

June 6, 2006

Honorable Mayor and Members of
the Hermosa Beach City Council

Regular Meeting of
June 13, 2006

**CIP 06-641 CLARK BUILDING REFURBISHMENT – APPROVAL FOR CHANGE IN
SCOPE FOR PHASE 1 OF CLARK BUILDING REFURBISHMENT**

Recommendation:

It is recommended that the City Council:

1. Approve change of scope for Phase 1 of CIP 06-641 - Clark Building Refurbishment to obtain Architectural Design Services; and
2. Authorize an appropriation of \$15,000 from the funds remaining in the Pier Renovation Project in FY 05-06, thereby creating CIP 06-641 in the current fiscal year.

Background:

The Clark Building is in poor condition and in need of refurbishment. Public Works staff has identified the assembly room as an area requiring immediate attention. Refinishing the floors and painting the walls will preserve the building and improve the environment for the many activities held there. Architectural services are needed to develop a comprehensive plan to refurbish the entire building. Staff estimates Phase 1 cost of \$40,000 (see attached preliminary estimate).

Analysis:

The assembly room is heavily used and in need of immediate attention. The finish on the existing hardwood floor has worn through, exposing the wood to damage. Wall and ceiling paint is beginning to peel. Staff recommends sanding and refinishing the floor, painting, and making minor improvements to the electrical system.

The services of an architect are needed to develop a color scheme for interior and exterior paint. The architect would also develop a comprehensive plan for thorough refurbishment of the building, including new lighting, kitchen and bathroom renovations, and repair/restoration of windows and doors. The total renovation costs are roughly estimated at \$300,000. Please refer to the attached spreadsheet for a conceptual breakdown of costs.

Fiscal Impact:

The proposed budget for FY 06-07 includes \$25,000 for this project. An additional \$15,000 is needed to bring the funding for Phase 1 to \$40,000 which will be necessary if the change in scope is approved. Staff recommends appropriating \$15,000 of the \$50,000 remaining in CIP Project No. 00-630 Pier Renovation, Phase 3 (account number 125-8630-4201) in the current fiscal year.

Attachment: Preliminary Estimate

Respectfully submitted,

Concur:



Frank Senteno, P.E.
Associate Engineer



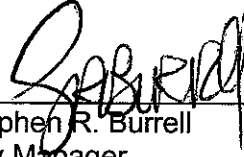
Richard D. Morgan, P.E.
Director of Public Works/City Engineer

Noted for fiscal impact:

Concur:



Viki Copeland,
Finance Director



Stephen R. Burrell
City Manager

CLARK BUILDING RENOVATION

Description	Cost	Comment
Remove existing curtains and rods.	\$0	PW crew.
Relocate irrigation controls to exterior of building	\$0	EIls will move it ~end of May
Electrical: Remove exposed conduit and place outlets in walls.	\$5,000	See Phase 1 Electrical Scope (attached)
Paint main room: 78'x44'x12' approx. 7,000 s.f. Semigloss blue/porcelain w/ flat white ceiling. Also bathrooms, varnish cabinets by stage, clean & clearcoat fireplace brick..	\$9,500	Trisodium phosphate wash, primer, two coats acrylic
Refinish floor in main room: 78'x44' ÷ Area = 3500 sq. ft. (\$8500 + \$10/lf for repairs) Sand, 2 coats polyurethane.	\$10,000	Sand, two coats polyurethane
Replace fireplace frame.	\$500	
Clear crawl-space ventilation screens	\$500	PW crew.
Architect/Designer:	\$10,000	
Test for lead in exterior paint.	\$0	Everlast tested ==> Negative
Subtotal	\$35,500	
Contingency	\$4,500	
TOTAL -- PHASE 1	\$40,000	
Install new floor at entry: Install carpet approximately 30' wide by 6' deep, centered on main entry doors. Color? Type?	\$500	
HVAC: Replace 2 furnaces, ducting, controls	\$15,000	incl variable dampers for increased fresh air / venting w/ programmable controls
New lighting?	\$10,000	
Plumbing: Install new pipe to main. Replace kitchen plumbing.	\$10,000	
Renovate Kitchen:	\$50,000	
Restrooms: Remodel.	\$20,000	
Windows: Restore windows to original, consistent style. Replace or repair damaged frames. Replace panes.	\$30,000	Open front windows.
Window Treatment	\$10,000	
Awnings	\$5,000	Will protect doors, windows, floors
Paint exterior: Blast, patch, and paint.	\$40,000	Everlast quote
Misc. Landscaping, lighting	\$10,000	Rmv trees in front planter, uplighting
Repair downspouts / drains	\$5,000	
Filter / Drainage Cells for Cypress Runoff.	\$0	Incl w/ Clark Field grading/drainage
Skylights: Install 5 tubular skylights	\$6,000	Natural Light 21" Commercial ==> \$600/ea + install ==> say \$1200 ea
Subtotal	\$211,500	
Contingency	\$63,450	
TOTAL -- PHASE 2	\$274,950	