting is scheduled for 9:00 a.m. Tuesday, August 23, 2005.

At 9:50 a.m. the meeting was adjourned.

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SHERILYN LOMBOS