



## CITY OF BEVERLY HILLS STAFF REPORT

**Meeting Date:** September 21, 2010  
**To:** Honorable Mayor & City Council  
**From:** Alan Schneider, Director of Project Administration  
**Subject:** Greystone Mansion HVAC Improvement Capital Project Status Report  
**Attachments:** None

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### INTRODUCTION

This report is a brief status on the Greystone Mansion HVAC Improvements project for the Community Services Department as part of the approved Fiscal Year 2010-11 Capital Improvement Program (CIP). Staff plans to initiate the public bidding process unless directed otherwise by the City Council.

### DISCUSSION

For the Greystone CIP, staff engaged the services of an architect with a strong historic background, Kaplan Chen Kaplan Architects & Planners (KCK) in conjunction with Melvyn Green & Associates to explore options and determine the feasibility of implementing a HVAC system with the latest technology in the facility. The results of that effort led to a proposed design that provides heating, ventilation and air conditioning to all public spaces on the first and second floors of the Mansion. The system design capacity will also accommodate the entertainment wing although the individual fans, coils and distribution equipment would be considered as a future enhancement.

In accordance with the approved agreement with KCK, the architect has completed the design work and contract documents, and submitted the plans for Building & Safety plan check.

The consultant's latest cost estimate for the project is \$1,560,000. The actual project cost would be determined once project bids are received from contractors.

To date, the City has made a significant investment in preserving and enhancing the use of Greystone Mansion. Infrastructure projects completed include replacement of the building electrical system and re-wiring of all switches and outlets; replacement plumbing lines for the restrooms on the main floor; and construction of a catering kitchen. In

addition, completed site improvements at the Estate include the site area around the Mansion, at the formal gardens and pool house, and currently around the Gatehouse.

Unless directed otherwise, the project is ready to be issued for bidding purposes by general contractors. It is anticipated that bids would be received and an award of contract submitted for City Council approval in November 2010. If awarded, the project would take six to eight months of construction, completing in June-July 2011.

**FISCAL IMPACT**

Funding for this project is available in the FY 2010-11 CIP budget from the Parks and Recreational Fund 16, Project #0422 in the Greystone Park Improvements CIP.

**RECOMMENDATION**

Unless directed otherwise by the City Council, staff will proceed to advertise the project for bidding and return to the City Council with a recommendation for an award of contract for the Greystone Mansion HVAC Improvements project.

 David D. Gustavson   
Approved By