



Minutes

Lakewood City Council

Special Meeting held
July 13, 2004

MEETING WAS CALLED TO ORDER at 6:35 p.m. by Mayor Rogers in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

ROLL CALL: PRESENT: Mayor Todd Rogers
Vice Mayor Wayne Piercy
Council Member Joseph Esquivel
Council Member Larry Van Nostran
Council Member Robert Wagner

SHERIFF'S STATION REMODEL UPDATE

City Manager Howard Chambers advised that the purpose for this session was to provide an overview of the Sheriff's Station Remodel Project and gain an understanding of the final components, including cost implications. He stated the architects would review the changes in the project that had occurred since the last review and how those changes would impact the cost of both the garage structure and the main station.

Lisa Rapp, Director of Public Works, introduced the members of the design team and stated the project had been initiated in 2001, but had been at a stand-still for more than eighteen months due to funding problems. She reported that the original plan had been to construct the garage facility first since it was simpler construction. The garage plans had been completed and had gone through the plan check process, with the design team heavily into preparation of construction drawings.

David Ricci, Project Manager, Charles Walton Associates AIA, Inc. (CWA), stated the original intent had been to first complete the garage portion of the project, which included some preparation work for the main station such as lot trenching and conduit placement.

Responding to a question from the City Manager, Steve Finney, President of CWA, stated that there had been some utility-related additions to the plans that had been required through the plan check process.

In response to a question posed by Mayor Rogers, Mr. Ricci stated that the dollar figure quoted initially for utilities was really a place holder which was calculated based on the firm's past experience and a physical survey of the property. The figure is subject to change based on plan check requirements.

Mr. Finney noted that some of the increased costs related to the garage portion of the project were items that had been moved up on the time line and would reduce the cost of the main station portion.

SHERIFF'S STATION REMODEL UPDATE - Continued

The design team discussed the outside influences impacting the total costs for construction. Mr. Finney stated that recent market conditions were being driven by the current low interest rates with the result that most general contractors were very busy and there was not a lot of competition in bidding. Mr. Ricci noted that building material prices had also risen nearly twenty percent this year, partly due to demand from foreign markets.

The City Manager asked about changes to the garage facility. Jim Nardini, Project Architect with CWA, stated an evidence room had been added to the garage facility and that since the original design of the garage called for steel construction which would not be suitable for the evidence room, that room would be block wall construction inside the steel structure.

Mr. Ricci concluded that it would be up to the City Council to decide how best to move forward and what level of risk was acceptable. The City Manager noted that at present, there was a finite amount of funding available for the project making it vital to understand the level of exposure to cost increases, since the County CAO's office was indicating that they intended to cap the County's level of exposure.

Mr. Nardini noted that CWA would owe the City another cost estimate at the time the plans were 90 percent complete which would provide a more up-to-date evaluation of the costs, although much depended on trends in the building industry.

The Public Works Director noted that when the planning for the project had been initiated, the steel construction proposed for the garage was a quick and cost-efficient method of construction and that perhaps it would be beneficial to reconsider the construction materials for the garage.

Responding to a question from Council Member Van Nostran, Mr. Finney stated that historically there was a cooling off period following a construction boom. Mr. Ricci added that by the time this project was ready for bidding, general contractors would be completing current projects, thereby freeing up their bonding capacity and leading them back into bidding on new projects. He noted that some owners were choosing to wait for the market to calm before putting any new projects out to bid.

Responding to a question from Council Member Wagner, Ms. Rapp stated that the proposed re-bid would be for the whole project, the main station and the garage facility, and would provide deductive alternatives so the project could be adjusted to correspond with the available funding.

Mr. Finney described the Construction Manager Multi-Prime process as one of the construction alternatives. In this type of contract the City would retain a general contractor who would act as project manager overseeing all of the work and would solicit competitive bids from sub-contractors. In response to a question from Council Member Wagner, Mr. Finney stated that price spiking, change orders and time overruns were controlled by incentive clauses in the contract which were linked to bringing the job in on time and within budget. He noted that while the initial bids were generally higher, the final costs tended to be lower, due to fewer change orders or site problems.

SHERIFF'S STATION REMODEL UPDATE - Continued

Vice Mayor Piercy observed that the issue was a risk of timing, whether conditions at the time of bidding would allow the City to fit the project into the budget available.

Ms. Rapp responded to a question from the City Manager by stating that the time shown on the proposed revised project schedule was the most conservative estimate. City Council Members requested that the proposed session to review the final cost estimates be scheduled much earlier than proposed, if possible.

The City Manager stated the new direction would be to bid the main station and the garage together with alternatives and substitutions that could be added or removed to keep the project within the budgeted amount. He also noted that if the Sheriff's Sales Tax Initiative for the November ballot was passed by the voters, the County may have different options.

Ms. Rapp stated that negotiations with the County were continuing to develop the necessary agreements for the project and to make clear to all parties how the project would proceed. She also noted that a point of negotiation on the contract with the County would be the use by the Sheriff's Station personnel of the entire top floor of the Burns Community Center during the remodel process, to free up areas of the construction site and to reduce relocation costs for the Sheriff's Department. She noted that this would require the relocation of some City staff currently assigned to that facility.

Captain Dave Fender, Commander of the Lakewood Sheriff's Station, stated that approximately 40 vehicles and accompanying personnel would be relocated from the Sheriff's Station annex to the Burns Center, which would free some area on the site during construction.

Mayor Rogers determined that there was unanimous consent from the City Council for staff to continue developing the project as presented.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Denise R. Hayward, CMC
City Clerk