

City of Culver City, California
Agenda Item Report

Meeting Date: 05/03/10		Item Number: J-3	
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: (1) Adoption of City Council and Agency Resolutions Making Certain Findings Relative to the Proposed West Washington Phase I Streetscape Median Project Pursuant to Health and Safety Code Section 33445, and (2) Reject the Bid by Josh General Engineering, Inc. and (3) Award of a Construction Contract to Jeff Tracy Inc., dba: Land Forms Landscape Construction for Construction of the West Washington Phase I Streetscape Median Project.			
Contact Person/Dept.: Elaine Warner Mate Gaspar		Phone Number: 310.253.5777 310.253.5602	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: (E-Mail) Agenda and Meetings – Redevelopment Agency (04/28/10); (E-Mail) JOSH Engineering and Jeff Tracy Inc., dba Land Forms Landscape Construction (04/26/10)(Mail) Property Owners in West Washington Assessment District Number 1. (04/22/10)			
Department Approval: Sol Blumenfeld (04/26/10)		City Attorney Approval: Carol Schwab (04/28/10) Agency General Counsel Approval: Murray Kane (04/27/10)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (04/28/10)		City Manager/Executive Director Approval: P., Lamont Ewell (04/28/10)	
<u>RECOMMENDATION</u> Staff recommends the City Council adopt a resolution making certain findings and consenting to the proposed West Washington Phase I Streetscape Median Project (Project) pursuant to Health and Safety Code Section 33445 AND Staff recommends the Redevelopment Agency Board (Board) (1) approve a resolution making certain findings relative to the proposed West Washington Phase I Streetscape Median Project pursuant to Health and Safety Code Section 33445 and (2) reject the bid by Josh General Engineering, Inc. due to its bid being non-responsive and (3) award a construction contract to Jeff Tracy Inc., dba: Land Forms Landscape Construction ("LFL Construction"), as the lowest responsive and responsible bidder, to complete the necessary work for the West Washington Phase I Streetscape median Project.			

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BACKGROUND

In December 2007, the City Council approved an Area Improvement Plan along West Washington Boulevard generally between Wade Street and Beethoven Street (Attachment 1). A key component of this Area Improvement Plan involves the installation of landscape medians funded by the Culver City Redevelopment Agency. In April 2009, the Board approved conceptual plans for this area after several public outreach meetings. While the Agency proposed to fund the capital improvements, it required that on-going median maintenance be carried out through a property based assessment district that covered the area from Beethoven Street to Wade Street.

In June 2009, the City Council approved formation of the Assessment District in the Phase I Area to fund the Project's ongoing maintenance costs.

As designed, the Project consists of the construction of five new landscaped medians between Rosabell Avenue and Beethoven Street along West Washington Boulevard. The medians are four feet wide and vary in length from 51' to 125'. The medians will be located in the center of the right-of-way with off sets that are aligned with the left hand turning lanes to minimize traffic impacts.

DISCUSSION:

In March 2010, the final plans and specification were approved by the Board. The notice inviting bids was advertised on the City's website, in the Culver City News and construction trade publications, and directly to contractors with streetscape construction expertise, who were recommended by Troller Mayer Associates, the Agency's Landscape Architect for this Project. Twenty-six (26) bid packages were purchased.

On April 8, 2010, the bid opening occurred. A total of eleven (11) bids were received. The following table summarizes the bid results:

Bidder	Base Bid
Josh General Engineering	\$238,851.75
Land Form Landscape Construction	\$266,277.04
FS Construction	\$275,379.00
Nobest Inc.	\$289,000.00
YAKAR	\$301,104.00
America West Landscape, Inc.	\$322,792.57
Mariposa Landscapes	\$327,736.03
MG Construction and Dev. Inc.	\$355,143.00
Tal Cal Engineering Inc.	\$361,741.00
All American Asphalt	\$425,000.00
Griffin Enterprise	\$507,921.75

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The initial results of the bid opening indicated the apparent lowest bidder was JOSH Engineering. Staff reviewed JOSH Engineering's bid proposal and found the bid documents non-responsive. There were numerous omissions and errors and JOSH Engineering lacked the experience to conduct the Project. JOSH Engineering has requested to withdraw their bid.

With the withdrawal of the JOSH Engineering bid, the apparent lowest responsive and responsible bidder is Jeff Tracy Inc., dba: Land Forms Landscape Construction (Land Forms Landscape). Land Forms Landscape's bid documents were determined to be accurate and complete. Their bid bond, contractor's license and worker's compensation all meet Agency requirements. Staff reviewed and consulted with their listed references and found that they performed satisfactorily in other jurisdictions for similar work.

Should the Agency award the contract, construction is slated to commence in June 2010 and expected to be completed by September 2010. Approximately two weeks prior to construction activity, the adjacent business owners will be notified and provided with contact information for questions regarding the project.

The medians will benefit the Redevelopment Project Area and the immediate neighborhood in which the Project is located by eliminating blight, attracting private investment to the area and enhancing the pedestrian, vehicular and bicycle environment.

Prior to awarding this contract, the City Council and Board need to make certain determinations regarding the expenditures of Redevelopment Agency funds for these public improvements pursuant to Health and Safety Code Section 33445. Proposed resolutions containing those findings are attached.

FISCAL ANALYSIS:

The Agency allocated \$450,000 in tax exempt bond funds for the construction of the five new medians. Funds for this expenditure are available in the Washington Blvd AIP – Phase I Program budget (55392670).

ATTACHMENTS:

1. Phase I Area Improvement Plan Boundaries
2. Protest Letter from Landscape Construction
3. JOSH Engineering withdrawal letter dated April 26, 2010
4. Resolution of the City Council Making Certain Findings Relative to HSCS 33445
5. Resolution of the Redevelopment Agency Making Certain Findings Relative to HSCS 33445

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MOTIONS:

That the City Council:

Adopt a Resolution Making Certain Findings and Consenting to the West Washington Streetscape Project Pursuant to Health and Safety Code Section 33445

AND

That the Redevelopment Agency Board:

(1) Adopt a Resolution Making Certain Findings about the West Washington Streetscape Project Pursuant to Health and Safety Code Section 33445; and,

(2) Reject the Bid submitted by JOSH General Engineering, Inc. due to its bid being non-responsive and the fact that the bidder has requested its bid be withdrawn; and,

(3) Award a construction contract to Jeff Tracy Inc., dba: Land Forms Landscape Construction for a not-to-exceed amount of \$266,277.04; and,

(4) Authorize the Community Development Director to approve change orders totaling a not-to-exceed amount of \$30,000; and,

(5) Authorize the Agency General Counsel to review/prepare the necessary Documents; and,

(6) Authorize the Executive Director to execute such documents on behalf of the Agency.