

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

Meeting Date: 04/11/11		Item Number: JC-1	
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Award of a Construction Contract to KASA Construction Inc., as the Lowest Responsive and Responsible Bidder, for Construction of the West Washington Phase II Streetscape Median Project.			
Contact Person/Dept.: Elaine Warner/RDA and Mate Gaspar/PW		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 – City Council (04/06/11); (E-Mail) Agenda and Meetings – Redevelopment Agency (04/06/11); (E-Mail) KASA Construction and Jeff Tracy Inc., dba Land Forms Landscape Construction (04/05/11); (Mail) Property Owners in West Washington Assessment District Number II (04/05/11)			
Department Approval: Sol Blumenfeld: (04/05/11)		City Attorney Approval: Carol Schwab (by H. Baker) (04/06/11) Agency General Counsel Approval: Murray Kane (04/06/11)	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (04/06/11)		City Manager/Executive Director Approval: John M. Nachbar (04/06/11)	

RECOMMENDATION

Staff recommends that the City Council and the Redevelopment Agency Board (Agency Board) award a construction contract to KASA Construction Inc. ("KASA Construction"), as the lowest responsive and responsible bidder, to complete the necessary work for the West Washington Phase II Streetscape median Project.

BACKGROUND

In December 2007, the Culver City Redevelopment Agency approved a multi-phased Area Improvement Plan (AIP) along West Washington Boulevard to improve the physical and economic quality of the area. A key component of this AIP involves the installation of landscaped medians funded by the Culver City Redevelopment Agency. While the Agency has proposed to fund the improvements, it will only do so if the on-going median maintenance is carried out through an assessment district. The Phase I portion of the plan is complete and maintenance funds have been collected by the associated assessment district. The Phase II assessment district has been approved and it is expected funds earmarked for maintenance of the improvements from the district will begin to be received by the City in the second half of Fiscal Year 2011/2012.

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

The proposed improvements in Phase II include three (3) new medians, totaling 437 linear feet, that will be constructed between Centinela Avenue and Boise Avenue along West Washington Boulevard (Attachment 1).

DISCUSSION:

On March 8, 2011, the final plans and specifications were approved by the Agency Board. The notice inviting bids was advertised on the City's website, in the Culver City News, and construction trade publications. On March 31, 2011, the bid opening occurred. A total of six (6) bids were received. The following table summarizes the bid results:

Bidder	Base Bid
FS Construction	\$344,747
KASA Construction	\$287,999
Landforms Landscape	\$291,940.42
MG Construction	\$328,605.30
Tropical Creations	\$325,909.06
West Coast Public Works	\$348,687

One protest letter was received by Land Forms Landscape Company relative to the omission of a non-collusion affidavit and constructing staking subcontractors in KASA Construction's bid documents. Staff investigated the issues raised and has determined that KASA Construction's bid is responsive and KASA Construction is a responsible bidder. KASA Construction's bid documents did not contain the non-collusion affidavit and staff considered it to be a minor omission. After the bid opening KASA Construction submitted their Non-Collusion Affidavit and also confirmed that their proposed construction staking and layout shall be performed by their in-house staff. Staff reviewed and consulted with their listed references and found that they performed satisfactorily in other jurisdictions for similar work.

The Agency Board recently approved a construction contract with KASA Construction for the Sepulveda Boulevard Pedestrian Enhancement Project. This project will begin construction very soon.

City of Culver City, California
Agenda Item Report

Construction is slated to commence in May 2011 and expected to be completed by September 2011. Approximately one week prior to commencement of construction activity, the adjacent business owners and residents will be notified and provided with contact information for questions regarding the project. The construction of the project will be managed by Troller Mayer under the existing approved contract. Inspection will be conducted by City staff from the Public Works Department and the Parks, Recreation, and Community Services Department.

The proposed 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.

FISCAL ANALYSIS:

The Agency Board allocated \$450,000 in tax exempt bond funds for the construction of the five new medians. KASA Construction's bid for the project is \$287,999. Funds for this expenditure are available in the Washington Blvd AIP – Phase II Program budget (48792670). In addition to the base bid, staff recommends that an additional \$30,000 be authorized for unforeseen expenditures and that the Community Development Director be authorized to approve associated change orders for a total amount not-to-exceed \$317,999.

ATTACHMENTS:

1. Phase II Area Improvement Plan Boundaries
2. Protest Letter from Land Forms Landscape Construction

MOTIONS:

That the City Council and Agency Board:

(1) Award a construction contract to KASA Construction for a not-to-exceed amount of \$287,999.00; and,

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

(3) Authorize the City Attorney and Agency General Counsel to review/prepare the necessary documents; and,

(4) Authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency.