



## Legislation Text

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**File #:** 19-0206, **Version:** 1

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

**THROUGH:**  
Bruce Moe, City Manager

**FROM:**  
Stephanie Katsouleas, Public Works Director  
Prem Kumar, City Engineer  
Gilbert Gamboa, Senior Civil Engineer

**SUBJECT:**  
Formally Accept as Complete the Manhattan Beach Pier Utilities and Roundhouse Exterior Improvements Project Constructed by Archico Design Build, Inc. (Public Works Director Katsouleas).  
**APPROVE**

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**RECOMMENDATION:**  
Staff recommends that City Council formally accept as complete the Manhattan Beach Pier Utilities and Roundhouse Exterior Improvements Project constructed by Archico Design Build, Inc.

**FISCAL IMPLICATIONS:**  
The Manhattan Beach Pier Utilities and Roundhouse Exterior Improvements Project construction contract award was for \$1,692,975, with an authorized construction contingency amount of \$169,298, for a total construction budget of \$1,862,273. The work was successfully completed for \$1,846,775.

**BACKGROUND:**  
On November 21, 2017, City Council awarded a construction contract to Archico Design Build, Inc. for the construction of the Manhattan Beach Pier Utilities and Roundhouse Exterior Improvements Project to address infrastructure that had deteriorated. The Pier utilities work included complete replacement of the water, sanitary sewer main lines and upgrades to electrical power and communications equipment. Amenities such as fish cleaning sinks, life ring cabinets, an emergency call box and exterior surveillance cameras were also installed. The Roundhouse exterior improvements included replacement of the mission tile roof, cupola, weathervane, doors, windows, shutters, louvers and vents. The completed Roundhouse improvements, which also included anti-graffiti paint coating, are consistent with the original architectural character and design of the building.

**DISCUSSION:**  
Construction on the pier utilities and Roundhouse exterior began on January 22, 2018 and was substantially completed in the summer of 2018, with punch list items completed in the fall. As-builts were provided to the City in early May, 2019. A formal ribbon-cutting ceremony was held on Monday, November 5, 2018 after the Harrison Greenberg Foundation (HGF) and Oceanographic Teaching Station (OTS) interior work was significantly completed. The Roundhouse opened to the public the following weekend.

The City processed two change orders as part of this project:

1. \$99,889 to change the original material selected by the City for the doors and windows from fiberglass to an aluminum wood clad product in order to maintain the historic look of the building and functionality of the windows

themselves. The manufacturer did not make fiberglass windows in the correct size needed to maintain the Roundhouse historic look and functionality.

2. \$83,911 in combined extra work items, including replacement of deteriorated underlying roof sheathing and fascia boards, modifications to the cupola support structure, installation of an additional water valve, additional electrical power feed cabling, a change in louver size of the shades, and the addition of custom interior casing for the windows.

These change orders bring the total cost of construction to \$1,846,775, which is below the authorized total construction budget of \$1,862,273. The project is deemed to be complete. All work was inspected by the Public Works Department and found to be in conformance with the plans and specifications.

#### **PUBLIC OUTREACH:**

The work was coordinated and scheduled to minimize the impacts of construction and maintain public access to the Pier for area residents, businesses and the general public throughout the entirety of the project.

#### **ENVIRONMENTAL REVIEW**

The City reviewed the project for compliance with the California Environmental Quality Act (CEQA) and determined that the project qualified for a Class 1(d) categorical exemption pursuant to Section 15301 of the State CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk's office for the project.

#### **LEGAL REVIEW**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.