

CONSTRUCTION AND ASSOCIATED CONTRACTS
FOR THE
LADERA LINDA COMMUNITY
PARK PROJECT



RANCHO PALOS VERDES

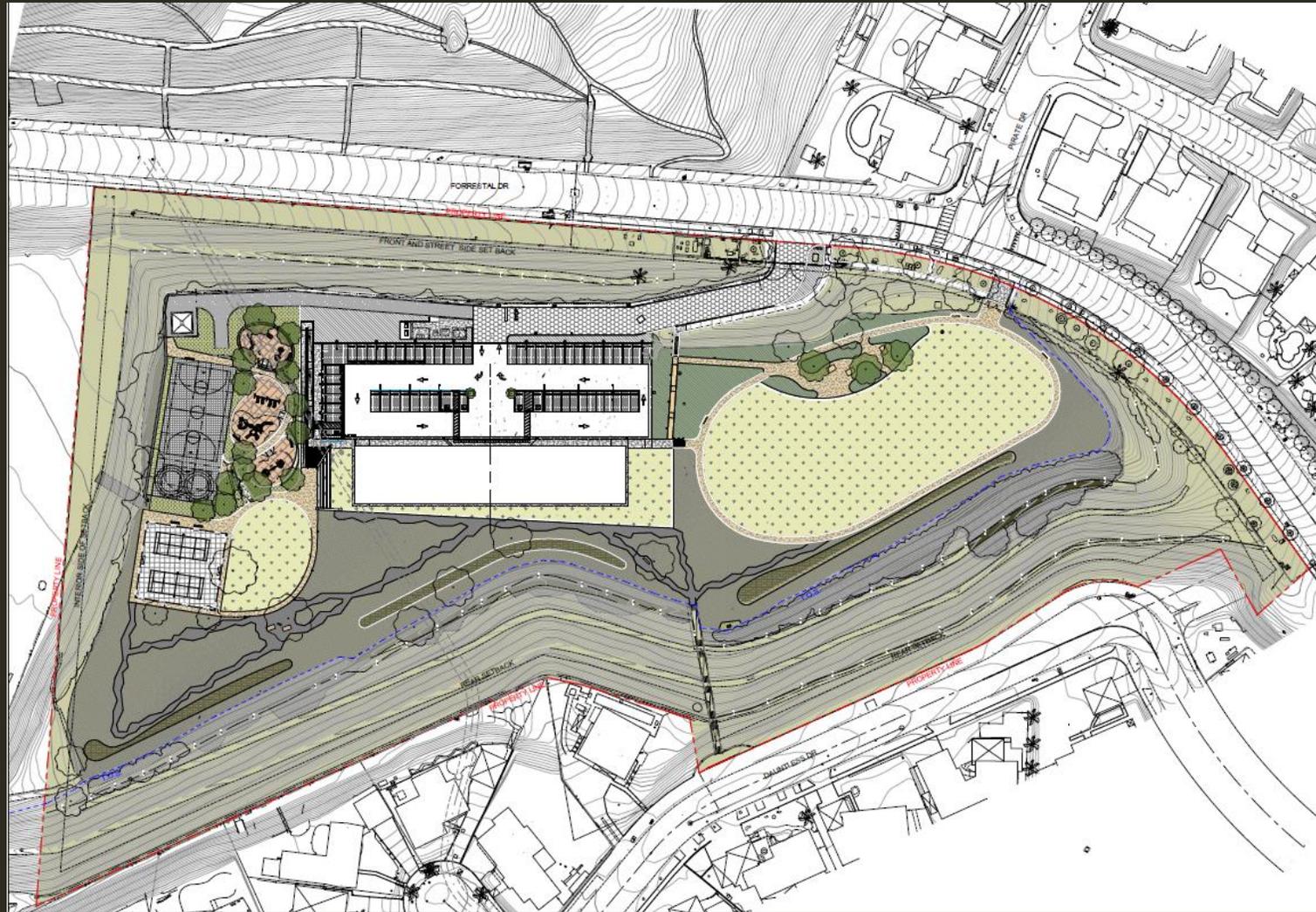
Tuesday, March 1, 2022

RECENT PROJECT HISTORY:

- October 19, 2021 – City Council:
 - Approved Landscape Plan
 - Keep existing foliage on lower tier pending view assessment during framing
 - Approved Lighting Plan
 - Install reflective traffic lines and raised markers on driveway
 - Approved Security Plan
 - Install solid shutters on exterior glazing
 - Received cost estimate update
 - Directed Staff to proceed with bid phase



SITE PLAN



LEGEND

- - - - - PROPERTY LINE
- - - - - REQUIRED SETBACKS
- - - - - TOP OF SLOPE (T.O.S)
- IRRIGATED GRASS LAWN
- IRRIGATED GARDEN
- COASTAL NATIVE WILDFLOWERS
- COASTAL SAGE SCRUB
- BIOSWALE
- DECOMPOSED GRANITE
- DIRT
- ENGINEERED WOOD FIBRE PLAY SURFACING
- EXISTING LANDSCAPE
- NEW TREES
- EXISTING TREES TO REMAIN, PROTECT IN PLACE



BID PROCESS:

- January 11, 2022 – City issued a Notice Inviting Sealed Bids
- January 23, 2022 – City conducted an on-site pre-bid conference
- February 15, 2022 – Received 2 bids from qualified contractors
 - Demonstrated good standing
 - History of successfully completing similar projects
 - Experienced project managers and superintendents
 - Acceptable safety record
 - Bonding and insurance capacity
 - Financial resources to complete project



CONSTRUCTION CONTRACT:

- Low Bidder: AMG & Associates

Item	Lump Sum Price
Base Bid	\$13,586,000
Bid Alternative – Demolish existing brush and re-seed	\$135,000
Total Base Bid + Alternative	\$13,721,000

- Final Construction Costs Estimate:

Item	Estimate
Enclosed Building, Covered Building, Building Security, Solid Shutters and Hazardous Materials Abatement	\$5,935,000
Park Grounds, Exterior Lighting, Site Utilities, Site Security and Hardscape	\$6,980,000
Market Volatility	\$1,290,000
Total	\$14,205,000



PROJECT MANAGER / CONSTRUCTION MANAGER:

- Monitor construction schedule, assess delay risk, develop recovery strategies
- Manage project budget, track costs, review invoices, scrutinize and manage proposed change orders
- Proactively identify potential issues and recommend mitigation strategies
- Coordinate with stakeholders, run meetings, and keep records
- Awarded contract to Griffin Structures on September 7, 2021
 - \$660,000 + 15% contingency (\$99,000)



DESIGN SUPPORT SERVICES:

- Prepare design revisions due to unknown conditions
- Assure construction meets design intent
- Approve construction submittals and materials
- Interpret design requirements of contract documents
- Participate in construction meetings
- Recommend amending existing contract with Johnson Favaro
 - \$334,941 + 15% contingency (\$50,091)



CONSTRUCTION INSPECTION & MATERIALS TESTING:

- Verify materials are installed per plans, specs, and code
 - Concrete, steel, masonry, and asphalt
 - Beams, columns, reinforcing steel, welding, bolts, dowels, connections
- Daily inspection reports
- Recommend awarding agreement to Smith Emery Laboratories
 - \$213,818 + 15% contingency (\$32,072)



GEOTECHNICAL ENGINEERING OBSERVATION AND TESTING:

- Observe excavation and ground preparation
- Observe footings for buildings and retaining walls
- Test subgrade and aggregate
- Test compaction of fill during grading and backfill of utility trenches
- Recommend awarding an agreement to Associated Soils Engineering
 - \$52,200 + 15% contingency of \$7,830



ALL-INCLUSIVE PROJECT BUDGET (2016 TO COMPLETION)

PROJECT BUDGET	
<u>Soft Costs</u>	
Design Support Services During Construction	334,000.00
Construction Inspection, Geotech Observation	273,600.00
Moving Costs	25,000.00
Soft Costs Contingency (15%)	<u>95,000.00</u>
Total Soft Costs	727,600.00
<u>Debt Service Costs</u>	
Debt Issuance	126,500.00
Interest Expense	894,000.00
Debt Issuance Contingency (10%)	<u>13,000.00</u>
Total Debt Service Costs	1,033,500.00
<u>Hard Costs</u>	
Construction	13,721,000.00
Furnitures, Fixtures, and Equipment	245,000.00
Audio-visual	140,000.00
Electric Transformer and Feeder	80,000.00
Hard Costs Contingency (7.5%)	<u>1,064,000.00</u>
Total Hard Costs	15,250,000.00
Total Estimated Project Budget	17,011,100.00
Total Project-to-Date Spent & Committed	<u>1,758,984.00</u>
TOTAL PROJECT BUDGET	<u>18,770,084.00</u>



CURRENT TOTAL COST COMPARED TO OCTOBER ESTIMATE

	<u>October 19, 2021</u>	<u>Today</u>	<u>Variances</u>
Estimated costs	16,095,000.00	15,977,600.00	
Total Project-to-Date Spent & Committed	550,000.00	1,758,984.00	
Escalation	100,000.00	-	
Market volatility	1,440,000.00	-	
Rolling shutter	220,000.00	-	
Total	<u>18,405,000.00</u>	<u>17,736,584.00</u>	(668,416.00)
Debt services	1,033,500.00	1,033,500.00	
Revised Total	<u>19,438,500.00</u>	<u>18,770,084.00</u>	(668,416.00)



NEXT STEPS

- Mobilization: Late March to Early April 2022
- 330 working days (or approximately 15 months)
 - Unforeseen conditions could extend schedule
- Regular project updates
- City contact info will be posted

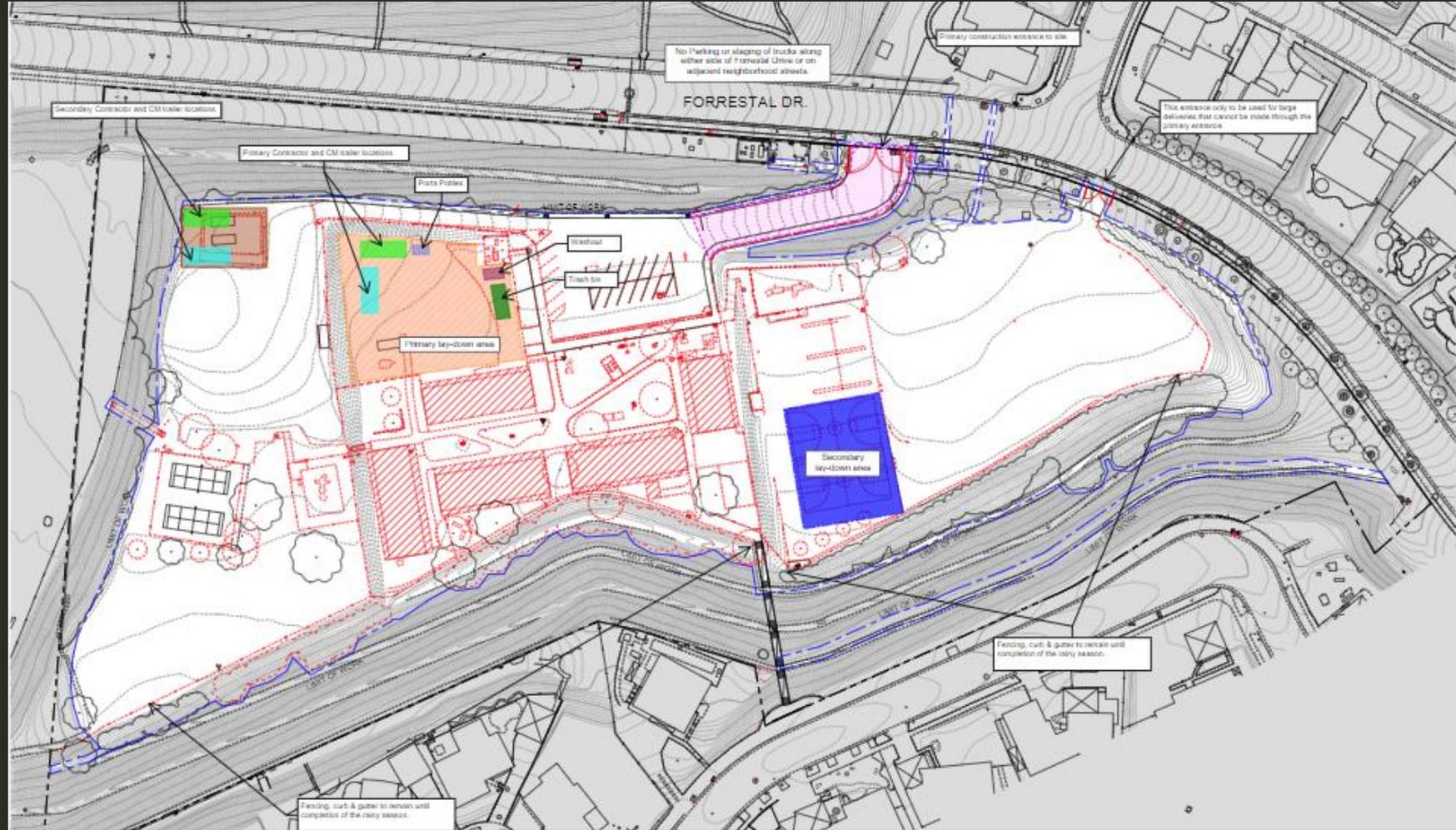


CONSTRUCTION CONDITIONS

- Working Hours:
 - Monday – Friday from 7:30 am to 6:00 pm
 - No vehicles may arrive before 7 am
 - Saturday work requires approval: 9:30 am to 6:00 pm
 - No vehicles may arrive before 9 am
- No parking or staging of vehicles or equipment on Forrestal Drive
- Standard noise insulation on construction equipment
- Dust control
- Secure and clean site
- Light pole mock-up



LOGISTICS PLAN



RECOMMENDED CITY COUNCIL ACTION:

- Approve plans, specifications, and construction documents
- Award contracts/agreements and authorize Mayor to execute:
 - AMG & Associates – for construction
 - Johnson Favaro – for design support services during construction
 - Smith Emery Laboratories – for construction inspection and materials testing
 - Associated Soils Engineering – for geotechnical engineering services
- Approve project budget of \$18,770,084
- Approve appropriation of \$13,711,229



Questions



- October 19, 2021 Construction Cost Estimate

Description	Amount
Building construction total (Table 1)	\$7,620,000
Park grounds construction (Table 2)	\$4,855,000
General construction total (Table 3)	\$1,795,000
Escalation	\$100,000
Market volatility	\$1,440,000
Total estimated construction costs	\$15,810,000

* 5% contingency was used in the construction estimates in October

- March 1, 2022 Construction Cost Estimate

Description	Amount
Construction contract (item #1 of the report)	\$13,721,000
Furniture, fixtures and equipment	\$245,000
Electric Transformer and feeder	\$80,000
Audio & Video	\$140,000
Contingency (7.5%)	\$1,064,000
Total Funding	\$15,250,000

* March 1, 2022 estimate is a reduction of approximately \$560,000, while increasing contingency by 2.5%



FINANCING AND FUNDING

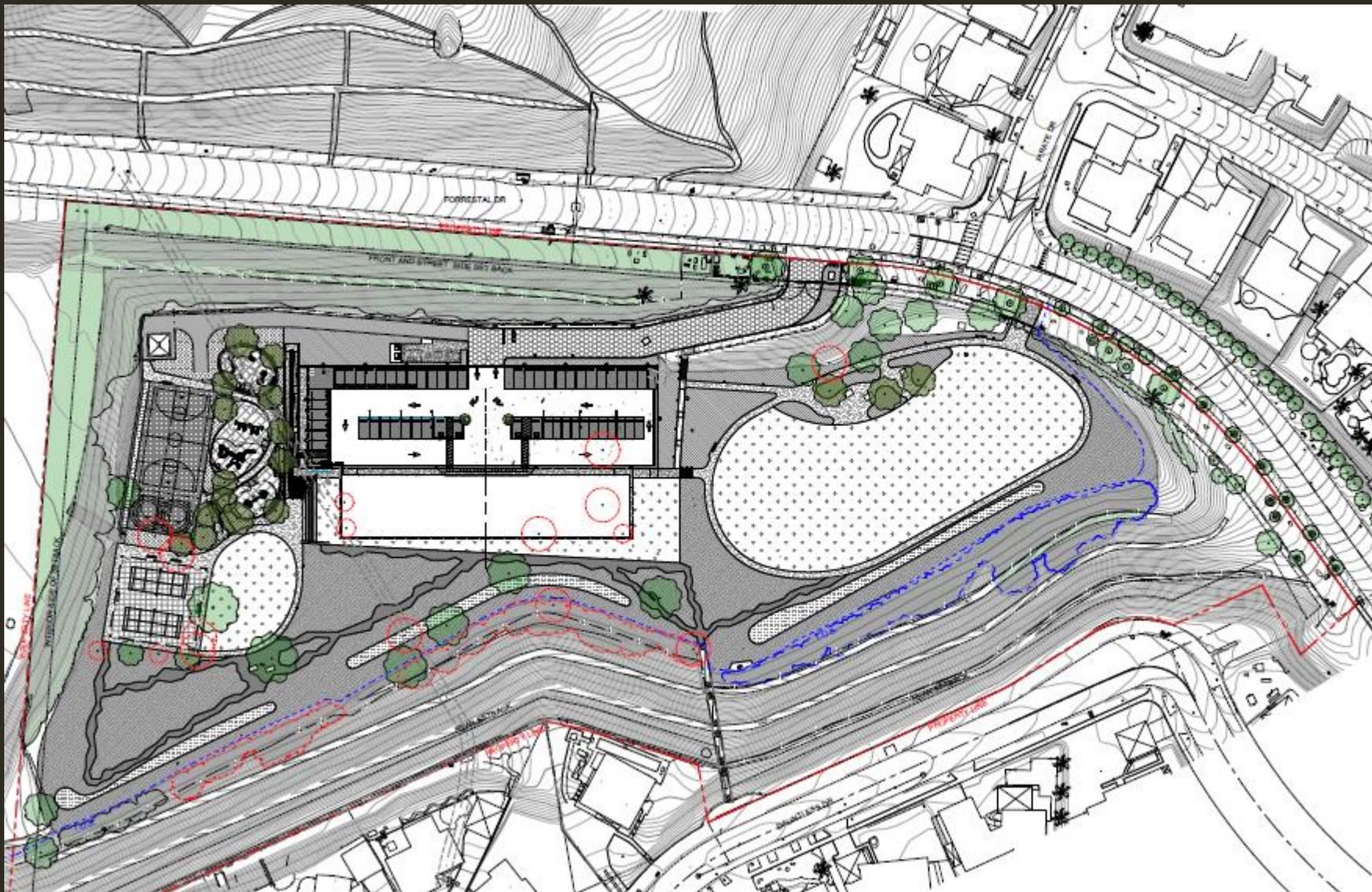
- Financing (how the project will be paid for):

Financing Breakdown	Amount
Debt financing	\$8,000,000
Pay-go / cash	\$10,770,084
Total Financing	\$18,770,084

- Funding (where the money is coming from):

Funding Breakdown	Amount
Quimby Fund	\$1,705,855
ARPA (American Rescue Plan Act) Fund	\$3,953,000
CIP Fund Reserve	\$13,111,229
Total Funding	\$18,770,084





LEGEND

- PROPERTY LINE
- REQUIRED SETBACKS
- TOP OF SLOPE (T.O.S)
- NEW TREES
- TREES TO BE REMOVED
- BRUSH TO BE REMOVED
- EXISTING TREES TO REMAIN, PROTECT IN PLACE
- EXISTING BRUSH TO REMAIN, PROTECT IN PLACE
- EXISTING BRUSH - REMOVE ONLY WHERE NECESSARY TO OPEN VIEW OF CATALINA ISLAND FROM COMMUNITY CENTER

