

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 10/24/05		Item Number: <u>J-1</u>
AGENDA ITEM: Joint City Council/Redevelopment Agency Consideration to Award a Tri-Party Contract to Marcor Remediation, Inc., for the Building and Site Demolition of the Baldwin Motel Property Located at 12823 Washington Boulevard.		
Contact Person/Dept.: Kriss Casanova (CDD/Redev.) / Andy O'Connell (PW)		Phone Number: (310) 253-5769 / (310) 253-5606
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒
Public Hearing: ☐	Action Item: ☒	Attachments: ☒
Public Notification: All owners and occupants in Culver City and all owners in Los Angeles within 300 feet of the site were notified by mail on October 11, 2005. Notices to all occupants in Los Angeles within 300 feet of the site were hand delivered on October 11, 2005. All bidders were notified by mail on October 11, 2005. Master Notification List on October 19, 2005.		
Department Approval: Susan Evans 10/12/05/ Charles Herbertson 10/13/05		CAO Approval: Jerry Fulwood 10/18/05
City Controller Approval: Marlee Chang 10/18/05		

RECOMMENDATION:

Staff recommends that the City Council and Culver City Redevelopment Agency ("Agency") award a tri-party contract to Marcor Remediation, Inc. ("Marcor"), for the building and site demolition of the Baldwin Motel property located at 12823 Washington Boulevard.

BACKGROUND:

On March 2, 2005, the Agency acquired the Baldwin Motel (15 rooms and a manager's unit) in an "as-is" condition. The site is one of four properties on the Baldwin Motel block (i.e. the 12800 block of Washington Boulevard, between Meier Street and Moore Street). The Agency seeks to eliminate blight in the area by redeveloping the 12800 block with new uses. To date, the Agency has completed acquisition of two of the four properties needed for the proposed project, is in escrow on the third, and is in the process of acquiring the final property. Urban Equity Partners proposes to construct 12 live/work plus 12 loft housing units on the site (the "Proposed Project").

Removal of all building and site improvements on the 12800 block is required to make way for the proposed project. Demolition of the block is scheduled to occur in separate phases beginning with the Baldwin Motel site. On July 17, 2005, the

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Baldwin Motel was vacated and precautions were taken to discourage trespassers from entering onto the site. A fence was placed around the property and the windows were boarded. The site exhibits a significant amount of physical deterioration. While the Agency is acquiring the remaining property on the 12800 block, the concurrent demolition of the Baldwin Motel site will alleviate the visible blight of the vacant building, reduce the need for security measures on the site and act as a catalyst for construction of the proposed project.

DISCUSSION:

A prior survey of certain building components of the Baldwin Motel by Smith-Emery GeoServices revealed the trace presence of asbestos. It is necessary that prior to or concurrent with the demolition of the building, the asbestos be abated by a qualified firm. A project scope for asbestos remediation was developed by Smith-Emery GeoServices and Executive Environmental Services Corporation.

Pursuant to Article XIII, Section 1304, in the City Charter, demolition type projects may be exempted from a formal bidding process. An informal bid process was used in order to expeditiously proceed with eliminating the blighting influence of a vacant motel and to eliminate the attendant attractive nuisance and security problems while obtaining a competitive price for the work.

The Public Works Department prepared a letter soliciting proposals incorporating a Demolition Plan and the Asbestos Inspection Report. 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.

On September 19, 2005, the Public Works Department solicited proposals from four qualified firms, and received responses from three. The results are as follows:

<u>Name of Firm</u>	<u>Cost Proposal</u>
1. Marcor Remediation, Inc. of Cerritos, California	\$60,996 (Includes 2% for bonds.)
2. TEG/LVI Environmental, Inc. of Santa Fe Springs, California	\$76,600
3. K.G. Mullen, Inc. of Culver City, California	\$122,400 (Includes 2% for bonds.)

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Staff reviewed the three proposals submitted and found Marcor's proposal to be responsive and complete. Staff contacted other municipalities about Marcor and found that they have successfully and satisfactorily completed demolition work and hazardous material abatement. Staff recommends awarding the contract to Marcor as the lowest and most responsive cost proposal and also recommends that staff have 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 and conditions are difficult to identify.

The work is expected to commence within ten days of contract award and be completed within approximately 15 working days. Construction management will be performed by the Public Works Department and Smith-Emery GeoServices will monitor the abatement process under an existing contract.

FISCAL ANALYSIS:

The cost of a contract with the proposed bidder is \$60,996. Currently, the Agency has \$22,000 available in account number 55392630.710150 (Baldwin Motel Block – Demolition of Structures). This amount will be supplemented with a transfer of \$54,000 from account number 55392630.610500 (Baldwin Motel Block – Relocation Services). Relocation expenses are coming in under budget, so some of the funds can be reallocated.

ATTACHMENTS:

- 1) Letter Soliciting Proposals for Demolition
- 2) Demolition Plan of the Baldwin Motel Property
- 3) Proposal from Marcor
- 4) Photographs of the existing conditions at the Baldwin Motel Property

MOTION:

That the City Council:

- 1) Award a tri-party contract to Marcor in the amount of \$60,996 for the demolition and cleanup of the building and site improvements at 12823 Washington Boulevard;

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- 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 Marcor; 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.