



MARINA PARK

Winter 2015

NEWSLETTER

The City of Newport Beach Marina Park Project continues to progress rapidly. Notable milestones achieved are:

- Completion of the structural steel
- Completion of underground utilities
- Completion of electrical power lines removal
- Completion of 19th Street Restroom exterior walls & sea walls
- Framing of interior and exterior walls is underway
- Lighthouse Playground Feature construction is underway
- Air Conditioning, Plumbing, and Electrical installations are underway
- Playground sidewalks are underway



Exterior framing of the Community Center



Community Center with the Lighthouse Tower in the background

A first glimpse of the Lighthouse Playground Feature



Community & Sailing Centers (view from W. Balboa Boulevard)

City Council awarded the last of four Marina Park construction packages, Marina Docks, on February 10, 2015. This work will include the installation of a new concrete dock system, dock utilities, marina equipment and accessories that one would expect from a visitor marina and a sailing program basin.

Upcoming Work

- Completion of metal framing
- Installation of air conditioning, electrical, and plumbing
- Installation of metal roof decking
- Completion of landscape sidewalks
- Completion of children's playground
- Removal of overhead utility lines and utility poles
- Installation of glass curtain wall at Lighthouse Tower



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PROJECT SCHEDULE & BUDGET UPDATE

City Staff and our Contractors have been making good progress on all the various construction phases of the project and we are now planning to open the new park this coming December, which is quite a bit ahead of the original schedule of Spring 2016. As for the project budget, the all-in estimated total project budget was established at \$39,500,000. This cost includes conceptual design and permitting; land acquisition; all soft costs such as project design, testing, inspection, and construction management; hard construction cost for all four bid packages; fixtures, furniture and equipment; as well as a City Reserve. As can be seen on the Marina Park budget summary shown below, the actual total cost of the project is currently running under budget.

MARINA PARK MASTER BUDGET

ATTACHMENT B

TASK DESCRIPTION	BUDGETED DETAIL COST	BUDGETED TOTAL	ACTUAL DETAIL COST	ACTUAL TOTAL	COMMENTS
1 CONCEPTUAL DESIGN/PERMITTING		\$ 1,680,441		\$ 1,680,441	Complete
2 LAND ACQUISITION		\$ 600,000		\$ 605,116	\$600k cash plus closing fees
a SCE Parcel	\$ 600,000		\$ 605,116		
3 SOFT COSTS		\$ 5,035,156		\$ 5,023,363	Total Includes \$54,034 Design Contingency
4 HARD COSTS		\$ 29,543,281		\$ 29,034,610	Total Includes \$2,075,619 Construction Contingency
a PACKAGE 1: Demolition and Tree Relocation	\$ 410,471				Final Total Contract Amount = \$337,614
Original Contract			\$ 405,130		Unlimited Environmental Inc.
Remainder of 10% Contingency (Began with \$40,513)			\$ -		None Used in Contract
Change Order No. 1			\$ (67,516)		Credit for Mobile Homes
b PACKAGE 2: Marina Basin Construction	\$ 3,671,724				Final Total Contract Amount = \$4,816,594
Original Contract			\$ 4,576,079		The Dutra Group
Remainder of 10% Contingency (Began with \$457,608)			\$ -		Final - Used 6% Contingency
Bid Item Adjustment Amount			\$ (8,127)		Final addition/deduction in bid quantities
Change Order No. 1			\$ (26,543)		Deletion of Deadman Support
Change Order No. 2			\$ 13,565		Install Additional Rock/Fabric for GS Facility Pad
Change Order No. 3			\$ 10,493		Changed Condition regarding American Legion wall
Change Order No. 4			\$ 243,000		Excavation of additional 4000 cy suitable beach sand
					Changed sub-surface condition on bulkhead install
Change Order No. 5			\$ 34,302		Removal of unknow & abandon utilities & structures. WiFi, Added Sand 18th ST, grout tie-back holes
c PACKAGE 3: Community Center and Park	\$ 17,421,081				
Original Contract			\$ 18,748,000		KPRS Construction Services Inc.
Remainder of 10% Contingency (Begin with \$1,874,800)			\$ 1,781,853		9.5% Contingency Remaining
Change Order No. 1			\$ 27,247		Additional asbestos, footing/concrete removals in Demo
Change Order No. 2			\$ 948		Delay Cost associated with Pad delivery
Change Order No. 3			\$ 17,026		
Change Order No. 4			\$ 47,726		
d PACKAGE 4: Docks	\$ 2,217,741				
Original Contract			\$ 2,937,661		Includes roughly 90k in dock FF&E
Remainder of 10% Contingency (Begin with \$221,774)			\$ 293,766		Not Awarded Yet
Change Order No. 1					10% Contingency Remaining
5 FIXTURES, FURNISHINGS, & EQUIPMENT (FF&E)		\$ 560,000		\$ 560,000	
6 CITY RESERVE		\$ 2,081,000		\$ 2,081,000	
PROJECT TOTAL		\$ 39,500,000		\$ 38,984,530	

Items noted in Red are unconfirmed costs

Last Updated 1-30-15