

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

Meeting Date: 01/30/12		Item Number: <u>A-1</u>	
CITY COUNCIL AGENDA ITEM: Award of a Construction Contract to KASA Construction as the Lowest Responsive and Responsible Bidder for Construction of the West Washington Phase III and Phase IV 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 – City Council and Redevelopment Agency (01/27/12); (E-Mail) (01/25/12); (Mail) Property Owners in West Washington Assessment District Number III and IV, E (01/25/12)			
Department Approval: Sol Blumenfeld: (01/26/12)		City Attorney Approval: Carol Schwab (by H. Baker) (01/26/12)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball)(01/26/12):		City Manager Approval: John Nachbar (01/26/12)	
<u>RECOMMENDATION</u> Staff recommends the City Council award a construction contract to KASA Construction as the lowest responsive and responsible bidder, to complete the necessary work for the West Washington Phase III and Phase IV Streetscape median project (the “Project”). <u>BACKGROUND</u> In 2007, the Culver City Council and the Culver City Redevelopment Agency Board authorized implementation of an Area Improvement Plan (“AIP”) to promote revitalization, encourage reinvestment and eliminate blight. Phase I consists of five landscaped medians located between Wade Street to Beethoven Street. Phase II consists of three landscaped medians between Centinela Avenue and Boise Avenue. Phase III will consist of replanting five existing medians located near the intersection of Washington Blvd. and Wade Avenue, and Phase IV involves the installation of landscape medians between Beethoven Street and Glencoe Avenue. If implemented, the total AIP program will encompass 17 blocks. While the City Council and Agency Board approved funding for the capital improvements for Phase IV, it was on the condition that the on-going median maintenance would be carried out through a property based assessment district.			

City of Culver City, California
Agenda Item Report

The design of Phase IV will be similar to the Phase I and Phase II landscaped medians and will feature drought tolerant and low maintenance landscaping to ensure maintenance costs are kept to a minimum.

As designed, the Phase III project consists of the replanting of seven existing medians at the intersection of Washington Blvd., Washington Place and Wade Avenue. Conceptual Plans for this design were approved in spring 2011. The Phase IV project consists of seven new medians located in the center of the right-of-way on Washington Blvd. between Beethoven Street and Glencoe Avenue. Depending on the bids received, two additive alternatives have been designed to include a gateway monument feature in the median at Glencoe (Attachment No. 1) and an eighth median near the entryway to Costco.

DISCUSSION:

On January 24, 2012, the City Council approved the final plans and specification for the Project and waived certain bid requirements relative to: (1) the City Council's approval of bid specifications and plans subsequent to solicitation of bids; (b) a shortened period for the review of specifications and plans prior to bid submittal from 10 days to 9 days; and (c) authorization to the City Manager to negotiate a contract with the bidders or other potential contractors in the event no bids are submitted or the City Manager determines the bids submitted to be insufficient. The Notice Inviting Bids was advertised on the City's website, in the Culver City News and construction trade publications. On January 26, 2012, the bid opening occurred. A total of seven (7) bids were received. The following table summarizes the bid results:

Contractor	Phase III - Base	Phase IV - Base	Total
Kasa Construction	\$317,206.00	\$339,644.20	\$656,850.20
America West Landscape	\$499,414.11	\$542,620.56	\$1,042,034.67
STL Construction	\$582,286.00	\$567,214.00	\$1,149,500.00
Environmental Construction	\$604,346.00	\$563,803.70	\$1,168,149.70
Yakar	\$677,508.30	\$648,083.65	\$1,325,591.95
Sully- Miller Construction	\$549,847.00	\$779,182.00	\$1,329,029.00
G Coast Construction	\$681,813.00	\$902,785.00	\$1,584,598.00

In addition, additive alternatives were required in the bid to include extended maintenance on Phase III bid and the gateway monument feature in the median at Costco and well as an additional median near the entry way to Costco. The total bid amount, including the additive bid alternates from Kasa Construction was \$387,206 for Phase III and \$671,742.20 for Phase IV. The total contract would be for a not-to-exceed amount \$1,058,948.20. These amounts are within the budget for the Phase

City of Culver City, California
Agenda Item Report

III and Phase IV projects. However, work to be done under Phase IV (base bid and alternates) will not proceed, and the contract will be terminated, if the assessment district for Phase IV is not successfully formed.

KASA successfully performed the work on the Phase II Area Improvement Plan project. Staff reviewed and consulted with their listed references and found that they performed satisfactorily in other jurisdictions for similar work.

Construction is slated to commence in March 2012 for Phase III and expected to be completed by June 2012. Approximately one week prior to construction activity, the adjacent business owners and residents will be notified and provided with contact information for questions regarding the project. Construction for Phase IV is dependent on the successful formation of a commercial property assessment district.

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.

FISCAL ANALYSIS:

The City Council allocated \$1,451,250 in former Agency tax exempt bond funds for the construction of these projects in the Washington Blvd AIP – Phase III Program (48792680) and Phase IV program (48892695). KASA's bid for the project, including alternates, is \$1,058,948.20. Funds for this expenditure are available in the Washington Blvd AIP – Phase III Program budget (48792680) and Phase IV program Budget (48892695). In addition to the base bid, staff recommends that 10% contingency 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 \$100,000.

Sufficient funds are appropriated to fund these construction projects.

MOTIONS:

That the City Council:

(1) Award a construction contract to KASA Construction for a not-to-exceed amount of \$1,058,948.20; and,

(2) Authorize the Community Development Director to approve change orders totaling a not-to-exceed amount of \$100,000; and,

City of Culver City, California
Agenda Item Report

(3) Authorize the City Attorney to review/prepare the necessary Documents; and,

(4) Authorize the City Manager to execute such documents on behalf of the City.