

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

Meeting Date: 1/28/2013		Item Number: <u>C-1</u>	
CITY COUNCIL AGENDA ITEM: (1) Acceptance of Work Performed by KASA Construction (2) Authorization to File the Notice of Completion; and (3) Authorization to Release the Retention Payment for the West Washington Phase III Streetscape Median Project Upon Expiration of the 35-Day Lien Period.			
Contact Person/Dept.: Elaine Warner Sol Blumenfeld		Phone Number: (310) 253-5777	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☐ Attachments: ☐	
Commission Action Required: Yes ☐ No ☒ Date: _____			
Public Notification: (E-Mail) Meetings and Agendas – City Council (01/23/13)			
Department Approval: Sol Blumenfeld: (01/17/13)		City Attorney Approval: Carol Schwab (by H. Baker) (01/22/13)	
Chief Financial Officer Approval: Jeff Muir (by K. Marsden) (01/23/13)		City Manager Approval: John M. Nachbar (01/23/13)	
<u>RECOMMENDATION</u> Staff recommends that the City Council: (1) accept the work performed by KASA Construction for the West Washington Phase III Streetscape Median Project; (2) authorize filing the Notice of Completion; and (3) authorize the release of the retention funds in the amount of \$18,669.55 after the expiration of the 35-day lien period. <u>BACKGROUND</u> On January 30, 2012, the City Council approved a construction contract with KASA Construction in the amount of \$1,058,948.20 for the construction of the Phase III and Phase IV West Washington Streetscape projects. In addition, the City Council authorized the Community Development Director to approve change orders, up to an additional \$200,000, or 20% of the contract amount for unforeseen conditions or project related issues. The scope of the Phase III portion of the project consisted of the replanting of seven existing medians at the intersection of Wade Street, Washington Boulevard, Washington Place and Zanja Street. It also included removing the concrete edging on each median to allow for more planting area as well as the installation of decorative panels, lighting and canopy trees. Per the recommendation from the City's Landscape Architect, the bid also included extended maintenance on these medians for two years. The extended maintenance began in January 2013 and will be complete in January 2015. The			

City of Culver City, California
Agenda Item Report

total approved cost for the Phase III bid for the project, base and additive, was \$387,206.00.

DISCUSSION

KASA Construction successfully completed the work for the Phase III portion of the project per the executed contract dated January 31, 2012. Construction was initiated in May 2012 and was primarily completed by the end September. However, completion of final punch list items, inspections, and improvements to the panel lighting delayed the project completion. Over the course of the project, seven change orders, totaling \$57,354.30, were approved. ¹ A credit of \$1,170.01 was also issued for the project for work and planting materials deemed unnecessary during the course of the project.

The construction management was performed by Land Images with inspection services provided by the City's Public Works Department - Engineering Division staff.

The Phase IV portion of the project was conditioned upon the City's successful formation of a maintenance assessment district. Due to the termination of redevelopment by the State of California in February 2012, the formation process for Phase IV has been discontinued until bond funds are secured. Consequently, the contract requirement to complete Phase IV is no longer in effect, and KASA has been released from its obligation to complete Phase IV. However, the plans for this portion of the project are complete and the project is ready to be re-bid should bond funds become available. In summary, the project successfully completes the first three phases for the City's Area Improvement Plan (AIP).

FISCAL ANALYSIS

The City Council authorized \$387,206 (base and additive) as well as a 20% contingency for the Phase III portion of the project. The total additional cost for the net change orders, including the \$1,170.01 credit, was \$56,184.29, reflecting approximately 14.5% of the overall cost. The final project cost is \$443,390.29 approximately \$21,256.91 below the allowable contingency.

MOTION

That the City Council:

1. Accept the work performed by KASA Construction for the West Washington Phase III Streetscape Median Project; and,

City of Culver City, California
Agenda Item Report

2. Authorize the Director of Community Development to execute the Notice of Completion and submit it to the Los Angeles County Registrar/Recorder – County Clerk’s Office for recordation; and,

3. Authorize the release of \$18,669.55 in retention funds to KASA Construction after the expiration of the 35-day lien period.

ⁱ Work included saw cutting concrete aprons under all of the medians, removal of asphalt under one median, installation of a different canopy tree species per the request of Public Works relative to traffic concerns, additional augured sumps for palm trees, performance bond for extended maintenance and additional lighting design services and materials to increase illumination of the panels.