



CITY *of* CALABASAS

**CITY COUNCIL AGENDA
SPECIAL MEETING – MONDAY, SEPTEMBER 15, 2014
CITY HALL COUNCIL CHAMBERS
100 CIVIC CENTER WAY, CALABASAS
www.cityofcalabasas.com**

The starting times listed for each agenda item should be considered a guideline only. The City Council reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting. You may speak on a closed session item prior to Council's discussion. To do so, please submit a speaker card to the City Clerk at least 5 minutes prior to the start of closed session. The City values and invites written comments from residents on matters set for Council consideration. In order to provide councilmembers ample time to review all correspondence, please submit any letters or emails to the City Clerk's office before 5:00 p.m. on the Monday prior to the meeting.

OPENING MATTERS – 7:00 P.M.

Call to Order/Roll Call of Councilmembers
Pledge of Allegiance
Approval of Agenda

ANNOUNCEMENTS/INTRODUCTIONS – 7:10 P.M.

ORAL COMMUNICATIONS – PUBLIC COMMENT – 7:20 P.M.

CONSENT – 7:25 P.M.

1. Adoption of Resolution No. 2014-1436, approving the acquisition of two Los Angeles County tax-defaulted properties in the West Calabasas Annexation Area for the approximate amount of \$117,198, plus administration costs (Assessor Parcel Numbers: 2064-005-011 and 2064-005-015).

NEW BUSINESS – 7:30 P.M.

2. Recommendation from the Senior Task Force to approve additional funds for the design and construction of the Calabasas Senior Center.

3. Discussion of additional parking options on and around the Civic Center.

TASK FORCE REPORTS – 8:30 P.M.

CITY MANAGER’S REPORT – 8:35 P.M.

FUTURE AGENDA ITEMS – 8:40 P.M.

CLOSED SESSION 8:45 P.M.

1. Conference with Legal Counsel; Existing Litigation (Gov. Code § 54956.9(d)(1))

The one case name is unspecified as disclosure would jeopardize existing settlement negotiations.

ADJOURN – 9:00 P.M.

The City Council will adjourn to their next regular meeting scheduled for Wednesday, October 8, 2014, at 7:00 p.m.



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: SEPTEMBER 11, 2014

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: GLENN MICHITSCH, SENIOR PLANNER

SUBJECT: ADOPTION OF RESOLUTION NO. 2014-1436, APPROVING THE ACQUISITION OF TWO LOS ANGELES COUNTY TAX-DEFAULTED PROPERTIES IN THE WEST CALABASAS ANNEXATION AREA FOR THE APPROXIMATE AMOUNT OF \$117,198, PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBERS 2064-005-011 AND 2064-005-015).

MEETING DATE: SEPTEMBER 15, 2014

SUMMARY RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2014-1436 (Attachment A) approving the acquisition of two Los Angeles County tax-default properties in the West Calabasas Annexation Area for the approximate amount of \$117,198 plus administration costs (Assessor Parcel Numbers: 2064-005-011 and 2064-005-015).

BACKGROUND:

On a bi-annual basis, the County of Los Angeles Tax Collector sends the City a list of tax-defaulted properties in the County. The properties on the list are subject to the Power of Sale under the State Revenue and Taxation Code, and accordingly, the County holds public auctions to sell the tax delinquent properties. Section 7 of the Code provides both public and non-profit agencies an opportunity to acquire tax defaulted properties prior to a public auction if the agency expresses an interest to acquire any eligible property in writing within 30 days of the auction list

publication. If an interest in acquisition is expressed, properties are then removed from the auction list and processed for sale to the agency expressing interest.

There are two properties in West Calabasas (within the City's West Calabasas Annexation Area) on the current auction list (2014-A) that staff is recommending the City Council consider for purchase. The purchase price as of this date (reflecting the amount of back taxes and assessments owed) is listed at \$117,198. The final cost of purchase will include additional taxes and assessments incurred up to the final transaction date plus some additional Los Angeles County administration costs.

DISCUSSION/ANALYSIS:

The City has adopted a policy of purchasing tax-defaulted properties either for the purpose of open space preservation and/or to reduce the buildout density in two of the small-lot subdivisions (Old Topanga and the Calabasas Highlands) in the City. This policy is consistent with the goals in the General Plan which include the protection of environmental resources and maintaining an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for a variety of both active and passive recreational activities and protect public safety. Consistent with State law, the Planning Commission has made a finding of consistency with the General Plan regarding the purchase of tax default properties in the City.

Attachment A, Exhibit A illustrates the location and boundaries of the subject parcels.

Currently, the parcels are privately owned, and located within the West Calabasas Annexation Area (located between the City's current western boundary and Liberty Canyon Road south of the 101 Freeway). They are located north of and adjacent to City-owned open space lands. The larger parcel (2064-005-011) exhibits some habitat value including grasslands and a few oak trees. The remainder of the larger parcel and the entirety of the smaller parcel (2064-005-015) include steep slopes and the presence of bench drains created to help maintain a repaired landslide. Both parcels are also traversed by a north-south trending significant ridgeline.

FISCAL IMPACT/SOURCE OF FUNDING:

The City's Open Space Budget (10-134-6550-00) for the current fiscal year has been funded with \$20,000. The City normally receives a request for payment from Los Angeles County approximately nine months to one year after the City expresses interest in purchasing a tax defaulted property. Therefore, if the purchase is approved by the County Board of Supervisors, staff is presuming the

payment of approximately \$117,198 plus administration costs, and additional taxes and assessments accrued up until the transfer date will be due in fiscal year 2015-2016.

It is also important to note that under the County Tax Collector's rules, the current property owner may pay the back taxes and assessments at any time during the (one-year) processing period, so it is possible that the parcels could be removed from the tax-default inventory prior to consummation of the City's purchase.

REQUESTED ACTION:

Staff recommends that the City Council adopt Resolution No. 2014-1436 (Attachment A) approving the acquisition of two Los Angeles County tax-default properties in the West Calabasas Annexation Area for the approximate amount of \$117,198 plus administration costs (Assessor Parcel Numbers: 2064-005-011 and 2064-005-015).

ATTACHMENTS:

A – Council Resolution No. 2014-1436

ITEM 1 ATTACHMENT A
RESOLUTION NO. 2014-1436

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA APPROVING THE ACQUISITION OF TWO LOS ANGELES COUNTY TAX-DEFAULTED PROPERTIES IN THE WEST CALABASAS ANNEXATION AREA FOR THE APPROXIMATE AMOUNT OF \$117,198 PLUS ADMINISTRATION COSTS (ASSESSOR PARCEL NUMBERS: 2064-005-011, 2064-005-015).

WHEREAS, the City of Calabasas expresses interest in acquiring one tax-defaulted property from the County of Los Angeles under Chapter 8 of the State Revenue and Taxation Code from the 2014-A tax defaulted properties list; and

WHEREAS, the tax defaulted property is located within the West Calabasas Annexation area of the City of Calabasas, as shown in Exhibit A, attached; and

WHEREAS, the intended purpose of acquisition for the tax defaulted properties, as shown in Exhibit A, attached, is for open space preservation; and

WHEREAS, the purchase is consistent with the General Plan including the Open Space Element which calls for the protection of environmental resources and maintenance of an open space system which will conserve natural resources, preserve scenic beauty, promote a healthful atmosphere, provide space for recreational opportunities and protect public safety.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calabasas as follows:

SECTION 1. That the City of Calabasas expresses interest in acquiring the tax-default property shown in Exhibit A, attached, from the County of Los Angeles.

SECTION 2. That City staff is authorized to proceed with the acquisition of the tax-default property through the Los Angeles County Tax Collector's office.

The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED, this 15th day of September, 2014.

David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
City Attorney



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: SEPTEMBER 8, 2014

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: JEFF RUBIN, COMMUNITY SERVICES DIRECTOR 
MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR 

SUBJECT: RECOMMENDATION FROM THE SENIOR TASK FORCE TO APPROVE ADDITIONAL FUNDS FOR THE DESIGN AND CONSTRUCTION OF THE CALABASAS SENIOR CENTER.

MEETING DATE: SEPTEMBER 15, 2014

SUMMARY RECOMMENDATION:

It is recommended that the City Council approve the Senior Task Force recommendation to increase the budget by \$550,000 for the Design and Construction of the Calabasas Senior Center and authorize staff to execute an amendment to the Pankow Contract.

BACKGROUND:

At the January 8, 2014 City Council Meeting, Council approved the selection of Pankow Builders as the best qualified firm and authorized staff to begin contract negotiations and to include a Gold LEED Standard within the building program. City Council then awarded a Design/Build Contract to Pankow at the March 12, 2014 Council Meeting based on evaluation and scoring of specified criteria and approved the design/construction process to proceed in three separate Council authorized phases:

Phase I, Schematic Design/Massing: Preparation of basic design package, consisting of site and floor plans, elevations and sections sufficient to describe the building to a 10% level of completion, along with a cost estimate of the work.

Phase II, Design Development: Preparation of the approved schematic design to a 50% level of completeness sufficient to permit the preparation of a Guaranteed Maximum Price by the Design-Build team.

Phase III, Final Design (A) and Construction (B): Preparation of final design plans, securing of permits, construction and start-up of the new Senior Center.

Staff provided Pankow with a Notice to Proceed with the Project as of March 31, 2014 with the first task to bring forward Blocking/Massing Options to the Senior Task Force for consideration. The Senior Task Force met on Thursday, April 10, 2014 and after a presentation by Architect David Goodale and much discussion by Task Force Members, it was decided to bring forward to City Council a two story option set to the back of the rear parking lot of the Civic Center.

At the April 23, 2014 City Council Meeting, Council approved a two story massing which was the first step in Phase I and enabled Pankow to start on the space plan/conceptual design.

The Task Force met with the Architect on two occasions (May 22nd and 29th) to review floor plan ideas and come up with a plan that best suits our needs as described in the Building Program. At the June 11, 2014 City Council Meeting, Council had some concerns with the overall size of the building and asked that staff and the architect look to close in the second floor atrium in order to add additional square footage. The Task Force met on July 9, 2014 and agreed to move forward to Council with the building size and concept design as was presented in a power point by Architect David Goodale.

At the Council Meeting of August 13, 2014, the City Council approved the space plan and exterior architectural design. Council requested that staff receive and review the budget from Pankow once all sub quotes are in and to also take a look at parking solutions and return to council to discuss both the budget and parking ideas.

DISCUSSION:

The Senior Task Force met on Thursday, September 4th to review the itemized Senior Center Budget (Exhibit A - based upon sub-contractor quotes) provided by Pankow. The budget was created using the concept design that City Council approved at the August 13th meeting. After discussion, the Task Force voted unanimously to recommend to City Council that the budget be increased from \$4,000,000 to \$4,550,000 and Pankow move to Phase II of the project (Design Development). The addition of \$550,000 will go to an increase in the project cost and to increase project contingencies. Project contingencies of \$211,069 are

roughly 5% of the project cost and are included within the overall \$4,550,000 budget. Contingencies can consist of one or more of the following:

- 1) To account for errors and omissions in the construction documents;
- 2) To cover cost increases at bid time;
- 3) To modify or change the scope of the project; and/or
- 4) To pay for unknown conditions

After thoroughly going through the budget, the Task Force took a look at three options before coming to their conclusion (**with option 2 being chosen unanimously**):

- 1) Reduce the size of the senior center to fall in line with the \$4,000,000 budget;
- 2) Stay with the previously approved Council plan and request additional funds; and
- 3) Look to redesign to 10,000 square feet.

The reason option two was selected is that there is no impact to the project schedule, no redesign efforts need to be undertaken at additional costs, and the current design met all programmatic requirements.

FISCAL IMPACT/SOURCE OF FUNDING:

\$4,550,000.00 from Management Reserve for the design and construction of the Calabasas Senior Center.

REQUESTED ACTION:

It is requested that the City Council approve the Senior Task Force recommendation to increase the budget by \$550,000 for the Design and Construction of the Calabasas Senior Center and authorize staff to execute an amendment to the Pankow Contract.

ATTACHMENTS:

- A-Senior Center Itemized Budget
- B-Senior Center Space Plan Design First Floor
- C-Senior Center Space Plan Design Second Floor
- D-Artist Rendering
- E-Senior Center Exterior Architectural Design

EXHIBIT A



Calabasas Senior Center

Calabasas Senior Center

Charles Pankow Builders, Ltd.

100 Civic Center Way

Calabasas, CA

Budget 09/04/14 9,576 SF

Description	Qty	UN	Unit Price	Extension	\$/SF	%/Tot.	Scope Description (Exhibit)
DIVISION 0 - PROCUREMENT				\$569,025	\$59.42	12.51%	
00	Preconstruction Services		wk	\$74,835	\$7.81	1.64%	
00 1	Project Executive	42	wk	250.82	10,534	1.10	0.23%
00 2	Senior Project Manager	42	wk	913.92	38,385	4.01	0.84%
00 3	Project Manager	42	wk	374.85	15,744	1.64	0.35%
00 4	Project Coordinator	42	wk	94.00	3,948	0.41	0.09%
00 5	Assistant Project Manager II	42	wk	148.20	6,224	0.65	0.14%
00	A/E Services		ls	\$494,190	\$51.61	10.86%	
00 1	Design Fees	1	ls	497,956.00	497,956	52.00	10.94%
00 2	Landscape Architect Credit	1	ls	-18,766.00	-18,766	-1.96	-0.41%
00 3	Reimbursable	1	ls	15,000.00	15,000	1.57	0.33%
DIVISION 1 - GENERAL REQUIREMENTS				\$486,473	\$50.80	10.69%	
01	Project Management & Supervision		wk	\$344,872	\$36.01	7.58%	
01 1	Senior Project Manager	39	wk	1,645.12	64,160	6.70	1.41%
01 2	Superintendent	39	wk	4,558.00	177,762	18.56	3.91%
01 3	Assistant Project Manager I	39	wk	2,335.20	91,073	9.51	2.00%
01 4	Project Coordinator	39	wk	304.56	11,878	1.24	0.26%
01	Temporary Job Office Facilities		ls	\$43,614	\$4.55	0.96%	
01 1	Move In	1	ls	4,357.12	4,357	0.46	0.10%
01 2	Move Out	1	ls	3,057.12	3,057	0.32	0.07%
01 2	Office Toilets/Hand Wash	1	ls	0.00	0	0.00	0.00%
01 3	Office Phone & Data System	39	wk	315.00	12,285	1.28	0.27%
01 4	Office Utilities	39	wk	125.00	4,875	0.51	0.11%
01 5	Job Office	39	wk	175.00	6,825	0.71	0.15%
01 6	Office Supplies	39	wk	45.00	1,755	0.18	0.04%
01 7	Blueprinting	1	ls	5,000.00	5,000	0.52	0.11%
01 8	Overnight Delivery	39	wk	25.00	975	0.10	0.02%
01 9	Office Machines	39	wk	115.00	4,485	0.47	0.10%
01	Safety, Cleanup & Protection		ls	\$97,986	\$10.23	2.15%	
01 1	Pedestrian Protection	39	wk	309.52	12,071	1.26	0.27%
01 2	Protect Existing	39	wk	154.76	6,036	0.63	0.13%
01 3	Fence Rental	39	wk	125.00	4,875	0.51	0.11%
01 4	Storage Bins	2	ea	500.00	1,000	0.10	0.02%
01 5	Job Temp Water	39	wk	55.00	2,145	0.22	0.05%

Calabasas Senior Center

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Calabasas Senior Center
Charles Pankow Builders, Ltd.



		Budget	09/04/14	9,576 SF			
Description	Qty	UN	Unit Price	Extension	\$/SF	%/Tot.	Scope Description (Exhibit
01 6	Job Toilets/Hand Wash	39	wk	85.00	3,315	0.35	0.07%
01 7	Job Temp Utilities	39	wk	55.00	2,145	0.22	0.05%
01 8	Dust & Erosion Control	39	wk	257.14	10,028	1.05	0.22%
01 9	Stormwater Pollution Prevention Plan (SWPP)	39	wk	257.14	10,028	1.05	0.22%
01 10	Debris Box	15	ea	500.00	7,500	0.78	0.16%
01 11	Job Cleanup	39	wk	334.52	13,046	1.36	0.29%
01 12	Final Clean	8,500	sf	1.50	12,750	1.33	0.28%
01 13	Safety Supplies	39	wk	25.00	975	0.10	0.02%
01 14	Safety Construction	39	wk	154.76	6,036	0.63	0.13%
01 15	Traffic Control	39	wk	154.76	6,036	0.63	0.13%
DIVISION 2 - EXISTING CONDITIONS				\$0	\$0.00	0.00%	
02	Demolition	1s		\$0	\$0.00	0.00%	
02 1	Site Demolition Incl. in Div. 33	1	ls	0.00	0	0.00	0.00%
DIVISION 3 - CONCRETE				\$251,909	\$26.31	5.54%	
03	Cast-In-Place Concrete (Bomel Budget)	1s		\$242,830	\$25.36	5.34%	
03 1	Structural Excavation & Backfill	163	cy	48.00	7,824	0.82	0.17%
03 2	Slab in Grade	5,353	sf	17.50	93,678	9.78	2.06%
03 3	Footings	163	ls	650.00	105,950	11.06	2.33%
03 4	Elevator Pit Mat	74	sf	115.00	8,510	0.89	0.19%
03 5	Elevator Pit Walls	31	lf	610.00	18,910	1.97	0.42%
03 6	Perimeter Curb	346	lf	23.00	7,958	0.83	0.17%
03	Gypcrete	1s		\$9,079	\$0.95	0.20%	
03 1	Gypcrete	4,223	sf	2.15	9,079	0.95	0.20%
DIVISION 5 - METALS				\$24,000	\$2.51	0.53%	
05	Misc Metal & Architectural Metals (Craneveyor)	1s		\$24,000	\$2.51	0.53%	
05 1	Operable Partition Support	1	ls	8,700.00	8,700	0.91	0.19%
05 2	Elevator Support	1	ls	15,300.00	15,300	1.60	0.34%
DIVISION 6 - WOOD, PLASTIC & COMPOSITES				\$422,660	\$44.14	9.29%	
06	Rough Carpentry (Abdellatif)	1s		\$360,000	\$37.59	7.91%	
06 1	Rough Framing, Sheathing & Rough Hardware	9,000	sf	40.00	360,000	37.59	7.91%

Calabasas Senior Center

100 Civic Center Way
Calabasas, CA

Calabasas Senior Center
Charles Pankow Builders, Ltd.



		Budget	09/04/14	9,576 SF			
Description	Qty	UN	Unit Price	Extension	\$/SF	%/Tot.	Scope Description (Exhibit)
06	Finish Carpentry (Internal Budget)		ls	\$62,660	\$6.54	1.38%	
06 1	Base	493	lf	20.00	9,860	1.03	0.22%
06 2	Fireplace Hearth	1	ls	2,500.00	2,500	0.26	0.05%
06 3	Reception Desk	1	ls	25,000.00	25,000	2.61	0.55%
06 4	Kitchen Cabinet with Quartz Countertop	1	ls	5,000.00	5,000	0.52	0.11%
06 5	Bathroom Counter Tops - 4' (solid surface)	4	ea	1,500.00	6,000	0.63	0.13%
06 6	Art Room Cabinet & Counter (solid surface)	1	ls	2,500.00	2,500	0.26	0.05%
06 7	Wood Columns (10" high)	14	ea	1,200.00	16,800	1.75	0.37%
06 8	Wood Veneer Plywood Allowance	500	sf	40.00	20,000	2.09	0.44%
06 9	VE Target	1	ls	-25,000.00	-25,000	-2.61	-0.55%
DIVISION 7 - THERMAL & MOISTURE PROTECTION				\$173,374	\$18.11	3.81%	
07	Waterproofing (Internal Budget)		ls	\$7,840	\$0.82	0.17%	
07 1	Elastomeric Deck Coating	356	sf	15.00	5,340	0.56	0.12%
07 2	Elevator Pit Waterproofing	1	ls	2,500.00	2,500	0.26	0.05%
07	Thermal Protection (Internal Budget)		ls	\$18,689	\$1.95	0.41%	
07 1	Wall Thermal Insulation	8,760	sf	0.75	6,570	0.69	0.14%
07 2	Ceiling Thermal Insulation	5,353	ls	1.00	5,353	0.56	0.12%
07 3	Interior Acoustic Wall Insulation	6,790	ls	0.53	3,599	0.38	0.08%
07 4	Interior Acoustic Floor Insulation	4,223	ls	0.75	3,167	0.33	0.07%
07	Roofing (Golden State Roofing Budget)		ls	\$73,845	\$7.71	1.62%	
07 1	Clay Tile Roofing w/ underlayment	5,619	sf	13.14	73,845	7.71	1.62%
07	Flashing & Sheet Metal (Weiss)		ls	\$73,000	\$7.62	1.60%	
07 1	Sht. Metal Flashing * Gutters / Downspouts	1	ls	78,000.00	78,000	8.15	1.71%
07 2	VE Target	1	ls	-5,000.00	-5,000	-0.52	-0.11%
DIVISION 8 - OPENINGS				\$198,000	\$20.68	4.35%	
08	Doors, Frames & Hardware (Internal Budget)		ls	\$48,750	\$5.09	1.07%	
08 1	Interior Wood Door & Frame 3070	18	ea	1,000.00	18,000	1.88	0.40%
08 2	Exterior Wood Door & Frame 3070	3	ea	1,250.00	3,750	0.39	0.08%
08 2	Interior Wood Door & Frame 6070	3	ea	2,000.00	6,000	0.63	0.13%
08 3	Interior Closet Doors 4070	4	pr	750.00	3,000	0.31	0.07%
08 4	Door Hardware	28	ea	500.00	14,000	1.46	0.31%
08 5	Exterior Mag Locks	6	ea	1,500.00	9,000	0.94	0.20%

Calabasas Senior Center

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Calabasas, CA

Calabasas Senior Center

Charles Pankow Builders, Ltd.



Description		Qty	UN	Budget Unit Price	09/04/14 Extension	9,576 SF \$/SF	%/Tot.	Scope Description (Exhibit
08 6	VE Target	1	ea	-5,000.00	-5,000	-0.52	-0.11%	
08	Specialty Doors & Frames (Internal Budget)		ls		\$2,500	\$0.26	0.05%	
08 1	Roll-up Door @ Kitchen	1	ls	2,500.00	2,500	0.26	0.05%	
08	Aluminum, Glass & Glazing (Zaun Glass)		ls		\$146,750	\$15.32	3.23%	
08 1	Glass & Glazing	915	sf	88.52	81,000	8.46	1.78%	
08 2	Glass Door & Hardware	19	ea	4,250.00	80,750	8.43	1.77%	
08 3	VE Target	1	ea	-15,000.00	-15,000	-1.57	-0.33%	
DIVISION 9 - FINISHES					\$517,590	\$54.05	11.38%	
09	Plaster / Cast Stone Berger Bros / Sandstone Budget		ls		\$240,023	\$25.07	5.28%	
09 0	Sub Quote/Adjustment		ls	0.00	0	0.00	0.00%	
09 1	Exterior Plaster - 20/30 Sand Finish	8,827	wa	14.87	131,257	13.71	2.88%	
09 2	Scaffolding	1	ls	18,805.00	18,805	1.96	0.41%	
09 3	Add for Smooth Trowel Finish	0	wa	3.00	0	0.00	0.00%	
09 4	GFRC Eve Cornice	429	lf	27.00	11,583	1.21	0.25%	
09 5	Cast Stone Wainscoat Base	644	sf	22.00	14,168	1.48	0.31%	
09 6	Cast Stone Door Molding	90	sf	28.00	2,520	0.26	0.06%	
09 7	Cast Stone Custom Molds	6	ea	500.00	3,000	0.31	0.07%	
09 8	Cast Stone Balcony Cap	55	lf	28.00	1,540	0.16	0.03%	
09 9	Cast Stone Delivery	1	ls	650.00	650	0.07	0.01%	
09 10	Cast Stone Installation	1	ls	81,500.00	81,500	8.51	1.79%	
09 11	VE Target	1	ls	-25,000.00	-25,000	-2.61	-0.55%	
09	Gypsum Board (Berger Bros)		ls		\$108,178	\$11.30	2.38%	
09 1	Gyp. Bd. & Finish - Walls	20,835	sf	3.32	69,214	7.23	1.52%	
09 2	Gyp. Bd. & Finish - Ceilings	8,527	sf	4.08	34,799	3.63	0.76%	
09 3	Caulking	2,088	ls	2.00	4,166	0.44	0.09%	
09	Tiling & Terrazzo (Inland Tile)		ls		\$55,322	\$5.78	1.22%	
09 1	Ceramic Tile @ Bathroom Floors	547	sf	20.00	10,940	1.14	0.24%	
09 2	Ceramic Tile @ Bathroom Walls to 4' AFF	460	sf	17.00	7,820	0.82	0.17%	
09 3	Waterproofing	547	ls	4.50	2,462	0.26	0.05%	
09 4	Stone Tile Floors	1,066	sf	30.00	31,980	3.34	0.70%	
09 5	Tile Pavers @ Exterior Balconies	356	sf	20.00	7,120	0.74	0.16%	
09 6	VE Target	1	ls	-5,000.00	-5,000	-0.52	-0.11%	
09	Ceilings (Internal Budget)		ls		\$17,890	\$1.87	0.39%	

Calabasas Senior Center

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Calabasas Senior Center
Charles Pankow Builders, Ltd.



		Budget	09/04/14	9,576 SF			
Description	Qty UN	Unit Price	Extension	\$/SF	%/Tot.	Scope Description (Exhibit	
09 1	Suspended Acoustic Ceilings - 1st Floor	2,066 sf	4.50	9,295	0.97	0.20%	
09 2	Suspended Acoustic Ceilings - 2nd Floor	1,910 sf	4.50	8,595	0.90	0.19%	
09	Flooring (Internal Budget)	ls		\$55,124	\$5.76	1.21%	
09 1	Carpet - Glu-Down	352 sy	50.00	17,594	1.84	0.39%	
09 2	Top-Set Rubber Base	720 lf	2.50	1,800	0.19	0.04%	
09 3	Faux Wood Flooring	2,382 sf	15.00	35,730	3.73	0.79%	
09	Painting & Coverings (Mako)	ls		\$41,053	\$4.29	0.90%	
09 1	Walls	20,835 sf	0.60	12,501	1.31	0.27%	
09 2	Ceiling	8,527 sf	0.60	5,116	0.53	0.11%	
09 3	Doors & Frames	33 ea	90.00	2,970	0.31	0.07%	
09 4	Base	402 ea	3.00	1,206	0.13	0.03%	
09 5	Floor Sealer	440 sf	1.00	440	0.05	0.01%	
09 6	Stairs	4 flight	1,600.00	6,400	0.67	0.14%	
09 7	Misc Interior Paint	1 ls	1,000.00	1,000	0.10	0.02%	
09 8	Plaster	13,320 sf	0.60	7,992	0.83	0.18%	
09 9	Gutter	270 lf	3.00	810	0.08	0.02%	
09 10	Facia	647 lf	2.50	1,618	0.17	0.04%	
09 11	Misc Exterior Paint	ls	1,000.00	1,000	0.10	0.02%	
DIVISION 10 - SPECIALTIES				\$44,000	\$4.59	0.97%	
10	Signage & Directories (Internal Budget)	ls		\$10,000	\$1.04	0.22%	
10 1	Budget for Int. & Ext. Bldg. Signage	1 ls	10,000.00	10,000	1.04	0.22%	
10	Toilet Partitions & Accessories (Internal Budget)	ls		\$22,000	\$2.30	0.48%	
10 1	Toilet Partitions & Accessories	2 ea	8,500.00	17,000	1.78	0.37%	
10 2	Toilet Accessories @ Uni-Sex Restroom	2 ea	2,500.00	5,000	0.52	0.11%	
10	Misc Specialties (Internal Budget)	ls		\$12,000	\$1.25	0.26%	
10 1	Gas Fireplace	1 ls	12,000.00	12,000	1.25	0.26%	
DIVISION 11 - EQUIPMENT				\$5,000	\$0.52	0.11%	
11	Equipment (Internal Budget)	ls		\$5,000	\$0.52	0.11%	
11 1	Budget for Bldg. Equipment	1 ls	5,000.00	5,000	0.52	0.11%	
11 2	Budget for Kitchen Equipment	1 ls	15,000.00	15,000	1.57	0.33%	

Calabasas Senior Center

100 Civic Center Way

Calabasas, CA

Calabasas Senior Center

Charles Pankow Builders, Ltd.



Description		Qty	UN	Budget Unit Price	09/04/14 Extension	9,576 SF \$/SF	%/Tot.	Scope Description (Exhibit
11 3	FF&E Budget	1	ls	-15,000.00	-15,000	-1.57	-0.33%	
DIVISION 13 - SPECIAL CONSTRUCTION					\$28,000	\$2.92	0.62%	
13	Special Construction (Internal Budget)		ls		\$28,000	\$2.92	0.62%	
13 1	Operable Wall Partition @ Multi-Purpose Rm	1	ls	28,000.00	28,000	2.92	0.62%	
DIVISION 14 - CONVEYING EQUIPMENT					\$96,450	\$10.07	2.12%	
14	Conveying Equipment (Thyssen Krupp Budget)		ls		\$96,450	\$10.07	2.12%	
14 1	Hydraulic 2-Stop Elevator	1	ls	86,450.00	86,450	9.03	1.90%	
14 2	Cab Allowance	1	ls	10,000.00	10,000	1.04	0.22%	
DIVISION 21 - FIRE SUPPRESSION					\$38,950	\$4.07	0.86%	
21	Fire Suppression (RLH Budget)		ls		\$38,950	\$4.07	0.86%	
21 1	Sub Quote/Adjustment	1	ls	35,500.00	35,500	3.71	0.78%	
21 2	Riser Stub-in	1	ls	3,450.00	3,450	0.36	0.08%	
DIVISION 22 - PLUMBING					\$152,200	\$15.89	3.35%	
22	Plumbing (American Budget)		ls		\$152,200	\$15.89	3.35%	
22 1	Condensate Piping	1	ls	4,000.00	4,000	0.42	0.09%	
22 2	Natural Gas	1	ls	18,000.00	18,000	1.88	0.40%	
22 3	Drinking Fountain	1	ls	6,200.00	6,200	0.65	0.14%	
22 4	Bathroom Rough-in	1	ls	63,000.00	63,000	6.58	1.38%	
22 5	Bathroom Fixtures	1	ls	24,000.00	24,000	2.51	0.53%	
22 6	Kitchen Plumbing	1	ls	17,000.00	17,000	1.78	0.37%	
22 7	Mop Sinks	1	ls	13,000.00	13,000	1.36	0.29%	
22 8	Art Sinks	1	ls	7,000.00	7,000	0.73	0.15%	
DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING					\$285,000	\$29.76	6.26%	
23	HVAC (Key Air Budget)		ls		\$285,000	\$29.76	6.26%	
23 1	Sub Quote/Adjustment	1	ls	230,000.00	230,000	24.02	5.05%	
23 2	DDC Controls	1	ls	30,000.00	30,000	3.13	0.66%	
23 3	LEED Premium	1	ls	50,000.00	50,000	5.22	1.10%	
23 4	Engineering	1	sf	25,000.00	25,000	2.61	0.55%	
23 5	No LEED Premium	1	sf	-50,000.00	-50,000	-5.22	-1.10%	

Calabasas Senior Center

100 Civic Center Way
Calabasas, CA

Calabasas Senior Center
Charles Pankow Builders, Ltd.



		Budget	09/04/14	9,576 SF			
Description	Qty	UN	Unit Price	Extension	\$/SF	%/Tot.	Scope Description (Exhibit)
DIVISION 26 - ELECTRICAL				\$353,574	\$36.92	7.77%	
26	Electrical (Kirkwood Budget)		ls	\$353,574	\$36.92	7.77%	
26 1	Fixture Allowance (Fixture cost, tax and 10% i	1	ls	47,932.00	47,932	5.01	1.05%
26 ##	Fixture Branch (Fixture install and wiring)	1	ls	74,659.00	74,659	7.80	1.64%
26 ##	Branch Lighting (Switches, sensors, control ar	1	ls	28,432.00	28,432	2.97	0.62%
26 ##	Branch Power (Convenience power and conn	1	ls	25,800.00	25,800	2.69	0.57%
26 ##	Mechanical (Power and connections)	1	ls	27,612.00	27,612	2.88	0.61%
26 ##	L/V Stubs (Low Voltage stub-up conduit locati	1	ls	8,004.00	8,004	0.84	0.18%
26 ##	Switchgear	1	ls	16,725.00	16,725	1.75	0.37%
26 ##	Feeders	1	ls	21,250.00	21,250	2.22	0.47%
26 ##	Perimeter Lighting	1	ls	15,000.00	15,000	1.57	0.33%
26 ##	Landscape Lighting	1	ls	20,000.00	20,000	2.09	0.44%
26 ##	Patio Lighting	1	ls	25,000.00	25,000	2.61	0.55%
26 ##	Parking Lighting	1	ls	25,000.00	25,000	2.61	0.55%
26 ##	Engineering	1	ls	26,160.00	26,160	2.73	0.57%
26 ##	Temp Power	1	ls	7,000.00	7,000	0.73	0.15%
26 ##	Target VE	1	ls	-15,000.00	-15,000	-1.57	-0.33%
DIVISION 27 - COMMUNICATIONS & AUDIO/VISUAL				\$58,125	\$6.07	1.28%	
27	Communications & A/V (Kirkwood Budget)		ls	\$58,125	\$6.07	1.28%	
27 1	Tele/Data System	1	sf	16,250.00	16,250	1.70	0.36%
27 2	Security	1	sf	15,625.00	15,625	1.63	0.34%
27 3	Fire Alarm	1	sf	26,250.00	26,250	2.74	0.58%
DIVISION 31 - EARTHWORK				\$100,413	\$10.49	2.21%	
31	Earthwork (Leko Budget)		ls	\$100,413	\$10.49	2.21%	
31 1	Demo, Clear & Grub Sitework	1	ls	41,063.00	41,063	4.29	0.90%
31 2	Overexc 6' & Remove Soil @ Bldg Pad	1	ls	59,350.00	59,350	6.20	1.30%
DIVISION 32 - EXTERIOR IMPROVEMENTS				\$70,000	\$7.31	1.54%	
32	Base & Paving (Internal Budget)		ls	\$62,500	\$6.53	1.37%	
32 1	Asphalt Paving o/ Base	10,000	sf	4.00	40,000	4.18	0.88%
32 2	Allowance for Asphalt Patch @ Utilities	1,500	sf	6.00	9,000	0.94	0.20%
32 3	Conc. Curb & Gutter	450	sf	30.00	13,500	1.41	0.30%
32	Planting & Irrigation (Internal Budget)		ls	\$7,500	\$0.78	0.16%	

Calabasas Senior Center

100 Civic Center Way
Calabasas, CA

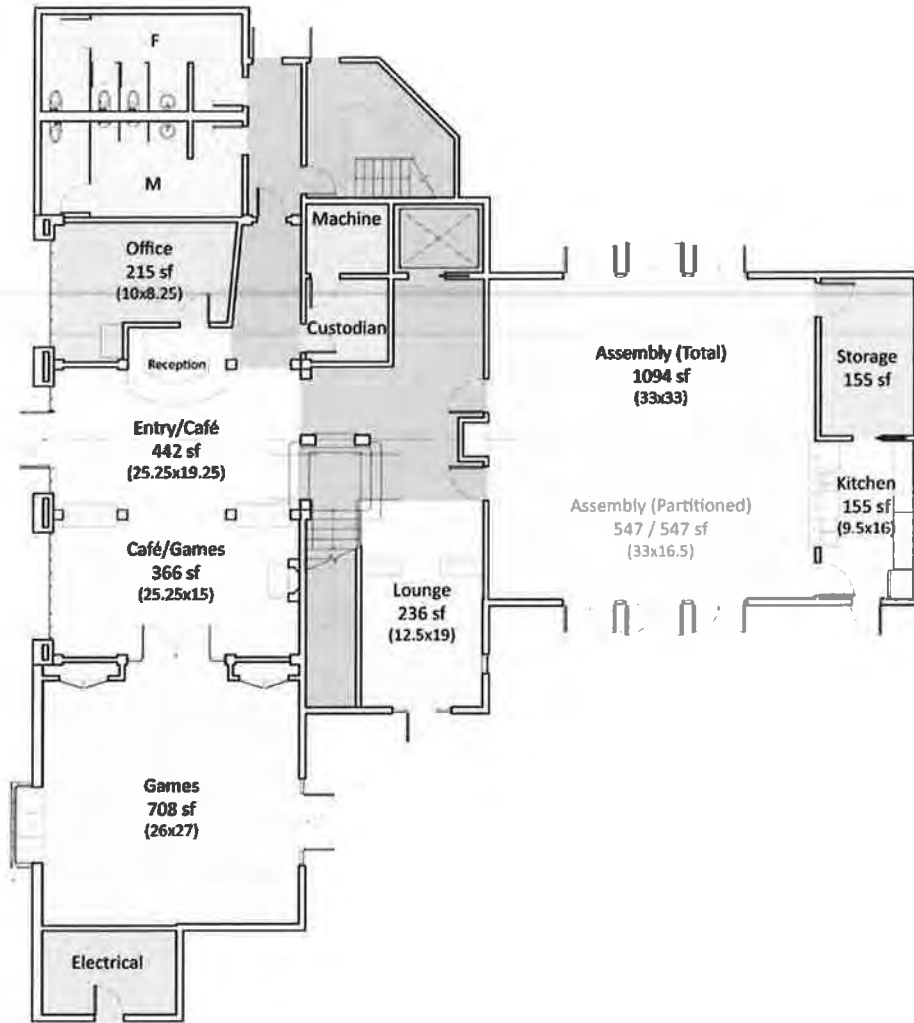
Calabasas Senior Center
Charles Pankow Builders, Ltd.



Budget 09/04/14 9,576 SF

Description	Qty	UN	Unit Price	Extension	\$/SF	%/Tot.	Scope Description (Exhibit
32 1 Irrigation System Stub- out Only	2,500	sf	3.00	7,500	0.78	0.16%	
DIVISION 33 - UTILITIES				\$111,646	\$11.66	2.45%	
33 Utilities (Bali Budget)		ls		\$111,646	\$11.66	2.45%	
33 1 Sub Quote/Adjustment	1	ls	111,646.00	111,646	11.66	2.45%	
Subtotal				\$3,986,389	\$416.29	87.61%	
01 Subguard/SubBonds	Subguard/SubBonds		\$40,984		4.28	0.90%	
01 Contractor Bond	Contractor Bond		\$31,757		3.32	0.70%	
01 CCIP Insurance	Insurance		\$72,800		7.60	1.60%	
01 Business Tax	Business Tax		\$0		0.00	0.00%	
01 Builders Risk Policy	Builders Risk Policy		\$25,000		2.61	0.55%	
01 Building Permit	Building Permit		\$0		0.00	0.00%	
Total Cost				\$4,156,931	\$434.10	91.36%	
							Additional Contingency per Senior Task Force Recommendation
90 Contingency	Contingency		\$211,069		22.04	4.64%	9/4/14
90 Overhead & Fee	Overhead & Fee		\$182,000		19.01	4.00%	
Total Price				\$4,550,000	\$475.15	100.00%	

EXHIBIT B

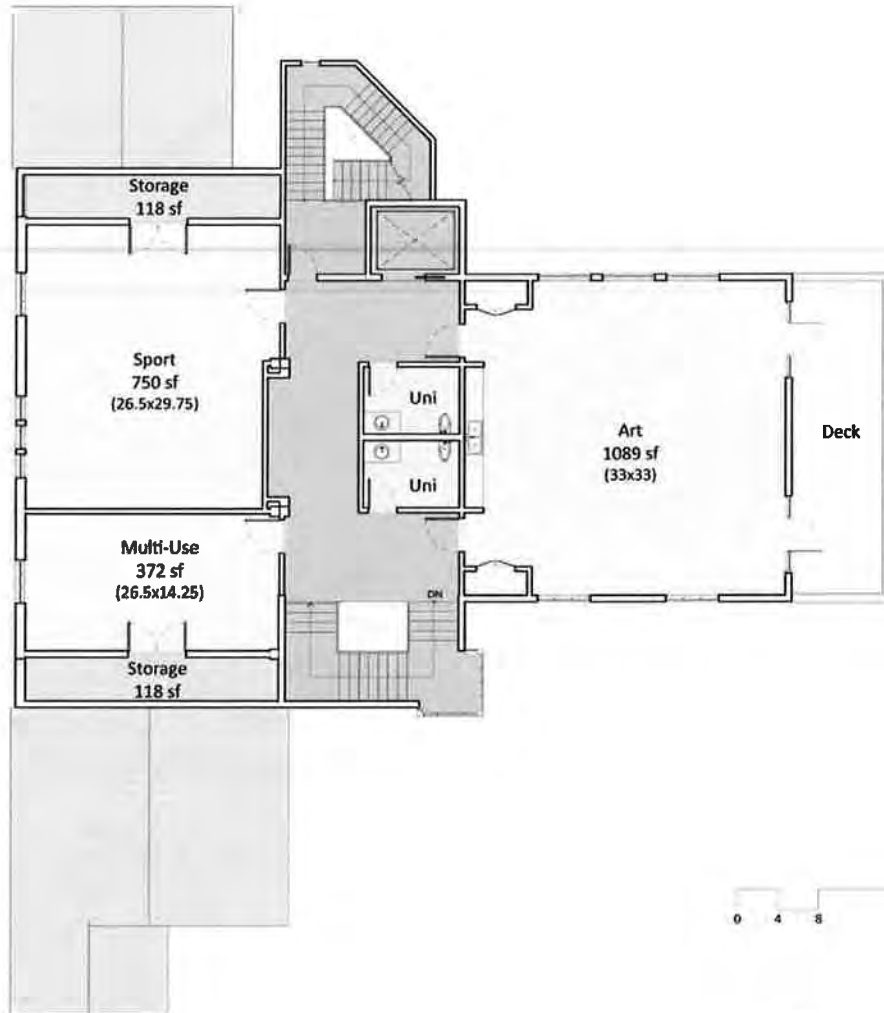


Ground Floor



- Public
- Private
- Service
- Restroom
- Circulation

EXHIBIT C



Second Floor



- Public
- Service
- Restroom
- Circulation

EXHIBIT D

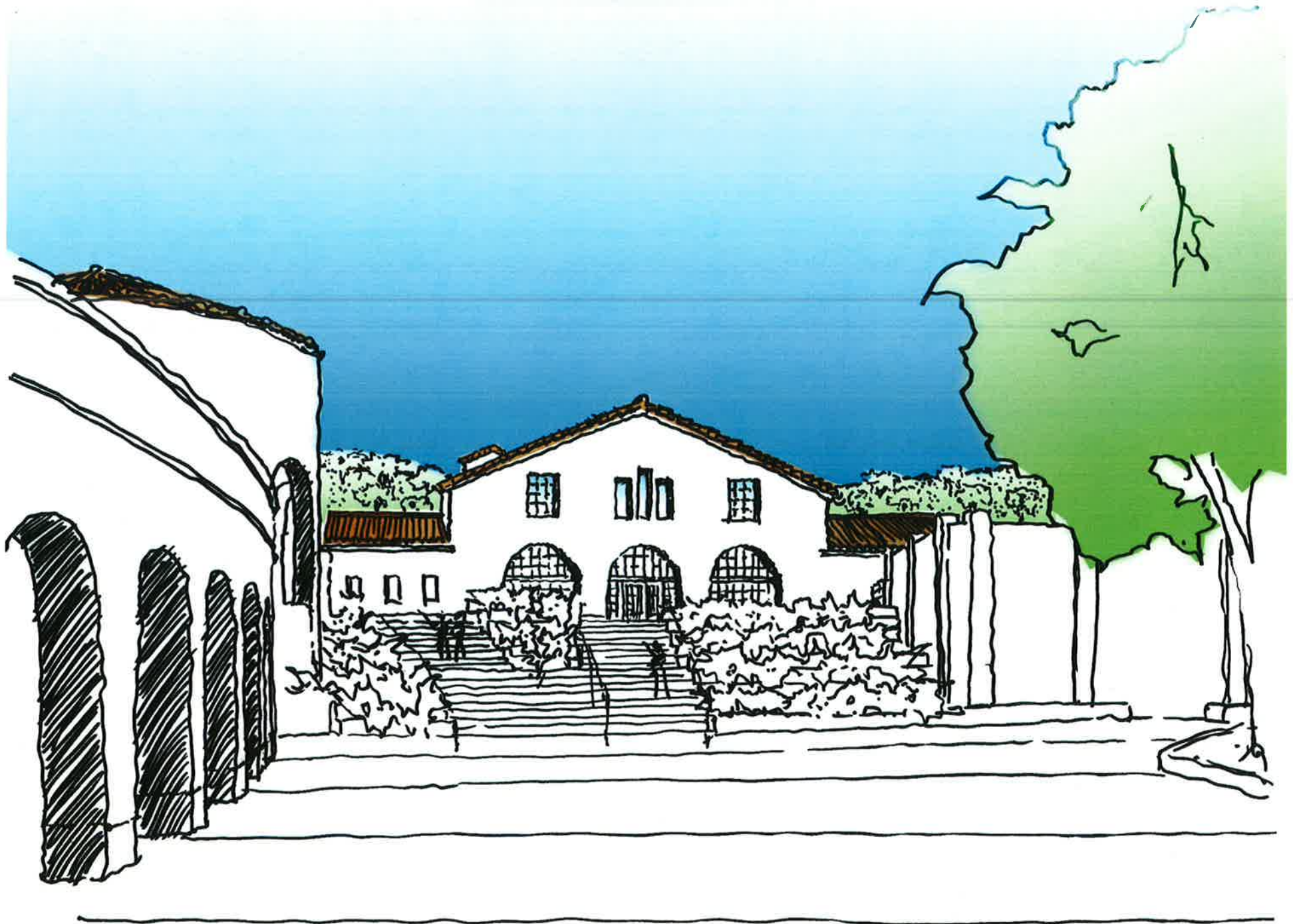


EXHIBIT E





CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: SEPTEMBER 8, 2014

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM:  ROBERT YALDA, PUBLIC WORKS DIRECTOR
JEFF RUBIN, COMMUNITY SERVICES DIRECTOR 
MAUREEN TAMURI, COMMUNITY DEVELOPMENT DIRECTOR 

SUBJECT: DISCUSSION OF ADDITIONAL PARKING OPTIONS ON AND AROUND THE CIVIC CENTER.

MEETING DATE: SEPTEMBER 15, 2014

SUMMARY RECOMMENDATION:

It is recommended that the City Council discuss and direct staff on implementing parking solutions on and around the Civic Center.

BACKGROUND:

At the August 13, 2014 City Council Meeting, the City Council directed staff to look at parking solutions at the Civic Center with the reduction of spaces and added load of the Senior Center Project.

DISCUSSION:

Staff took a look and studied some creative parking solutions (Exhibit A) in order to increase the amount of vehicles (94) that can be parked on and around the Civic Center. Parking options are noted below with an associated cost:

- 1) Allow for two hour parking only along Civic Center Way in front of City Hall and the Library by installing signage for a cost of \$ 2,500.00;
- 2) Re-stripe Civic Center Way to add 3 additional parking spots for a cost of \$3,500.00;

- 3) Add up to 70 parking spots on Calabasas Road between Parkway Calabasas and Park Granada by striping for a cost of \$12,000.00;
- 4) Re-stripe and add 3 additional parking spaces in the City Hall parking lot for a cost of \$1,000.00;
- 5) Add up to 7 parking spots behind Founders Hall with curb work, planter removal and striping for a cost of \$10,000.00; and/or
- 6) Add up to 11 parking spots in the rear parking lot for a cost of \$50,000.00 with curb work, retaining walls and striping.

FISCAL IMPACT/SOURCE OF FUNDING:

Up to \$79,000.00 for implementing options 1-6 above.

REQUESTED ACTION:

It is requested that the City Council discuss and direct staff on implementing parking solutions on and around the Civic Center.

ATTACHMENTS:

- A-Parking Diagram-New Potential Parking Spots
- B- Retaining Wall for Rear Parking Lot Spots
- C- Restriping Plan Calabasas Road

Stripe Calabasas Road for Street Parking in front of Kilroy and the Commons from Parkway Calabasas to Park Granada.
70

EXHIBIT A

Curb and Planter Removal. 7

11 New Retaining Wall.

Re-Stripe Civic Center Way and add Two Hour Parking Zone . 3

Library/Founders Hall

Senior Center

City Hall

Re-Stripe 3

94 Potential New Parking Spots
83 ▲ Low/Medium Cost 11 ▲ High Cost

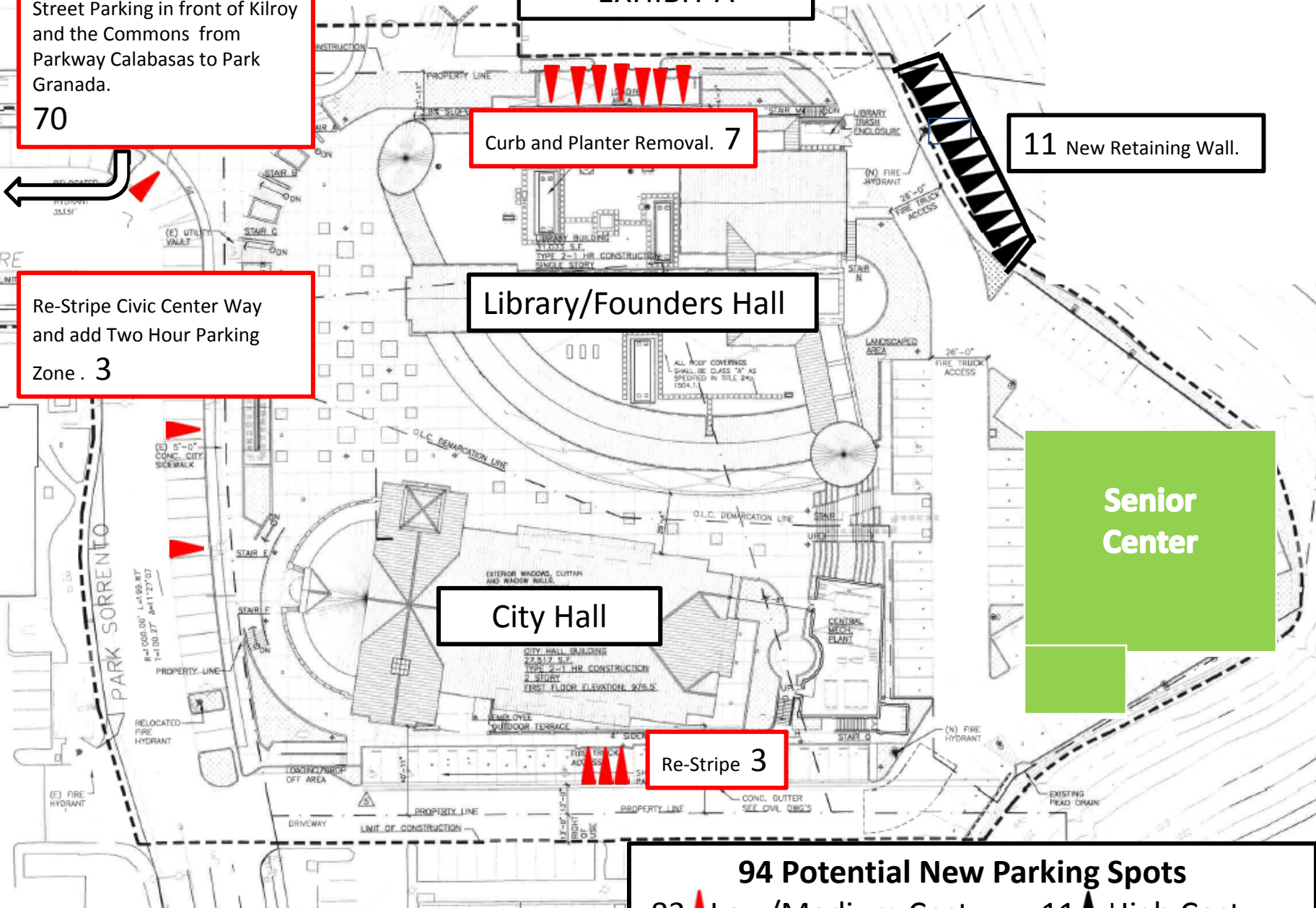
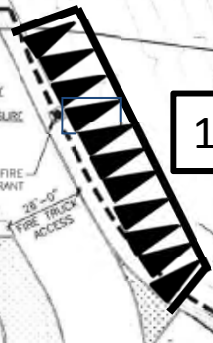
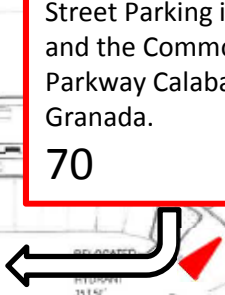


EXHIBIT B

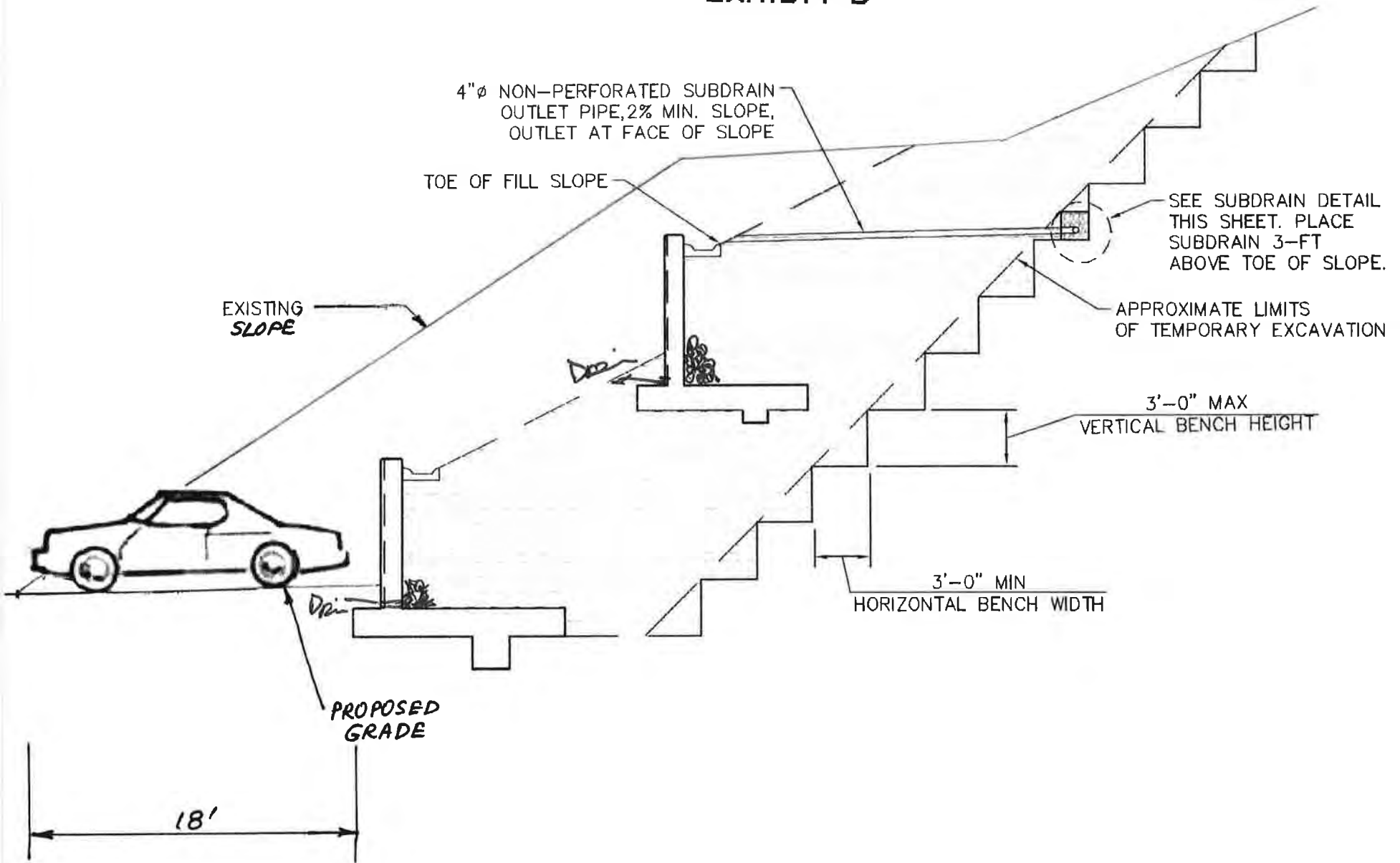


EXHIBIT C

CALABASAS ROAD STRIPING

