



# City of Culver City

Mike Balkman Council  
Chambers  
9770 Culver Blvd.  
Culver City, CA 90232

## Staff Report

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**File #:** 16-1082, **Version:** 1

**Item #:** C-9.

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**(1) Acceptance of Work Performed by CEM Construction Corporation; (2) Authorization to File a Notice of Completion; (3) Authorization to Release the Retention Payment after the Expiration of the 35-Day Lien Period, for the Fire Training Tower Structural Rehabilitation Project, PZ-920**

**Meeting Date:** June 12, 2017

**Contact Person/Dept:** Sammy Romo/PW

**Phone Number:** 310-253-5619

**Fiscal Impact:** Yes ☒ No ☐

**General Fund:** Yes ☒ No ☐

**Public Hearing:** ☐

**Action Item:** ☐

**Attachments:** ☐

**Commission Action Required:** Yes ☐ No ☒ **Date:**

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (06/7/17); (E-Mail) CEM Construction Corporation (05/25/17)

**Department Approval:** Charles D. Herbertson, Public Works Director/City Engineer (06/01/17)

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### **RECOMMENDATION**

Staff recommends the City Council: (1) Accept the work performed by CEM Construction Corporation; (2) Authorize filing a Notice of Completion; and (3) Authorize release of retention payment after the expiration of the 35-Day lien period for the Fire Training Tower Structural Rehabilitation Project, PZ920.

### **BACKGROUND/DISCUSSION**

Built in 1970, the Fire Training Tower (FTT) is a 3 to 4-story masonry block structure which is used by the Culver City Fire Department and other surrounding agencies' fire departments to stage fires and conduct training operations which mimic actual fire conditions. Throughout the years, the FTT has sustained damage to the block walls and staircases. Concrete had spalled and cracked, and the reinforcing steel was exposed in some areas. The parapet walls were damaged to the point to which complete removal and replacement of several rows of block wall was necessary.

On May 22, 2016, the City Council approved a construction contract with CEM Construction Corporation (CEM). The scope of work consisted of replacing failed masonry blocks, sealing cracks with epoxy, and reinforcing all the flights of stairs. During construction, it was discovered that additional change order work was necessary in order to repair the area surrounding the stair wells, the drainage grates, and the roof above the 3<sup>rd</sup> floor which experienced concrete slab separation most likely due to the intense heat of the staged fires. This separation was filled with high strength epoxy. Additionally, a forcible entry door was fabricated by the contractor which was not part of the original scope of work. CEM has successfully completed the work.

The construction management and inspection was performed by staff, and the structural observations were performed by IDC Consulting, Inc., the structural engineering firm that prepared the plans for this project.

### **FISCAL ANALYSIS**

The final construction expenditure amount was \$114,250 and the change orders were administratively approved by the City Manager as recommended by the Public Works Director/City Engineer. Final expenditures did not exceed the approved budget for this project.

### **ATTACHMENTS**

None

### **MOTION**

That the City Council:

- 1) Accept the work performed by the contractor, CEM Construction Corporation, for the Fire Training Tower Structural Rehabilitation Project, PZ920;
- 2) Authorize the Public Works Director/City Engineer to execute the Notice of Completion and submit it to the Los Angeles County Recorder's office for recordation;
- 3) Authorize the release of retention funds to CEM Construction Corporation upon expiration of the 35-day lien period.