



CITY COUNCIL AGENDA REPORT



DEPARTMENT: Public Works

MEETING DATE: February 17, 2009

PREPARED BY: Ron Bow, Director of Public Works

AGENDA LOCATION: CC-3

TITLE: Exterior Improvements, 601 S. Myrtle Avenue, Acceptance of Work, Approve Change Orders in the Amount of \$26,613.13, Notice of Completion, and Release of Retention to Cedars Engineering Construction Inc. for a Total Project Amount of \$461,613.13.

OBJECTIVE: Acceptance of the completed work, Change Orders approval, filing of Notice of Completion; and approval of final payment.

BACKGROUND: On September 19, 2006, the Redevelopment Agency Board approved the acquisition of 601 S. Myrtle Avenue. Constructed in 1937, the 6,000 square foot building is located on one of the most prominent and visible locations in Old Town. Due to its location and size, it has significant potential; however, it has been vacant since the mid 1990s, and under its previous condition it conveyed a negative impression.

To achieve a high quality, sustainable building that will serve as an anchor for Old Town, the Redevelopment Agency has assumed responsibility for renovating the building. On November 28, 2007, the concept design was presented to Historic Preservation Commission who approved the Certificate of Appropriateness. The approved design consisted of replacing all the stucco with brick, adding windows and a side entrance on Colorado and an interior front patio on Myrtle Avenue. Utilizing the architect's renderings, staff prepared construction documents.

ANALYSIS: On June 17, 2008, the City Council awarded a contract to Cedar Engineering Construction Inc., 1255 b Sartori Avenue, Torrance, California, 90501, in the amount of \$435,000.00. The work began in August 2008 and was completed in October 2008. The final construction cost is based upon structural steel reinforcement work and removal of unclassified fill for the patio slab authorized by the City, increasing the contract amount by \$26,613.13, for a total project amount of \$461,613.13.

FISCAL IMPACT: Funding for the project is provided by the Redevelopment Agency.

RECOMMENDATION: Acceptance of Work, Approve Change Orders in the Amount of \$26,613.13, Notice of Completion, for Exterior Improvements, 601 S. Myrtle Avenue, and Release of Retention to Cedars Engineering Construction Inc. for a Total Project Amount of \$461,613.13.

COUNCIL ACTION REQUIRED: If the City Council concurs, the appropriate action would be a motion for Acceptance of Work, Approve Change Orders in the Amount of \$26,613.13, Notice of Completion, for Exterior Improvements, 601 S. Myrtle Avenue, and Release of Retention to Cedars Engineering Construction Inc. for a Total Project Amount of \$461,613.13.

CC-3

RECORDING REQUESTED BY

CITY OF MONROVIA

AND WHEN RECORDED MAIL TO:

OFFICE OF THE CITY CLERK

CITY OF MONROVIA

415 S. IVY AVENUE

MONROVIA, CA 91016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is CITY OF MONROVIA
3. The full address of the owner is 415 S. IVY AVE., MONROVIA, CA 91016
4. The nature of the interest or estate of the owner is: **IN FEE**
5. The full names and full addresses of all person, if any who hold title with the undersigned as joint tenants or as tenants in common are: **NONE**
6. The full names and full addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to: **NONE**
7. A work of improvement on the property hereinafter described was completed on NOVEMBER 1, 2008. The work done was:
EXTERIOR FAÇADE REMODAL, STRUCTURAL STEEL REINFORCEMENT, PARAPET WALL EXTENSION, ENCLOSED PATIO, NEW WINDOWS, DOORS AND ROOF.
8. The name of the contractor, if any, for such work of improvement was CEDARS ENGINEERING CONSTRUCTION INC. TORRANCE, CA
JUNE 17, 2008
(IF NO CONTRACTOR FOR WORK OF IMPROVEMENT AS A WHOLE, INSERT "NONE") (DATE OF CONTRACT)
9. The property on which said work of improvement was completed is in the City of **MONROVIA**, County of **LOS ANGELES**, State of **CALIFORNIA**, and is described as follows:

10. The street address of said property is 601 SOUTH MYRTLE AVENUE., MONROVIA, CA 91016
(IF NO STREET ADDRESS HAS BEEN OFFICIALLY ASSIGNED, INSERT "NONE")

DATED: _____ (SIGNATURE OF OWNER OR CORPORATE OFFICER NAMED IN PARAGRAPH 2 OR HIS AGENT)

VERIFICATION

I, the undersigned, say: I am the DIRECTOR OF PUBLIC WORKS. the declarant of the foregoing notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on FEBRUARY 17, 2009 , at MONROVIA CA,
(DATE) (YEAR) (CITY) (STATE)

BY [Signature]
(PERSONAL SIGNATURE OF THE INDIVIDUAL WHO IS SWEARING THAT THE CONTENTS OF THE NOTICE OF COMPLETION ARE TRUE)