

**City of Culver City, California
Agenda Item Report**

Meeting Date: 11/14/11		Item Number: JC-1	
CITY COUNCIL/ REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Award of a Contract to Padilla Paving to Construct a Public Parking Lot on City-Owned Property at 12601 Washington Boulevard.			
Contact Person/Dept.: Kriss Casanova/CDD Todd Tipton/CDD		Phone Number: (310) 253-5769 (310) 253-5783	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (USPS) All Property Owners, Businesses and Occupants within 500 feet of the project area (9/1/11); (Email) Triangle Neighborhood Association (9/3/11), Meetings and Agendas – City Council (11/11/11), Meetings and Agendas - Redevelopment Agency (11/11/11).			
Department Approval: Sol Blumenfeld: (11/09/11)		Agency General Counsel: Murray Kane (11/10/11) City Attorney Approval: Carol Schwab (by H. Baker) (11/09/11)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (11/10/11)		City Manager/Executive Director Approval: John M. Nachbar (11/10/11)	

RECOMMENDATION:

Staff recommends that the City Council and the Culver City Redevelopment Agency Board (Agency Board) award a contract to Padilla Paving in an amount not to exceed \$191,200 to construct a fourteen space, public parking lot on City-owned property at 12601 Washington Boulevard (Property).

BACKGROUND:

On August 23, 2010, the Agency Board approved a Purchase Agreement for the 6,000 square foot, unimproved Property located in Phase III of the West Washington Area Improvement Plan (AIP) for the purpose of developing public parking. As part of the Cooperation Agreements between the City and the Agency, this property was transferred to the City, which now holds title to the Property.

On September 26, 2011, the City Council and Agency Board approved documents and authorized staff to bid the parking lot construction. Additionally, a Reciprocal Easement Agreement was approved with the adjacent property owner at 12565 Washington Boulevard to improve access and circulation to/from the Property.

The parking lot construction project is part of the enforceable obligations schedule listed in the Cooperation Agreement¹ adopted by the City and Agency earlier this year, therefore both agencies will be party to the contract.

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DISCUSSION:

The notice inviting bids was advertised in the Culver City News and construction trade publications. Nine (9) contractors purchased bid packages.

On October 27, 2011, the bid opening occurred. A total of five (5) bids were received. The following table summarizes the bid results:

Bidder	Base Bid
Padilla Paving	\$166,200.00
Aramexx Construction	\$172,069.50
Palp. Inc. DBA Excel Paving	\$173,147.00
KASA Construction, Inc.	\$187,125.00
Moalej Builders, Inc.	\$191,675.00

Staff review of the bid documents has resulted in Padilla Paving being recommended as the lowest responsive and responsible bidder. Should the City Council and Agency Board award the construction contract, construction is slated to begin in December 2011 and is expected to take 30 working days to complete. Approximately two weeks prior to construction activity, adjacent business owners and residents will be notified and provided with contact information for questions regarding the project.

The Project will benefit the west Washington Boulevard and neighboring residential area by eliminating a blighted vacant lot, and increasing parking to satisfy commercial area needs.

FISCAL ANALYSIS:

The Agency Board acquired the Property for \$625,000. As part of the Cooperation Agreements between the City and the Agency, this property was transferred to the City, which now holds title to the Property.

Sufficient funds exist in Program 48695100 – Parking Participation (Former Agency Tax Exempt Bond Funds), to fund the cost of the improvements. Construction Management and Inspection, to be provided by KOA, will not exceed \$10,000.

City parking revenues are estimated to be \$17,000 – \$42,000 annually depending on occupancy rates, operations and maintenance costs, and parking rates established.

MOTIONS:

That City Council and Agency Board:

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1. Award a construction contract to Padilla Paving, as the lowest responsive and responsible bidder, to complete the necessary work for parking lot improvements at 12601 Washington Blvd.; and
2. Authorize the City Manager/Executive Director to approve change orders totaling a not-to-exceed amount of \$25,000; and
3. Authorize the City Attorney and Agency General Counsel to review/prepare necessary documents; and
4. Authorize the City Manager/Executive Director to execute such documents on behalf of the Agency

¹ Pursuant to the applicable provisions of AB 26 X1 and AB 27 X1 (and the California Supreme Court's Order staying enforcement of a significant part of AB x1 26 and all of AB x1 27) , the Agency's authority to enter into contracts is limited to certain items permitted under AB x1 26. The Agency may enter into contracts required to perform "enforceable obligations." All of the services contemplated under this contract will be performed to pursue enforceable obligations (e.g. those projects contained in the Cooperation Agreements between the Agency and the City). The Agency's actions are enforceable obligations under a Participation Agreement on this matter as well as the Cooperation Agreement. Therefore, the Agency is authorized to be a party to this transaction and agreements and other documents related thereto.