



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: April 17, 2012
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Donielle Kahikina, Associate Project Manager
Subject: Public Works Warehouse/Shops and Site Improvements
Progress Report and Authorization to Bid
Attachment: Conceptual Design Documents

INTRODUCTION

This staff report is a follow up to the conceptual design that was presented to the City Council last November and seeks direction from the City Council to proceed to bid the project.

DISCUSSION

The proposed project consists of a 3-story, 20,000 square foot Public Works warehouse and shops facility and exterior yard to be located at 9357 W. Third Street, on the City's former refuse transfer site. The project is intended to provide for efficient storage of interior and exterior materials used by the City's Public Works & Transportation Department. It replaces over 60,000 square feet of warehouse and shops that were located on the corner of Foothill Road and Third Street and are now temporarily located on the east side of Foothill Road.

The conceptual design was presented to the City Council at the November 15, 2011 Study Session. As directed by the City Council, staff presented the project to the Architectural Commission on December 14, 2011 for additional input and the design was received favorably with many compliments about the building architecture. Comments included commending the architect for giving great attention to a warehouse building type, which can often be architecturally uninspiring. The primary recommendation from the Architectural Commission was to enhance the main entry to the building, creating a greater sense of arrival. Some of their recommended solutions were to create more prominent building identification signage and increase illumination at the entry. These details are being developed and will be included in the final design package. Attached are the design images presented to the Architectural

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Commission. The complete set of design documents has been made available for review by the City Council.

Consequently, staff recommends that the City Council affirm the design as presented. The Architect is preparing plans and specifications in coordination with the construction manager, C.W. Driver, as a part of their pre-construction services in order to provide value engineering and detailed cost estimating during the design process. The City Council approved C.W. Driver's construction management services at the November 15, 2011 formal meeting.

The current construction cost estimate based on 100% complete design development documents is \$7,800,022. Based on this estimate staff seeks authorization from the City Council to issue the project for bid. The award of contract for the project will be brought before the City Council for approval in June 2012.

FISCAL IMPACT

Funding for this agreement is available from the Fiscal Year 11-12 Capital Improvement Program (CIP) budget, project #0894.

RECOMMENDATION

Staff recommends that the City Council authorize the bidding process for the Public Works Warehouse/Shops and Site Improvements as described in this report.

 David D. Gustavson
Approved By

Attachment 1

CITY OF BEVERLY HILLS PUBLIC WORKS WAREHOUSE & SHOPS



PROJECT DIRECTORY

PROPERTY OWNER

CITY OF BEVERLY HILLS
DEPARTMENT OF PUBLIC WORKS
ATTN: ALLEN RUBENSTEIN
PROJECT ADMINISTRATOR

345 FOOTHILL RD.
BEVERLY HILLS, CA 90210

PHONE: 310.288.2808
FAX:

ARCHITECT

RTK ARCHITECTS INC.
ATTN: MANDANA MOTAHARI, AIA

3975 LANDMARK ST., STE# 400
CULVER CITY, CA 90232
PHONE: 310.837.3606
FAX: 310.837.6341

EMAIL: MMOTAHARI@RTKARCHITECTS.COM

STRUCTURAL

BRANDOW & JOHNSTON, INC
ATTN: ISAO KAWASAKI, S.E.

444 S. FLOWER ST., STE. 400
LOS ANGELES, CA 90071

PHONE: 213.596.4500
FAX: 213.596.4599

ELECTRICAL

TEX ENGINEERING GROUP, INC
ATTN: MASOUD NARIWANZADEH P.E.

16830 VENTURA BLVD., STE 266
ENCINO, CA 91436

PHONE: 818.783.6965
FAX: 818.783.6966

MECHANICAL & PLUMBING

SPEC ENGINEERING GROUP, INC
ATTN: SIA GARISTANI P.E.

18330 VENTURA BLVD., STE 266
ENCINO, CA 91436

PHONE: 818.783.6965
FAX: 818.783.6966

COST ESTIMATOR

O'HALLORAN
ATTN: CAIRAN O'HALLORAN

2689 TOWNSGATE ROAD, STE 213
WESTLAKE VILLAGE, CA 91361

PHONE: 805.494.3703 EXT NO. 101
FAX: 805.551.3873



1 - 341 CIVIC CENTER DRIVE



2 - 331 N. FOOTHILL

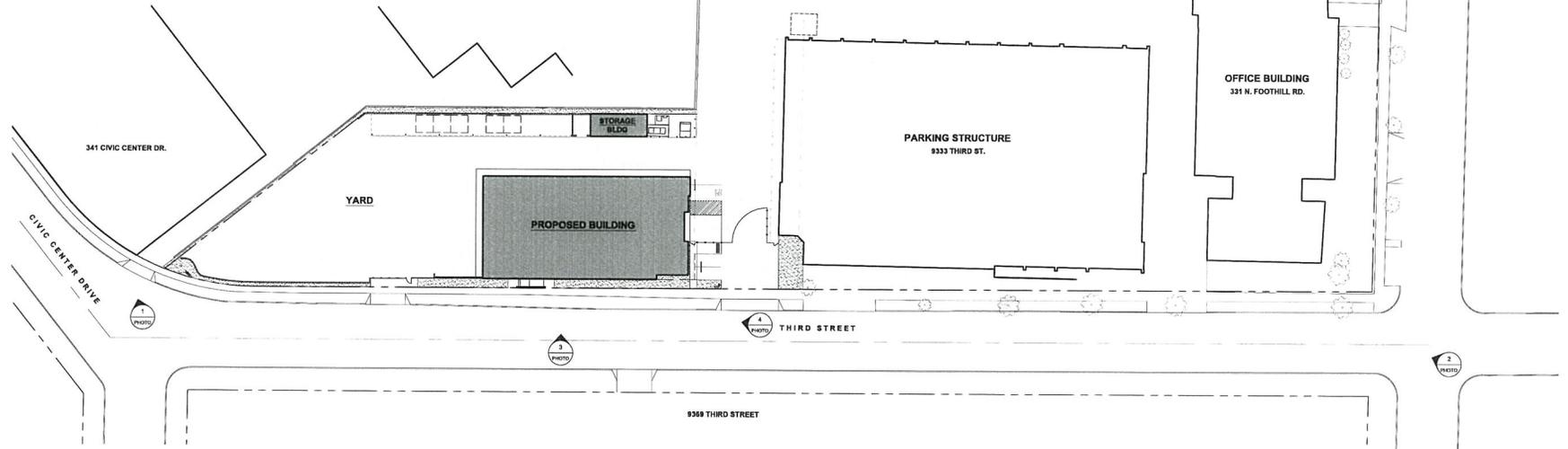


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4

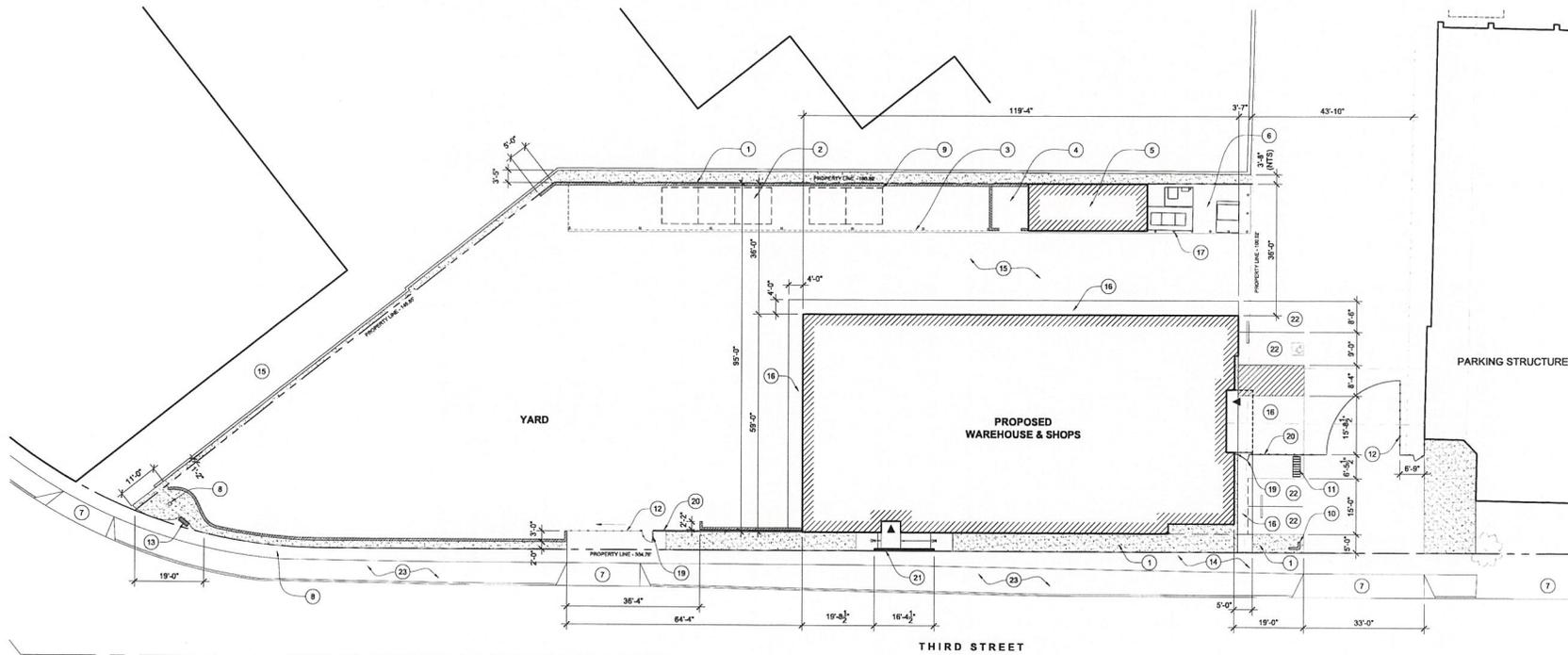
CONTEXT IMAGES





SOUTH SITE ELEVATION
SCALE: N.T.S.

2



- KEY NOTES:**
1. LANDSCAPING
 2. COVERED MATERIAL BIN AREA
 3. CANOPY
 4. TRASH AREA
 5. STORAGE
 6. ELECTRICAL SWITCH BOARD & EMERGENCY GEN.
 7. DRIVEWAY APRON
 8. LANDSCAPE POCKET
 9. 10'-0" HIGH YARD WALL
 10. SIGN
 11. BICYCLE RACKS
 12. VEHICLE AR GATE
 13. BENCH
 14. SIDEWALK
 15. DRIVEWAY
 16. CONC. WALK
 17. BALLARD
 18. LINE OF CANOPY ABOVE
 19. MAIN GATE
 20. METAL FENCE
 21. PARTIAL HEIGHT WALL / RAILING
 22. SHORT TERM PARKING
 23. PARKWAY

- LEGEND:**
- BUILDING FOOTPRINT
 - LANDSCAPING
 - CONCRETE BLOCK YARD WALL
 - ENTRANCE

SITE PLAN
SCALE: N.T.S.

1

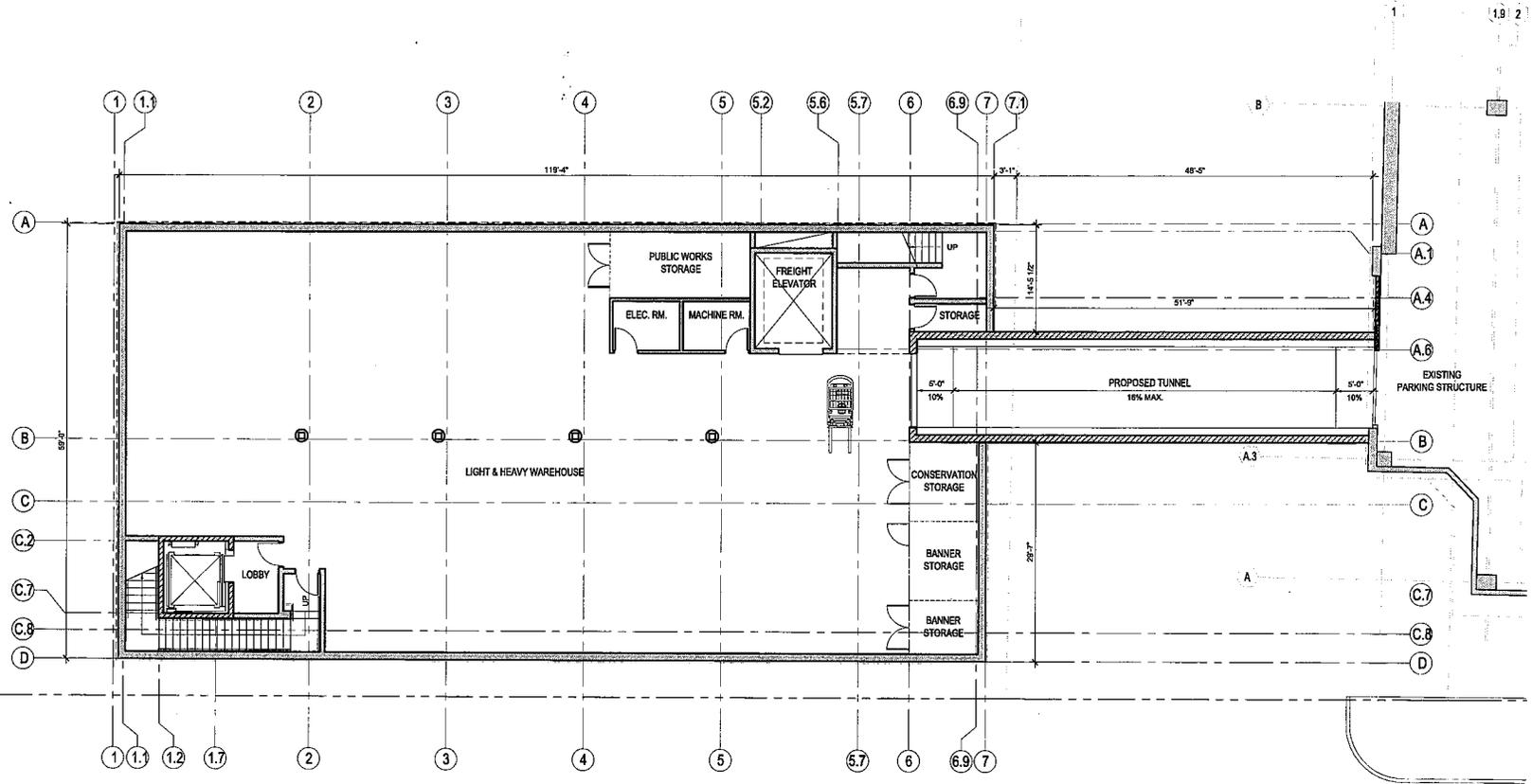


Warehouse & Shops

Parking Structure

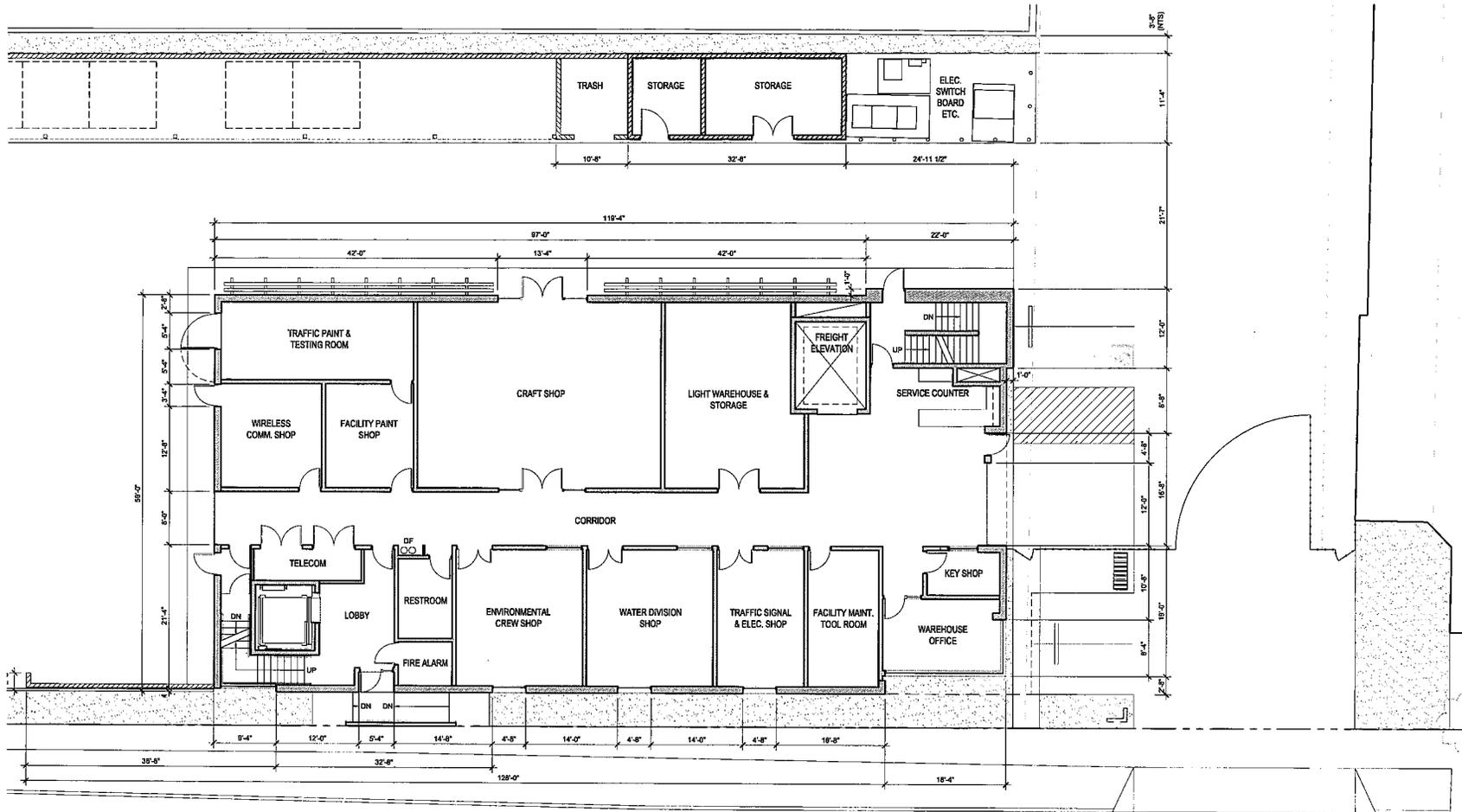
Office Building

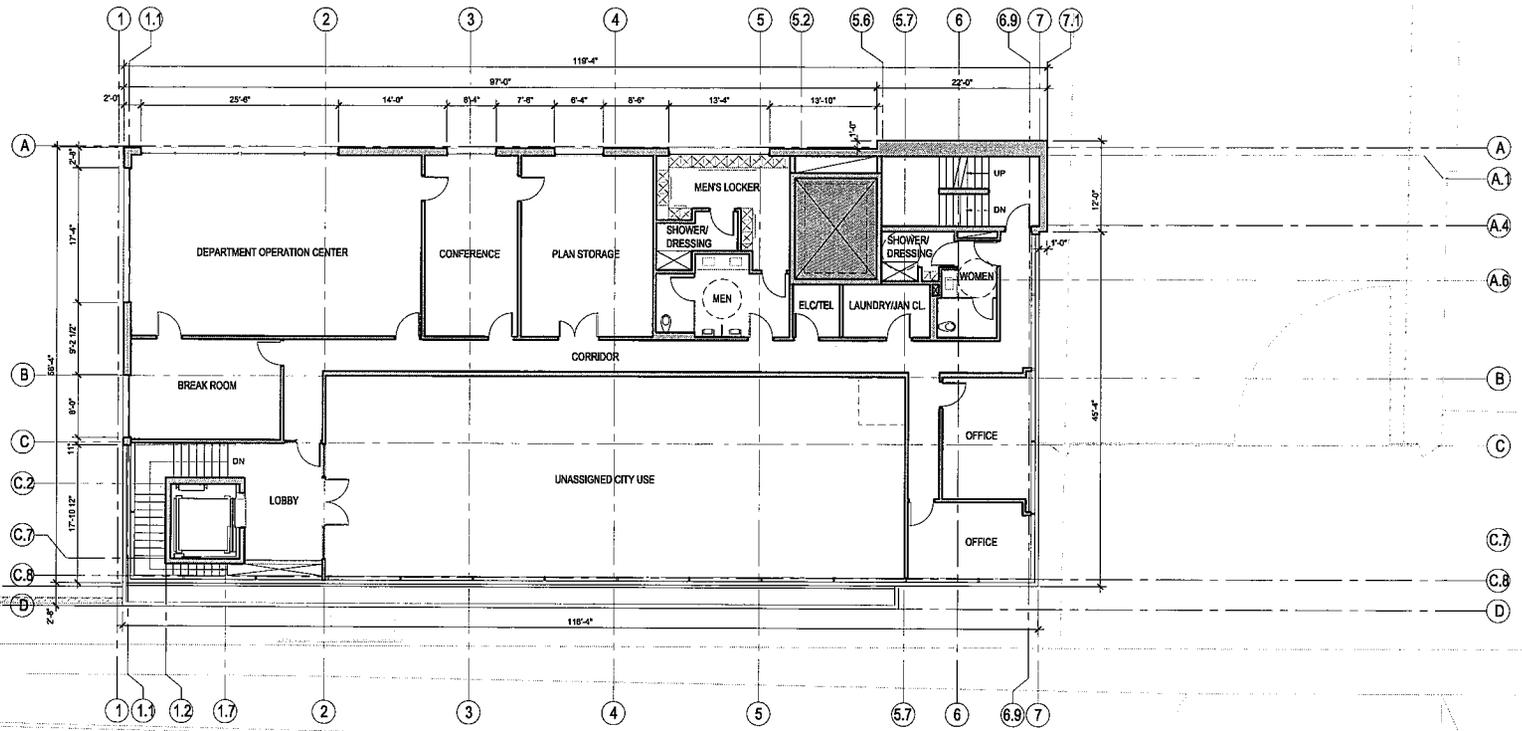
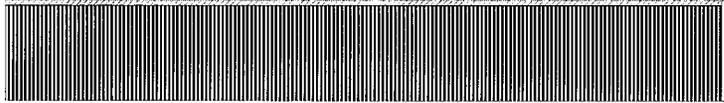
NORTH THIRD STREET - BLOCK ELEVATION

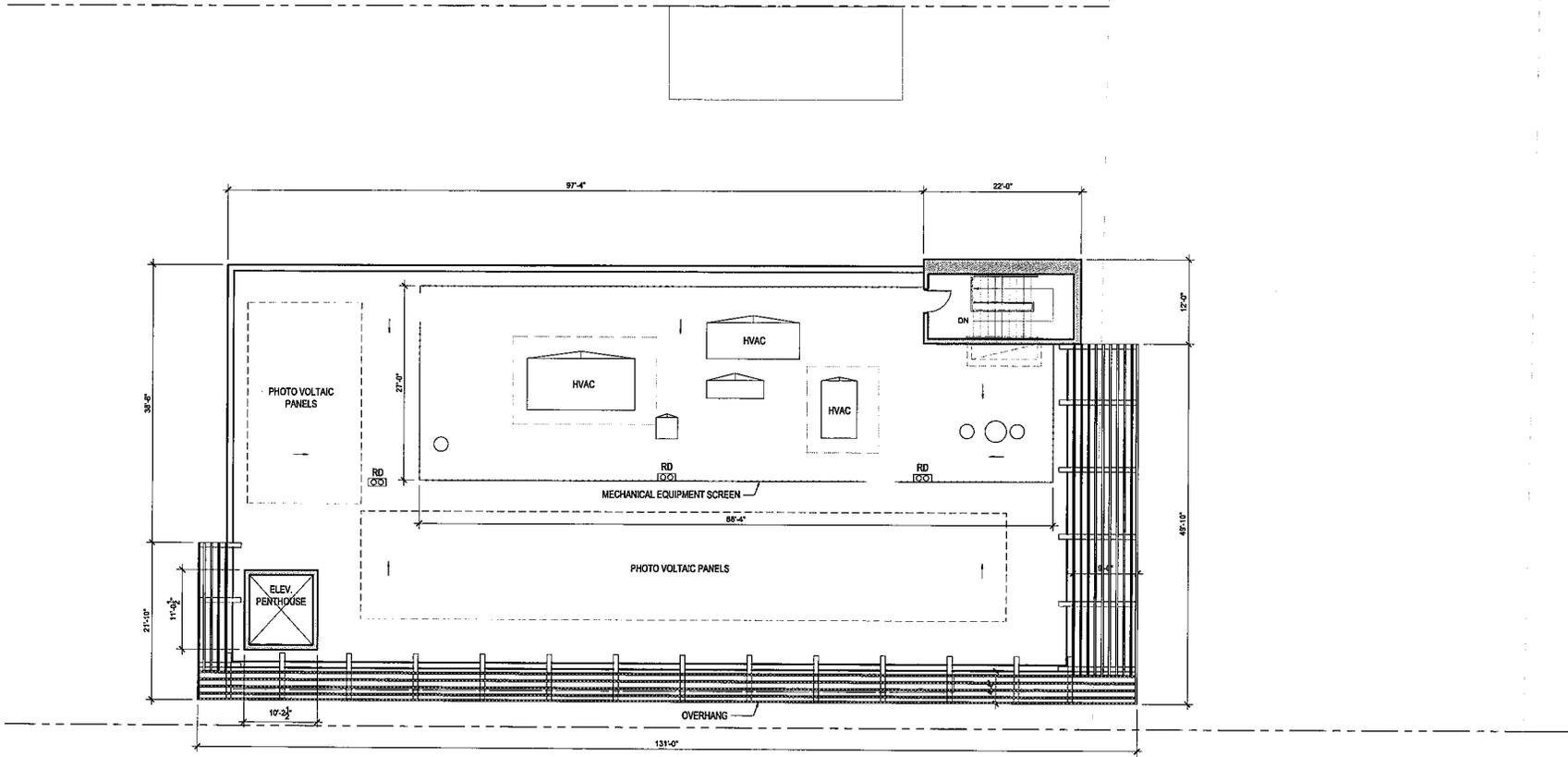


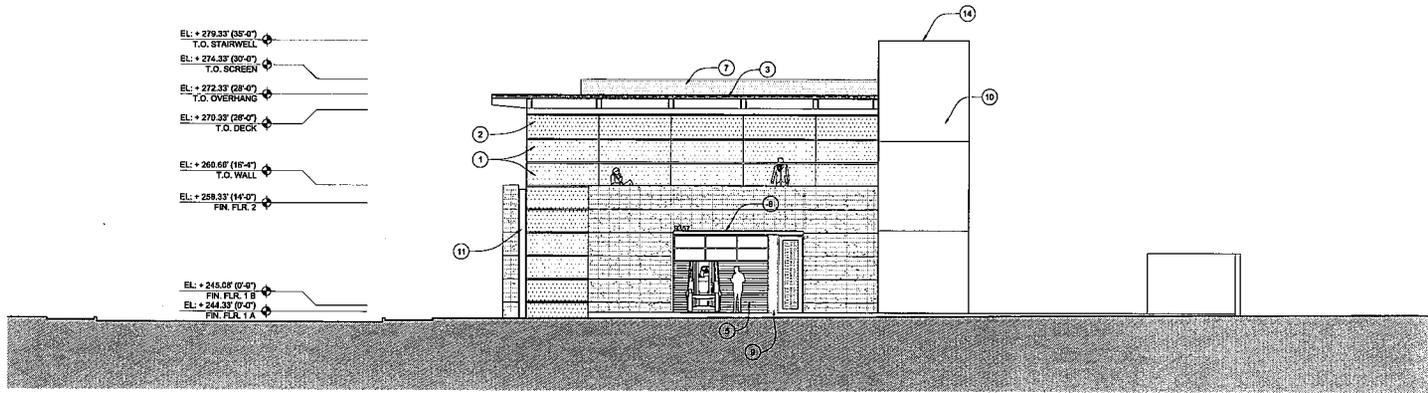
BASEMENT PLAN
SCALE: N.T.S.





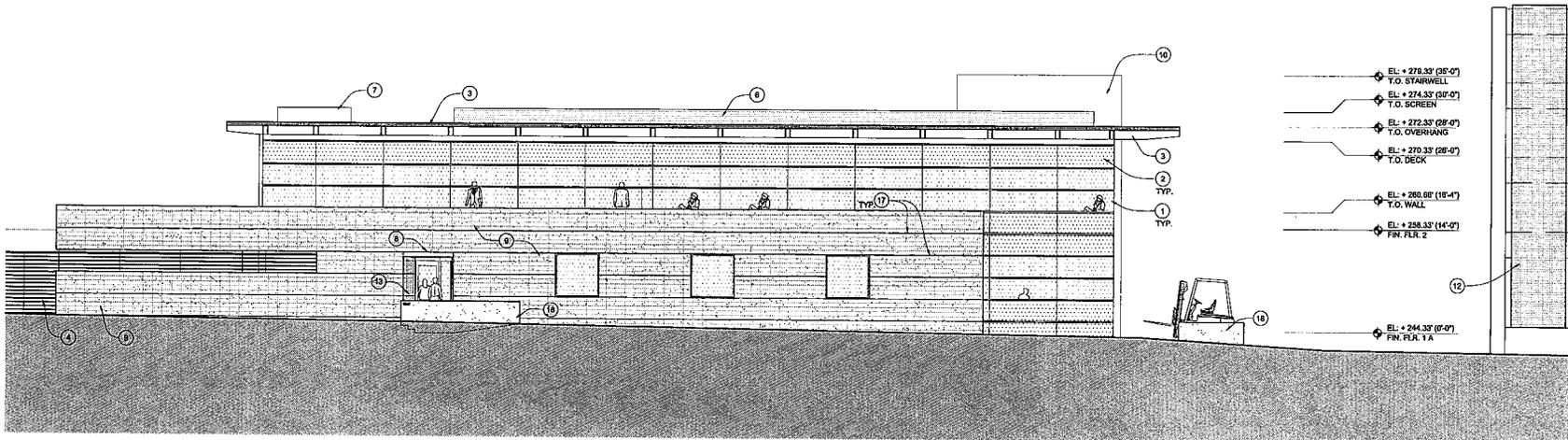




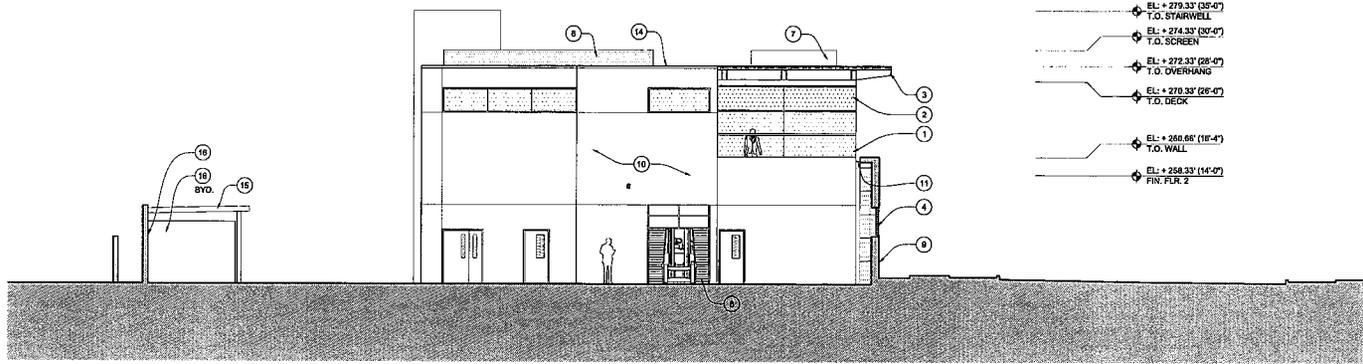


- KEY NOTES:**
1. GLASS RIBBON WALL SYSTEM, CLR. GLAZG.
 2. GLASS RIBBON WALL SYSTEM, SPANDREL GLAZG.
 3. STEEL CANOPY WITH LOUVERS.
 4. METAL LOUVERS.
 5. ROLL UP DOOR.
 6. MECHANICAL SCREEN.
 7. ELEVATOR PENTHOUSE - PLASTER FINISH.
 8. METAL CANOPY W BACKKIT REVERSE CHANNEL LETTERS SIGNAGE.
 9. EXTERIOR FINISH: CONCRETE MASONRY BY PREMIER BLOCK CORPORATION, NORMAL WEIGHT & NORMAL STRESS, FINISH: BURNISHED, COLOR: SANDSTONE, WITH SEALER ON ALL EXPOSED SURFACES.
 10. INTEGRAL COLOR EXTERIOR PLASTER 3030 LIGHT SAND FINISH ON CMU, COLOR T.B.D.
 11. RECESSED GUTTER & DOWNSPOUT.
 12. ADJACENT PARKING STRUCTURE.
 13. CMU ACCENT: 4 SCORE VERTICAL PROFILE.
 14. SHT. MTL. COPING, PAINTED.
 15. CANOPY.
 16. BLOCK WALL.
 17. RAKED HORIZONTAL JOINT. ALL OTHER JOINTS FLUSH. GROUT TO MATCH CMU COLOR.
 18. PIGMENTED ARCHITECTURAL CONCRETE SHORTWALL.

EAST ELEVATION
SCALE: N.T.S. 2

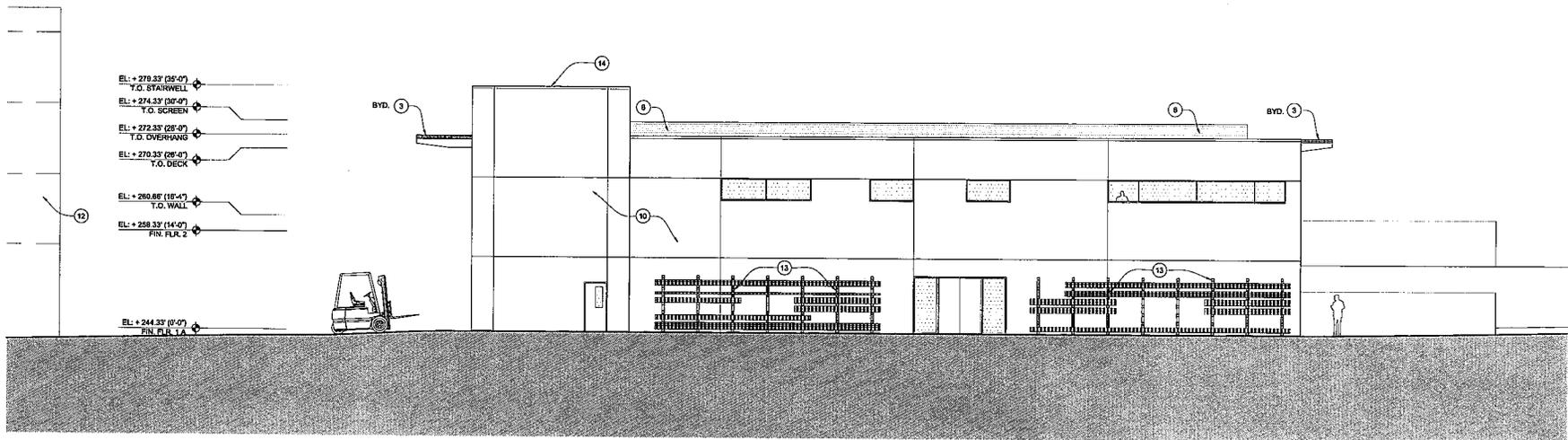


SOUTH ELEVATION
SCALE: N.T.S. 1



- KEY NOTES:**
1. GLASS RIBBON WALL SYSTEM, CLR. GLAZG.
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 8. METAL CANOPY AND BACKLIT REVERSE CHANNEL LETTERS.
 9. EXTERIOR FINISH: CONCRETE MASONRY BY PREMIER BLOCK CORPORATION, NORMAL WEIGHT & NORMAL STRESS, FINISH: BURNISHED, COLOR: SANDSTONE, WITH SEALER ON ALL EXPOSED SURFACES.
 10. INTEGRAL COLOR EXTERIOR PLASTER 3000 LIGHT SAND FINISH ON CMU. COLOR T.B.D.
 11. RECESSED GUTTER & DOWNSPOUT.
 12. ADJACENT PARKING STRUCTURE.
 13. CMU ACCENT: 4 SCORE VERTICAL PROFILE RAKED HORIZONTAL JOINT, ALL OTHER JOINTS FLUSH. GROUT TO MATCH CMU COLOR.
 14. SHT. MTL. COPING, PAINTED.
 15. CANOPY.
 16. BLOCK WALL.

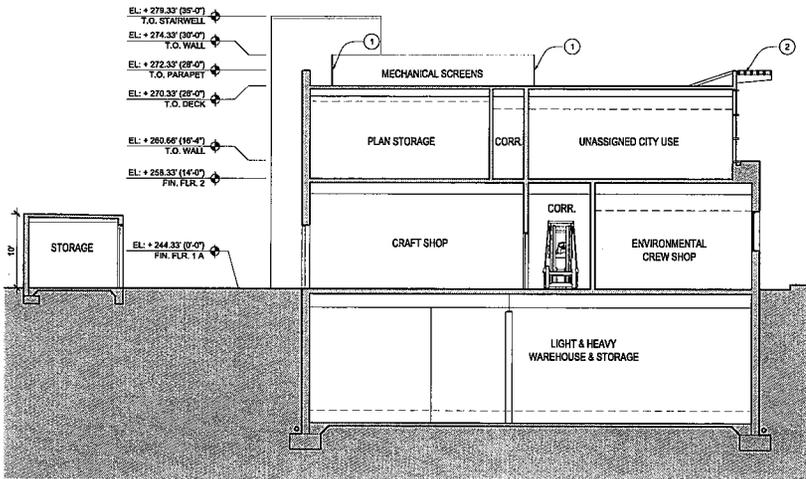
WEST ELEVATION
SCALE: N.T.S. 2



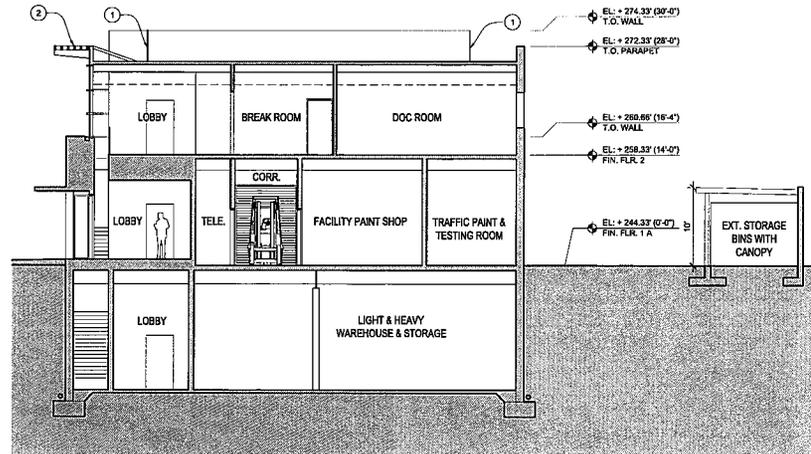
NORTH ELEVATION
SCALE: N.T.S. 1

KEY NOTES:

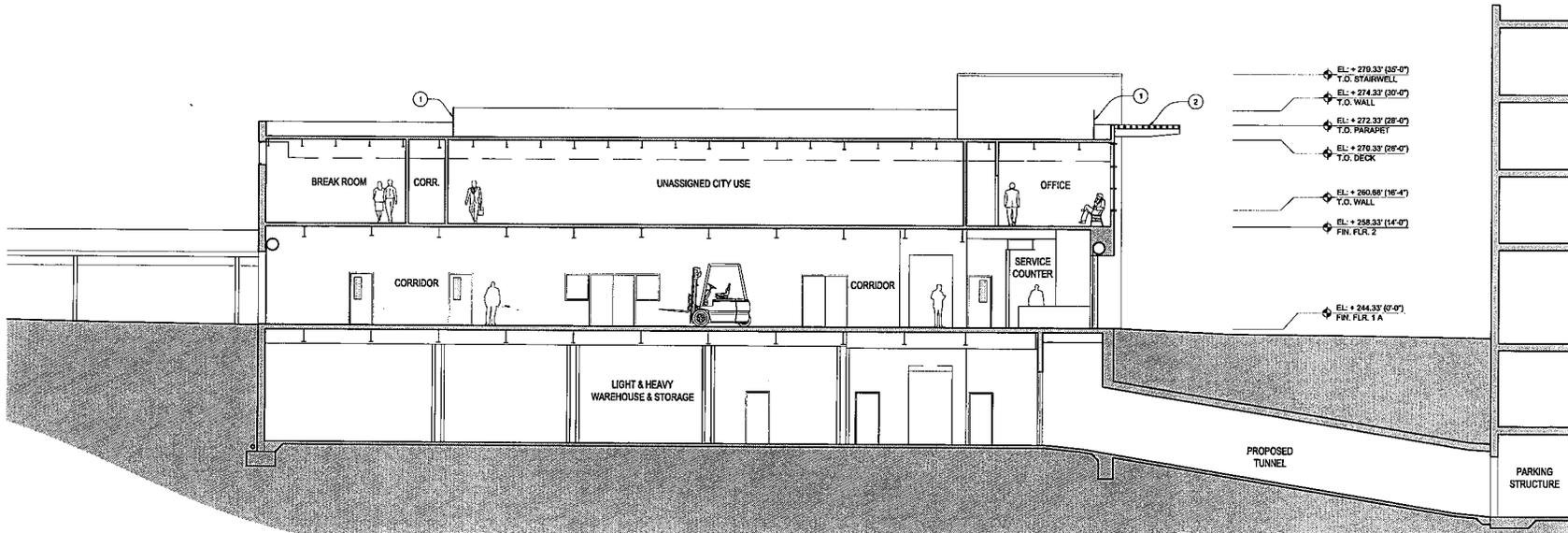
- MECHANICAL EQUIPMENT SCREEN
- STEEL CANOPY WITH LOUVERS



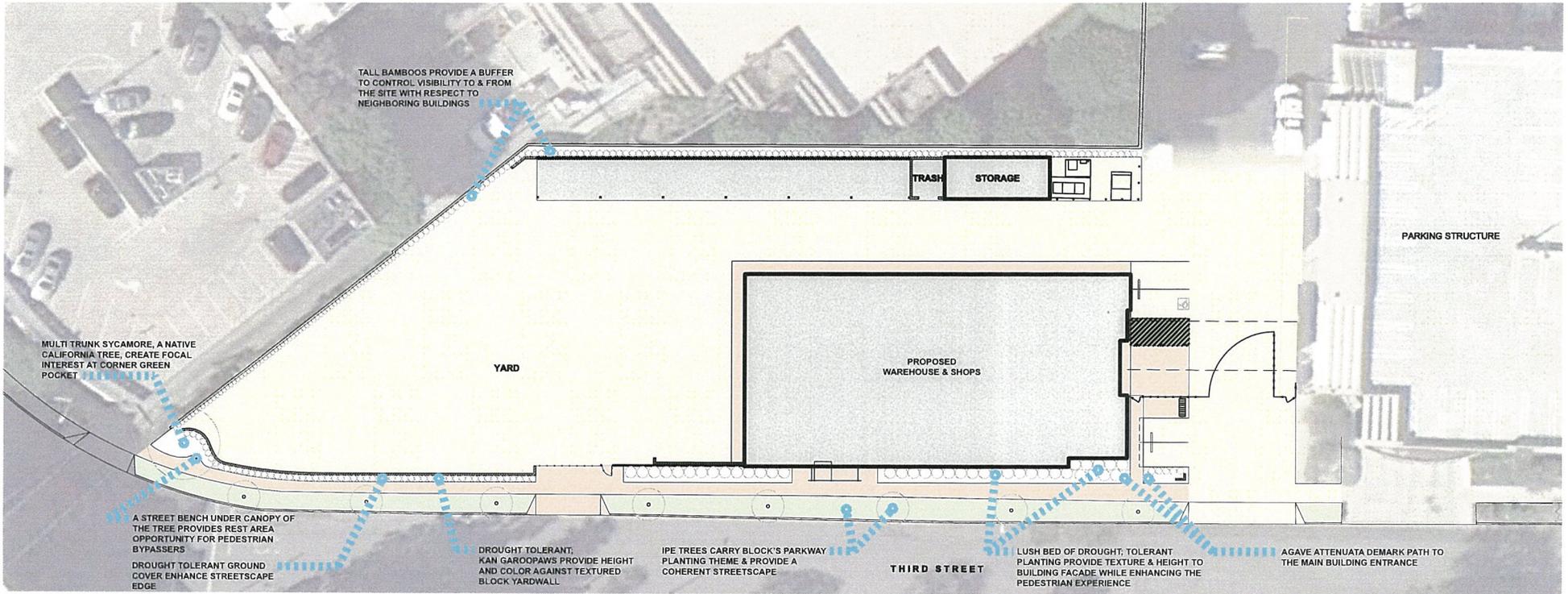
BUILDING SECTION
SCALE: 1/8" = 1'-0" 3



BUILDING SECTION
SCALE: N.T.S. 2



BUILDING SECTION
SCALE: N.T.S. 1



CONCEPTUAL LANDSCAPE PLAN 1

SCALE: N.T.S.



TREES

TABEBULIA IMPETIGINOS / IPE PLATANUS RACEMOSA / SYCAMORE TREE



MUHLENBERGIA AGAVE ATTENUATA ANIGOZANTHOS FLAVIDUS / KANGAROO PAW LEYMUS / LYME GRASS GAZANIA BAMBOO

SHRUBS

PLANT PALLETTE 2