

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 5/01/06		Item Number: <u>J-1</u>	
AGENDA ITEM: Joint City Council/Redevelopment Agency Consideration to Award a Tri-Party Contract to Viking Equipment Corporation for Demolition of Building and Site Improvements at 12337 & 12343 Washington Blvd. and 12803, 12805 & 12807 Washington Blvd.			
Contact Person/Dept.: Kriss Casanova (CDD/Redevelopment)		Phone Number: (310) 253-5769	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: All owners and occupants in Culver City and Los Angeles within 300 feet of both sites were notified by mail (04/17/06). All bidders, Ben Besley of the Olson Company, and Robert Little, Jr. Of Urban Equity Partners were notified by phone (04/26/06). Master Notification List (04/26/06).			
Department Approval: Susan Evans (04/19/06)		CAO Approval: Martin R. Cole for Jerry Fulwood (04/26/06)	
City Controller Approval: Marlee Chang (04/26/06)			
<u>RECOMMENDATION:</u> Staff recommends that the Culver City City Council ("Council") and Culver City Redevelopment Agency ("Agency") award a tri-party contract to Viking Equipment Corporation ("Viking"), for removal of asbestos and lead-based paint materials and demolition of building and site improvements at 12337 & 12343 Washington Blvd. (former Shell Gasoline Station and adjacent flower shop) and 12803, 12805 & 12807 Washington Blvd. (commercial buildings). <u>BACKGROUND:</u> The sites to be demolished are possessed by the Agency and are part of two major Agency projects: the Washington Centinela project and the West Culver Lofts project. The subject properties were acquired by the Agency for the purpose of eliminating blight along West Washington Boulevard. Per the terms within the pending Disposition and Development Agreement to be executed between the Agency and the Developers, the Agency will undertake clearing the sites. The Agency is working with the Olson Company to redevelop the north corners at the intersection of Washington Boulevard and Centinela Avenue. The properties at 12337 & 12343 Washington Blvd. (former Shell Gasoline Station and adjacent Michel's Flower Shop) represent the northeast corner of the Washington Centinela project. The northwest corner is expected to be demolished in August 2006, and is			

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not included in the present consideration. The project is intended to enhance the area by removing vacant, deteriorated structures and by improving the properties with a combination of neighborhood-serving commercial uses and housing.

The commercial building located at 12803, 12805 & 12807 Washington Blvd is one of four properties on the Baldwin Motel block (i.e. the 12800 block of Washington Boulevard, between Meier Street and Moore Street). Former tenants of the commercial building include Cora's Restaurant, Marv & Mary's Bar, and Mario. Bros. Market. The new use proposed for this block by Urban Equity Partners is 12 live/work units plus 12 loft housing units. The Baldwin Motel at 12823 Washington Boulevard and the two four-unit apartment buildings (12811 and 12813 Washington Boulevard) have already been demolished. This is the last remaining property to be demolished before the site is entirely clear.

DISCUSSION:

Pursuant to Article XIII, Section 1304, in the City Charter, contracting for demolition does not require a formal bidding process. An informal bid process was used in order to expeditiously proceed with eliminating the blighting influence of the properties and to eliminate the attendant attractive nuisance and security problems while obtaining a competitive price for the work.

All sites were surveyed for asbestos and lead-based paint by CTL Environmental Services. On March 27, 2006, a letter soliciting proposals incorporating a demolition plan and the asbestos and lead-based paint survey project record were made available to the proposing contractors. The letter called for the demolition of the building and site improvements, with abatement and remediation of hazardous materials scheduled to occur concurrently with the demolition. The proposing contractors will be responsible for the proper abatement of the asbestos and lead-based paint-containing material under monitoring and oversight by CTL Environmental Services.

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Proposals were solicited from three qualified firms, and two responses were received. The results of the proposals are as follows:

<u>Name of Firm</u>	<u>12337 & 12343 Washington Blvd.</u>	<u>12803-12807 Washington Blvd.</u>	<u>Total</u>
1. Viking Equipment Corporation, Glendale, CA	\$47,000	\$35,200	\$82,200
2. Marcor Remediation, Cerritos, CA	\$52,043	\$50,522	\$102,565
3. K.G. Mullen, Inc., Culver City, CA	No response	No Response	N/A

Staff recommends that the Council and Agency award a contract to Viking Equipment Corporation in the amount of \$82,200 for the abatement and demolition services as the lowest and most responsive cost proposal, and also recommends that staff receive authorization to approve change orders for unforeseen conditions not to exceed an additional \$15,000. Unforeseen conditions are common when demolishing structures because subsurface infrastructure is difficult to identify beforehand.

The work is expected to commence within ten days of the contract award and be completed within approximately 15 working days. A pest control company will be asked to do an inspection prior to demolition. Construction management will be performed by the Public Works Department, and CTL Environmental will monitor the abatement process under an administratively approved contract.

FISCAL ANALYSIS:

The cost of a contract with the proposed bidder for the 12337 & 12343 Washington Blvd. is \$47,000. There is a balance of \$245,433.56 presently available in account number 55092610.619800 (Washington/Centinela – Other Contractual Services) to provide for this expense.

The cost of a contract with the proposed bidder for 12803-12807 Washington Boulevard is \$35,200. Currently, the Agency has \$963,479.00 available in account number 55392630.710150 (Baldwin Motel Block – Demolition of Structures).

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ATTACHMENTS:

- 1) Letter Soliciting Proposals for Demolition
- 2) Demolition Plan of 12337-12343 Washington Blvd.
- 3) Demolition Plan of 12803-12807 Washington Blvd.
- 4) Proposal from Viking Equipment Corporation for 12337-12343 Washington Blvd.
- 5) Proposal from Viking Equipment Corporation for 12803-12807 Washington Blvd.

MOTION:

That the City Council:

- 1) Award a tri-party contract to Viking Equipment Corporation in the amount of \$82,200 for the demolition and cleanup of the building and site improvements at 12337 & 12343 Washington Blvd. and 12803, 12805 & 12807 Washington Blvd.; and
- 2) Authorize the Public Works Director/City Engineer to negotiate any change orders at a total not-to-exceed amount of \$15,000; and
- 3) Direct the City Attorney to prepare the necessary documents and authorize the Chief Administrative Officer to execute the documents.

That the Culver City Redevelopment Agency:

- 1) Authorize the Assistant Executive Director to execute a tri-party contract with Viking Equipment Corporation; and
- 2) Authorize payments to the contractor pursuant to the agreement plus any change orders approved by the Public Works Director/City Engineer not to exceed \$15,000.