



March 13, 2017

Prem Kumar, City Engineer  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**Subject: Fee Proposal for Extended Professional Construction Management Services for the Strand Stairs Rehabilitation Project**

Dear Mr. Kumar,

Enclosed please find AndersonPenna Partners, Inc.'s (APP's) cost proposal for extended construction management and inspection services for the Strand Stairs Rehabilitation Project. Our estimated cost proposal is based on the following scope of work:

- Preparing and submitting a contract award package to Caltrans to comply with contract funding requirements. This package is typically completed prior to the start of construction. However, due to the City's commitment to complete some stairs prior to the summer of 2016 and not impact the summer of 2017, the construction schedule was accelerated and the construction manager was asked to work on the award package while the construction was underway. Additional staffing was needed to complete this task and submit documents to the funding agency.
- Providing additional construction management services required during the summer of 2016. These were necessary to coordinate the designer's and City's review of submittals for substitution of the balustrade fabricator. The need for these construction management services during the summer was not originally anticipated.
- Providing the additional contract administration services required to redesign and modify the installation of the handrails from precast balustrade attached installation to post-top installation. These services required additional submittals, reviews and a longer construction duration to accommodate coring the stairs and constructing post foundations. Due to the variable heights of the existing curbs, the handrails could not be installed per the original design and had to be modified.
- Processing two submittals for the balustrade, requiring additional time. The first submittal was processed in the summer as a substitution and rejected, while the second submittal was subsequently processed and approved.
- Additional inspection duration is required to core existing stairs, pour the foundation and install the post-top handrails. In addition, repairs to existing curbs have been added to the contract. The need for these services resulted from having to redesign and install post-top handrails.
- Changes resulting from existing field conditions, such as abandonment of the existing sewer line crossing, backfilling existing cavities under the stairs, and repeat work such inspecting re-graded work disturbed by heavy rain. Other factors include additional time and materials repair work resulting from unforeseen field conditions.
- Performing additional inspection for the replacement of the 26<sup>th</sup> Street stairs. These stairs were originally designated for repair in the contract. However, due to the severity of the existing conditions, new stairs will be reconstructed.

- Providing additional inspections to address field modifications for the first six sets of installed handrails. The design had received the approval of the Los Angeles County Building Department. However, after the installations of the handrails, the County requested some modifications to the end condition of the handrail prior to its final sign-off.
- Completing contract close-out required for the project, including punch list items, processing final change orders, the notice of completion and turnover documentation.

The estimated resource amendment to provide the services needed to complete the project is \$55,201.25.

In addition to the services provided during the summer and staffing assigned to prepare the funding agency's award package, this cost proposal includes services for an additional 31 working days added to the contract.

We look forward to continue working closely with the City of Manhattan Beach to finalize the fee to best suit the City's needs.

APP's contractual contact is:

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Vice President, Construction Services  
AndersonPenna Partners, Inc.  
1225 W. 190<sup>th</sup> Street, Suite 255, Gardena, CA 90248  
Cell: (714) 458-0703, Email: [ddemilia@andpen.com](mailto:ddemilia@andpen.com)

If you would like to receive further information or have any questions, please contact Bill Zein, PE, QSD at (310) 986-9688 or [bzein@andpen.com](mailto:bzein@andpen.com) or Dino D'Emilia, PE, QSD at (714) 458-0703 or at [ddemilia@andpen.com](mailto:ddemilia@andpen.com)

Sincerely,

AndersonPenna Partners, Inc.



Dino P. D'Emilia, PE, QSD

Vice President, Construction Services

