

MEETING DATE: September 18th, 2006

AGENDA ITEM : A Joint Meeting of the City Council and Redevelopment Agency to Consider Awarding a Tri-Party Agreement to Viking Equipment Corporation for Demolition of Building and Other Site Improvements at the Northwest Corner of Washington Boulevard and Centinela Avenue.

ATTACHMENTS

Pages

- | | |
|---|------|
| 1. Letter Soliciting Proposal for Demolition dated August 21, 2006 | 1-2 |
| 2. Demolition Plan | 3 |
| 3. Proposal from Viking Equipment Corporation dated August 30, 2006 | 4-6 |
| 4. Proposal from Marcor Corporation dated August 6, 2006 | 7-10 |

REQUEST FOR PROPOSAL FOR DEMOLITION SERVICES

August 21, 2006

The Culver City Redevelopment Agency is seeking the services of a qualified contractor for the demolition of the following sites:



1. U.S. Liquor Site (12403-12427 Washington Blvd.) at the northwest intersection of Washington Blvd. and Centinela Ave., (including California State Fire Protection at 4069 Centinela Avenue).
2. Mariscos Restaurant (4061 Centinela Avenue)
3. Residential structure (4064 Colonial Avenue)
4. Residential structure (4063 Centinela Avenue)

Attached is a Demolition Plan and an Asbestos and Lead-based Paint Survey (there is no survey for Site 4) to be considered when preparing your proposal. Your proposal must include payment of prevailing wages and include preparation of a Local Storm Water Pollution Prevention Plan (SWPPP) and its subsequent implementation. A State SWPPP and filing of a Notice of Intent may also be required. There will be a mandatory pre-bid walk on August 29th at 11:00 am at the site.

The successful bidder shall have the following insurance and licenses:

- Liability insurance with a \$1,000,000 coverage for single incidents and \$2,000,000 aggregate. This policy will name the City of Culver City as additionally insured.
- Workmen's Compensation Insurance.
- A Culver City Business License.
- A General Contractor's license that includes asbestos certification by the State of California.

When preparing your fee for the scope of work, please provide separate proposals as follows:

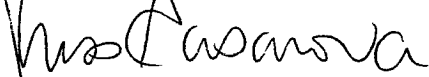
- 1) Demolition of all four sites in one phase.
- 2) Demolition of all four sites in two phases. The first phase being demolition of Sites 1 and 3, and the second phase being demolition of Sites 2 and 4.
- 3) Demolition of Sites 1, 2 and 3 in one phase. Site 4 and the alley leading up to Site 4 would not be demolished.
- 4) Demolition of Site 4 and the alley leading up to Site 4.

Please submit one copy of each proposal and its fee by **3:00 pm, September 5, 2006** to the address shown below:

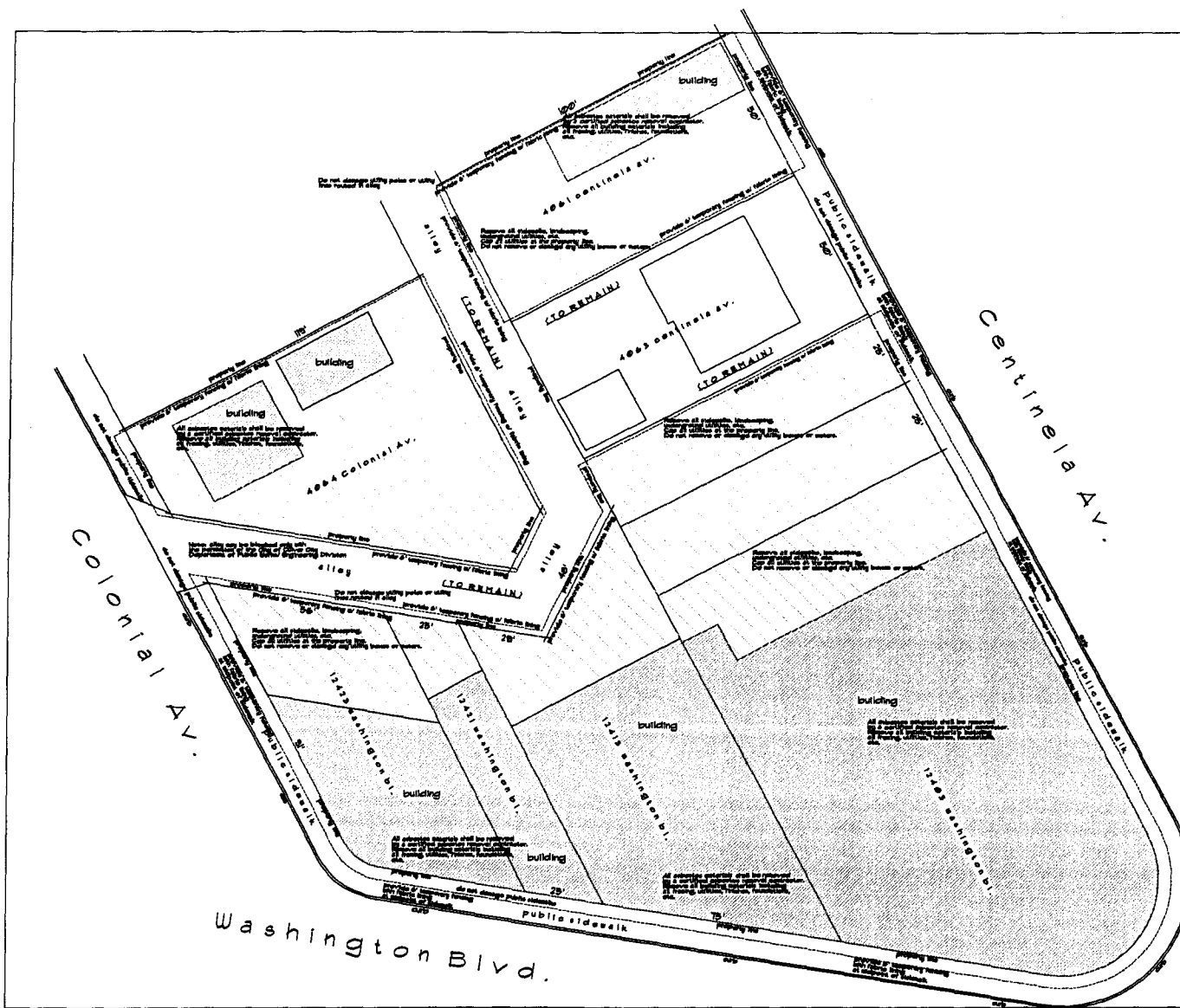
Kriss Casanova, Management Analyst
Culver City Redevelopment Agency
City Hall-3rd Floor
9770 Culver Boulevard
Culver City, CA 90232

If you have any questions regarding the project, please call me at (310) 253-5769.

Sincerely,

A handwritten signature in black ink, appearing to read "Kriss Casanova", written in a cursive style.

Kriss Casanova
Management Analyst



Approximate overall size of site
demolition area: 39,500 s.f.

approx. scale 1" = 15'-0"

general notes:

1. All Culver City construction hours are to be observed.
8:00 am to 5:00 pm Mon. - Fri.
8:00 am to 1:00 pm Sat.
8:00 am to 1:00 pm Sun.
2. All Culver City truck routes are to be observed.
3. Provide signage and/or flagmen as necessary to direct vehicular traffic and pedestrians.
4. Entire perimeter of work area is to be enclosed with 6' temporary fencing with falcon flag each night.
5. Contractor is to maintain dust control through watering during all work hours.
6. All debris materials are to be removed from the site and properly disposed of by the contractor.
Notes: all non-hazardous waste materials may be required to be disposed of per the Culver City Public Works/ Refuse & Recycling Division contact the Division at 299-6400.
7. If sidewalk closures are necessary the contractor shall provide signage re-directing pedestrians.
8. Work area is to be rough graded level at completion of demolition activities.
9. Contractor shall comply with all applicable California Building Codes and the Culver City Municipal Code.
10. Obtain a "no fee" demolition permit from the Culver City Building Safety Division, 299-6400, submit 3 copies of this drawing.
Allow a min of 5 working days City review time.
11. All dimensions shown are approximate field verify.
12. All structure locations shown are approximate field verify.
13. Provide a stake and label indicating the location of any utilities that are capped off underground.
14. All contractors submitting a bid shall visit the site and familiarize themselves with the field conditions prior to submitting a bid.
15. All contractors submitting a bid shall visit the site and familiarize themselves with all locations of all power lines prior to submitting a bid.
It shall be the responsibility of the demolition subcontractor to properly disconnect and/or stay clear of all power lines.

CITY OF CULVER CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION - CULVER CITY, CALIF.

12423 WASHINGTON BLVD. - 4081 CENTINELA AV.
DEMOLITION PLAN

August 2006

Drawings No.

Sheet 1 Of 1 Sheets

BASIS OF BEARING	BENCH MARK
n/a	n/a

Culver City
PUBLIC WORKS DEPARTMENT



NO.

REVISION



PROJECT NUMBER



Viking Equipment Corp.
DEMOLITION CONTRACTORS

P.O. BOX 251257 • GLENDALE, CALIFORNIA 91225-1257
(818) 500-9447 FAX (818) 500-9630
State License No. C-21-310852
www.vikingdemo.com



Facsimile Cover Sheet

Date: August 30, 2006

To: Culver City Redevelopment Agency

Attention: Kris Casanova

From: Todd Tredick

Re: Demolition Proposal for Washington Blvd. & Colonial, Including Alternates.

Pages: 2

Message: As we discussed at the job walk, the base bid is for the demolition, asbestos, and lead at Washington Blvd. And Colonial sites, including the asphalt associated with them. Alternate #1 is for the restaurant demolition and asbestos, including the asphalt in the alley associated with it. Alternate #2 is for the house demolition only, including the asphalt in the alley associated with it.



Viking Equipment Corp.

DEMOLITION CONTRACTORS

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(818) 500-9447 FAX (818) 500-9630

State License No. C-21-310812

www.vikingdemo.com



PROPOSAL AND CONTRACT

KRIS CASANOVA
TO: CULVER CITY REDEVELOPMENT AGENCY
9770 CULVER BLVD.
CULVER CITY, CA. 90232

PROPOSAL: 13423
DATE: 08/30/06
PHONE: 310/253-5769
FAX: 310/253-5779

JOB DESCRIPTION: DEMOLITION/ASB/LEAD

JOB ADDRESS: WASHINGTON & COLONIAL, 12403 ET AL, CULVER CITY,

The undersigned agrees to furnish and provide necessary labor, materials, and to perform and complete in a good workmanlike manner the following:

1. REMOVAL AND DISPOSAL OF ALL ASBESTOS CONTAINING MATERIALS AS LISTED ON CTL ENV. SURVEY DATED 8/3/2006.
2. MAKE ALL APPLICABLE NOTIFICATIONS AS REQUIRED BY LAW.
3. PROVIDE ALL ISOLATION MATERIALS, SAFETY EQUIPMENT, LABOR AND DISPOSAL."
4. CLEAN ALL VISIBLE ASBESTOS CONTAINING DEBRIS FROM THE WORK AREA COVERED BY THIS CONTRACT."
5. ENCAPSULATE, WET WIPE AND HEPA VACUUM ENTIRE WORK AREA AFTER REMOVAL AS APPLICABLE.
6. PROVIDE AIR MONITORING DURING REMOVAL OPERATIONS.
7. FINAL CLEARANCE LEVEL TO BE .01 OR LESS.
8. REMOVAL AND DISPOSAL OF BUILDINGS, CONCRETE, TREES, SHRUBS AND DEBRIS. OBTAIN ALL NECESSARY DEMOLITION PERMITS. CAP SEWER. PRICE INCLUDES OBTAINING LSWPPP PLAN APPROVAL, IMPLEMENTATION & MAINTENANCE OF LSWPPP FOR THE DURATION OF THE DEMOLITION ONLY.

Any HAZARDOUS materials, property line fencing, and work on public property IS EXCLUDED unless specifically listed above.

In the event an action is brought to enforce any of the terms of this agreement, the prevailing party shall be entitled to reasonable attorney's fees.

ALTERNATE #1: TO REMOVE AND DISPOSE OF 4061 CENTINELA AVE. RESTAURANT AND ITS ASBESTOS AS LISTED IN CTL SURVEY DATED 8/3/06, INCLUDING OBTAINING DEMOLITION PERMITS AND LSWPPP REQUIREMENTS, ADD \$37,000.00 TO THE PRICE STATED BELOW.

ALTERNATE #2: TO REMOVE AND DISPOSE OF 4063 CENTINELA AVE. HOUSE ONLY, INCLUDING OBTAINING DEMOLITION PERMITS AND LSWPPP REQUIREMENTS, ADD \$23,100.00 TO THE PRICE STATED BELOW.

PAGE # 1 CONTINUED ON PAGE # 2



Viking Equipment Corp.

DEMOLITION CONTRACTORS

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PROPOSAL AND CONTRACT

PAGE # 2 CONTINUED FROM PAGE # 1

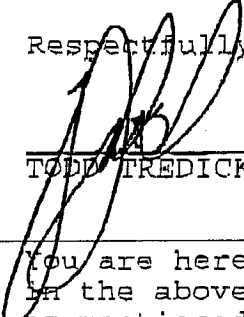
PROPOSAL: 13423 FOR JOB ADDRESS: WASHINGTON & COLONIAL, 12403 ET AL

All work to be completed for the sum of: \$ 181900.00

TERMS of payment are 100% ON COMPLETION

This price quotation good for 45 Days.

Respectfully submitted,



TODD TREDICK

ACCEPTANCE

You are hereby authorized to complete the work as described
in the above proposal for which I/we agree to pay the amount
as mentioned in the above proposal and in accordance with the
terms as indicated above.

SIGNED: _____ DATE: _____ CONST. LENDER: _____

NAME OF PROPERTY OWNER/S: _____
ADDRESS: _____



MARCOR Remediation, Inc.

16027 Carmenita Rd.
Cerritos, CA 90703

562-921-2733
562-921-2383 (Fax)
800-237-6271
www.marcor.com
CA License #736681

August 6, 2006

1-310-253-5779

Ms. Kriss Casanova
Culver City Redevelopment Agency
3rd Floor
9770 Culver Boulevard
Culver City, CA. 90232

RE: **Demolition Proposal Proposal**
Abatement and Demolition
Multiple Sites
Culver City, CA. 90232

MARCOR Proposal #: I06-757

Dear M. Casanova:

MARCOR Remediation, Inc. (MARCOR) is pleased to present our proposal for Demolition Proposal at the above referenced location. Our proposal has been prepared in accordance with the bid package prepared by Culver City Redevelopment Agency. A walk through of the site to verify scope of work and existing conditions was conducted on 8/29/06. MARCOR's proposal is based upon the information provided.

SCOPE OF WORK

The Scope of Work includes:

Asbestos abatement and site clearing of existing structures and landscaping. 120403 - 12427 Washington Boulevard, 4061 Centinela Avenue, 4064 Colonial Avenue and 4063 Centinela Avenue. (See breakdown below) Including Local storm water pollution protection plan and filling of notice of intent. Work includes removal of all buildings, footings, foundations and slabs, asphalt and concrete parking areas and driveways. Cutting and capping of sewer lines. rough grading at completion of building and asphalt work. Work may be phased with multiple lots going in each phase or singularly.

MOBILIZATION PROCEDURES

Mobilization:

Mobilization will commence upon receipt of acceptance to this proposal or issuance of Notice to Proceed.

Agency Notification:

The regulatory notification includes submission of properly executed notification forms and fees to applicable agencies. Typically, 10 working days notification is required.



Staging of Supplies and Waste Dumpster:

Supplies will be staged in a neat and orderly manner and will be coordinated with the designated Owner's Representative. Dumpster will be located as close as possible to the designated waste egress, and coordinated with the Owner's Representative.

SCHEDULE

Work will proceed 10 working days following submission of notification to regulatory agencies. Work will be substantially complete within approximately 20 working days. A detailed schedule, showing task sequence and critical dates will be submitted upon request.

HEALTH AND SAFETY:

MARCOR employs a full time Director of Health and Safety, who is responsible for developing, implementing and enforcing our quality assurance program.

GOVERNING REGULATIONS:

All work performed by MARCOR Remediation, Inc., will be in accordance with written procedures, and all applicable laws, rules and regulations. In conducting our research, we have collaborated with governmental regulatory agencies, including The U.S. Environmental Protection Agency (USEPA), the U.S. Occupational Safety and Health Administration (OSHA), the State of California Department of Health Services (DOHS), the California Department of Industrial Relations Division of Occupational Safety and Health (Cal/OSHA), and the National Institute of Occupational Safety and Health (NIOSH). Our work procedures are planned, documented and performed in compliance with the following regulations and specifications:

Code of Federal Regulations (CFR) Publications:
29 CFR 1910.134 - Respiratory Protection
29 CFR 1910.145 - Specifications for Accident Prevention - Signs and Tags
29 CFR 1910.1001 - Asbestos
40 CFR 61.Subpart A - General Provisions
40 CFR 61.Subpart B - National Emission Standards for Hazardous Air Pollutants (NESHAP)
California Code of Regulations (CCR)
Title 8
8 CCR 341.6 to 341.15
8 CCR 1529
American National Institute (ANSI) Publications
ZP.279 - Fundamentals Governing the Design and Operation of Local Exhaust Systems
ZP.280 - Practices for Respiratory Protection
American Society for Testing and Materials (ASTM)
Nation Institute for Occupational Safety and Health (NIOSH) 77-173
Occupational Exposure Sampling Strategy Manual
South Coast Air Quality Management District (SCAQMD) Rule 1403

INSURANCE AND BONDING:

MARCOR carries standard General Liability Insurance in the amount of \$1 million per occurrence/\$1 million aggregate with AIG Insurance Company, Best Rated A+15; and a \$10 million dollar Umbrella with Steadfast Insurance Company, Best Rated A+15. MARCOR is capable of raising the Umbrella Policy to a \$20 million limit if required (at additional cost). Bonds are provided at owner's account by Reliance Insurance Company of the State of Pennsylvania, Best Rated A++15.



TERMS AND CONDITIONS:

Inclusions:

- * All equipment, scaffold, cranes, required to complete the scope of work
- * All salvage is the property of MARCOR Remediation.
- * Notifications/fees to SCAQMD and Cal/OSHA
- * All misc. concrete slabs and footings to 3'-0" below grade
- * Mutually agreeable contract terms - including MARCOR's Standard Proposal/Agreement Form.
- * Pricing valid for 60 days.
- * Wind Screen up to 1700 lin. ft. included in bid

Exclusions:

The following is specifically excluded from this work:

- * Any Hazardous Materials
- * Removal of any other hazardous material.
- * Replacement of any materials removed unless specified in the Scope of Work.
- * This proposal excludes work on public property
- * This proposal excludes demolition of items beyond three (3) foot below existing grade except as noted above.
- * Minor damages to surfaces caused by installation of containment or removal procedures.
- * Adherence to Specifications/Procedures submitted to MARCOR after proposal submission.
- * Costs or conditions caused by delays by others beyond MARCOR's control.
- * Layout, excavation, backfill and compaction except as noted above.
- * Unknown items below ground.
- * Performance and/or Payment Bonds.

Owner/Agent Responsibilities:

The Owner/agent is responsible for providing the following:

- * Water, power (including assistance to hook up temporary power).
- * Staging areas for equipment and dumpsters (dock access).
- * 24 hour access to the work area.
- * Site security.
- * Sanitary facilities.
- * Parking for work force (free of charge).
- * Designate those items to be left or saved prior to MARCOR mobilization.
- * Identification of underground utilities to be protected in place.



TERMS OF PAYMENT:

Payment will be progressive, net 30 days upon substantial completion. Substantial completion is defined as complete visual removal of asbestos materials and achievement air clearance.

PRICING: Demolition

Per the Scope of Work as specified herein (price valid for 60 days):

\$218,219.00 /LS

Based on one move in

* 12403 - 12423 Wash. And 4064 Colonial

\$178,980.00

* 4061 Centinela Avenue

\$19,389.00

* 4063 Centinela Avenue

\$19,850.00

\$218,219.00

* Add \$1250.00 for each additional mobilization

Pricing: Abatement

\$33,562.00

* 12403 - 12423 Wash. And 4064 colonial

\$33,062.00

* 4061 Centinela Avenue

\$500.00

\$33,562.00

* Pricing for abatement at 4063 Centinela Avenue
is excluded from pricing until survey of property is performed

* If Performance and Payment Bond is required Add 2% to Bid Price

Thank you for this opportunity to submit a proposal for this project. If you have any questions or require any additional information, please do not hesitate to contact me at 562.921-2733.

Respectfully Submitted,
MARCOR Remediation, Inc.


Ronald Rotzien
Project Manager

ACCEPTANCE:

Agreed to this _____

(Signature)

(Date)