

MEETING DATE 8/8/05

AGENDA ITEM Approval of Budget Amendment to Appropriate \$400,000
From the General Fund Fund Balance and \$20,000 From
Proposition 12 Per Capita Funds in the Grants Account
#42300850 for the Plunge Building Reconstruction Project

ATTACHMENTS

	<u>Pages</u>
1 Agenda Item dated November 8, 2004, entitled Public Hearing and Consideration to Award a Design-Build Contract to RM Lane Company General Contractors for the Plunge Building Reconstruction Project	1-5
2 Summary of Proposition 12 Per Capita Funding	6

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ATTACHMENT 1

Meeting Date 11/08/04	Item Number <u>G-1</u>
AGENDA ITEM Public Hearing and Consideration to Award a Design-Build Contract to RM Lane Company General Contractors for the Plunge Building Reconstruction Project	
Contact Persons/Dept Andy O'Connell/PW	Phone Number (310) 253-5606
Fiscal Impact Yes ☒ No ☐	General Fund Yes ☒ No ☐
Public Hearing ☒	Action Item ☐ Attachments ☒
Public Notification Master Notification List on November 3, 2004 All affected businesses and residents within a 500-foot radius of the Plunge, Culver City Homeowners' Association, East Culver City Neighborhood Alliance, and Stakeholders (pool users & interested parties) (426 total) were mailed on October 21st via First Class Postcard Public Notification Advertisement in the Los Angeles Times, California Section, on October 29, 2004 and in the Culver City News on November 4, 2004	
Department Approval Charles D Herbertson 10/28/04	CAO Approval Jerry Fulwood 11/3/04
City Controller Approval Eric Shapiro 11/2/04	
<u>RECOMMENDATION</u> Staff recommends that the City Council authorize staff to negotiate and enter into a Design-Build agreement with RM Lane Company General Contractors for the reconstruction of the Municipal Plunge Building located at 4175 Overland Avenue, for a Guaranteed Maximum Price (GPM) of \$1,300,000 If Council authorizes staff tonight to negotiate and enter into a Design-Build Services agreement with RM Lane Company, a Notice of Intent will be issued requiring the RM Lane Company to proceed with the final construction drawings for the Plunge Building renovation Upon approval of the final construction drawings by the City's Project Team and firm bids have been received by RM Lane Company, a formal agreement will be executed for the project construction for a GMP that may be less than, but will not exceed \$1,300,000 <u>PROCEDURE</u> 1 Mayor seeks motion to receive and file the affidavit and notice of publication and mailing 2 Mayor calls on staff for a brief report 3 Mayor declares the Public Hearing open, and calls upon the public for comment 4 Mayor seeks a motion to close the Public Hearing 5 City Council discusses the matter and arrives at its decision	

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BACKGROUND/DISCUSSION

On October 11, 2004 Council authorized staff to negotiate with RM Lane Company in order to reach an agreement for the reconstruction of the Plunge Building for a Guaranteed Maximum Price (GMP) that will not exceed \$1,300,000 and authorized the maximum payment of \$20,000 in design fees for design services to determine more accurate construction cost. If Council approves the contract tonight, this design fee will not increase the budget and will be incorporated into the GMP.

Since the October 11, 2004 Council meeting, RM Lane Company hired additional consultants to prepare a more detailed conceptual design of the proposed renovation, which has generated more accurate estimated construction costs. In the past six months, the cost of construction materials have dramatically increased and this has created a challenge for the design-build team to design the renovations within the approved budget. The RM Lane Company has submitted a 'Conceptual Design Program Update' letter that summarizes the major construction renovations that will definitely be covered under the GMP and those renovations that are still under design review having estimated costs that would exceed the GMP. These items are briefly listed below (See attachment).

Items Within Budget

Seismic upgrade of roof structure
New building fire sprinklers
Chlorine room upgrade
New solar pool heating
New locker rooms with lockers
New shower rooms
Energy efficient fixtures
New offices for cashier, pool manager,
and aquatic coordinator
New staff break room
New life guard changing room
New conference room
Reconfigured storage rooms
Upgrade of entry area
New wall finishes

Items Exceeding Budget

Removal and reconstruction of roof
Radiant floor heating
Recycled plastic lockers
Separate room for acid storage
Air conditioning of entire building
New restroom by conference room
Plumbing of staff break room
Finish of new conference room
Exterior shower
Tile floor coverings

If Council authorizes tonight that staff negotiate and enter into a Design-Build Services agreement with RM Lane Company, a Notice of Intent will be issued requiring the RM Lane Company to proceed with the final construction drawings for the Plunge Building renovation based on the submitted 'Conceptual Design Program Update' letter. Upon approval of the final construction drawings by the City's Project

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Team and firm bids have been received by RM Lane Company, a formal agreement with RM Lane Company will be executed for the project construction for a GMP that may be less than, but will not exceed \$1,300,000

Project Schedule

Pool operations at the Plunge have officially ended and Operation and Maintenance Division staff of the Public Works Department are currently removing fixtures and other building assets that are worth salvaging as replacement parts for use in other PR & CS Department buildings. Winzler and Kelly Consulting Engineers have completed the lead and asbestos survey of the Plunge Building and prepared a scope of work for the abatement work. Five contractors have submitted proposals for the abatement work. If Council authorizes staff to enter into an agreement with the selected abatement contractor, it is anticipated that this work can be completed by the middle of December. Where possible, the abatement work and required demolition by the RM Lane Company will be done concurrently. Construction is scheduled to be completed by June 1, 2005.

Public Notification

All businesses and residents within a 500-foot radius of the Plunge Building, all stakeholders involved in the design of the Plunge Building Improvement Project, Culver City Homeowner's Association, and the East Culver City Neighborhood Alliance were notified on October 21, 2004 via postcard totaling 426 at a cost of \$97.98. RM Lane Company General Contractors were personally notified on October 25, 2004. A Notice of Public Hearing was placed in the Public Notice Section of the October 28th and November 4th, 2004, issue of CC News at a cost of \$150.

FISCAL ANALYSIS

The amount budgeted in Fiscal Year 2004-2005 by the Redevelopment Agency for the City's Plunge Building Reconstruction Project is \$1,250,000. A federal grant in the amount of \$405,960 has been awarded from the Land & Water Conservation Fund (Proposition 40). The project is also included in the adopted Capital Improvement Budget for Fiscal Year 2004-2005. A total construction budget will be comprised of \$1,000,000 from the Agency Funds and \$300,000 from the Land & Water Conservation Funds. The remaining funds will be used for soft costs and additional construction costs. The total project budget is depicted below.

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Budget

Redevelopment Agency Funds	\$1,250,000
Land & Water Conservation Fund	\$ 405,960
Total	\$1,655,960

Estimated Cost Summary

RTI, Construction Management	\$ 131,650
KBB, Legal Counsel	\$ 21,350
RFP Stipend	\$ 16,000
Design-Build (Including 10% contingency)	\$1,000,000
Energy Efficient Elements to Design-Build	\$ 405,960
Environmental Mitigation	\$ 50,000
Arts in Public Places Program	\$ 10,000
Furniture & Equipment (allowance)	\$ 21,000
Total	\$1,655,960

The estimated savings to the City's General Fund for the cost of Maintenance and Operations of keeping the pool closed during construction is about \$ 100,000

It is anticipated that the renovation of the Plunge Locker Room will generate savings to the City in the form of reduced energy and staff costs. After these future savings have been completely identified, staff will be requesting that Council approve appropriating funds from the Innovation Fund of up to three years of the future savings to provide for additional construction items, if necessary.

ATTACHMENTS

- 1 RM Lane Company's Conceptual Design Program Update Letter
- 2 Public Notification Advertisement and Postcard, October 21, 2004
- 3 Council Agenda Report dated October 11, 2004 without attachments

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MOTIONS

That the City Council

- 1 Authorize staff to negotiate and enter into a Design-Build Contract Agreement with RM Lane Company General Contractors for the Plunge Building Improvement Project for a Guaranteed Maximum Price not to exceed \$1,300,000
- 2 Direct the City Attorney to prepare the appropriate agreement, and authorize the Chief Administrative Officer to execute the agreement on behalf of the City,
- 3 Authorize the Public Works Director and City Engineer to increase the agreement by an amount not to exceed 10%, if necessary, and within the available budget

Summary of Proposition 12 Per Capita Funds

	TOTAL PROP 12 ALLOCATION	\$388,000
Project No	Project Name	
P-790	Tellefson Park Irrigation /Turf Replacement	37,020
P-791	El Marino Playground Rehabilitation	30,110
P-803	Blair Hills Playground Rehabilitation	28,468
P-814	Carlson Park Improvement	88,674
P-815	Recreation Registration Office Remodel	49,063
P-830	Skateboard Park (Culver City Park)	54,000
P-831	Syd Kronenthal Playground Resurfacing	20,000
	Remaining Prop 12 funds as of 7/11/05	\$80,650