

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

Meeting Date: 3/07/11		Item Number: <u>C-2</u>	
REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of the Bid Documents (Including the Plans, Specifications, and Call for Bids) for the West Washington Area Improvement Plan, Phase II Demonstration Project.			
Contact Person/Dept.: Elaine Warner		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: Meetings and Agendas – Redevelopment Agency (03/04/11)			
Department Approval: Sol Blumenfeld (03/02/11)		Agency General Counsel Approval: Murray Kane (03/01/11)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (03/03/11)		Executive Director Approval: John Nachbar: (03/04/11)	
<u>RECOMMENDATION</u> Staff recommends that the Culver City Redevelopment Agency Board (“Agency Board”) approve the Bid Documents for the West Washington Area Improvement Plan, Phase II Demonstration Project (Project) and direct staff to proceed with official notification for bids. <u>BACKGROUND</u> In December 2007, the Culver City Redevelopment Agency (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 Agency. While the Agency proposed to fund the improvements, it has indicated it would do so only 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 are being collected by the associated assessment district. In July 2010, the City Council approved formation of an assessment district to fund the Project’s ongoing maintenance costs. Subsequently, staff issued the Notice to Proceed for the preparation of construction drawings for the Project. <u>DISCUSSION:</u> The design of the Project is consistent with all previous design direction given by the Agency Board.			

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The plans include three (3) new medians, totaling 437 linear feet that will be positioned between Centinela Avenue and Boise Avenue along West Washington Boulevard (Attachment 1). The medians will be located in the center of the right-of-way within existing median striping to minimize traffic impacts and allow for a potential bike lane/sharrow in the future. Staff has worked closely with the landscape architect to ensure that this configuration and planting palette will not cause any visual blind spots or distractions for vehicular and pedestrian traffic and that understory planting will be maintained at a low level and below sightlines as required by California State Law.

The proposed medians will beautify the commercial area and the planting palette will include Queen Palm trees as the primary species and Blue Oat Grass, New Zealand Flax and Daylilies as the understory planting (Attachment 4). In addition, two uplights will be positioned near each tree to illuminate them at night. This effect will be critical to the development of this area as a safe and pedestrian friendly location.

The Bid Documents include all plans, specifications, general conditions, Notice Inviting Bidders, Instructions to Bidders, and surveys which bidders will utilize to formulate their bids. The Bid Documents are on file in the Office of the Secretary of the Redevelopment Agency and are available for public inspection.

The Project will be advertised on the City's website and through the Culver City News and construction trade publications.

The proposed schedule for this Project is as follows:

March 17 th & March 24 th	Bid Notification in Culver City News
March 30 th	Mandatory Pre-Bid Meeting
April 7 th	Bids are due
April 25 th	Board to consider award of construction contract
May 2011	Construction begins

FISCAL ANALYSIS:

The Agency has tax exempt bond funds allocated in the Agency Board Adopted Budget for Fiscal Year 2010/2011 for construction of the three new medians. If the adopted funds are insufficient, staff will seek a budget amendment when the Agency Board considers awarding the contract for constructing the medians. However, staff anticipates that actual construction costs may be lower than previously budgeted due to the current economic conditions and the competitive process.

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ATTACHMENTS:

1. Phase II Area Improvement Plan Boundaries

MOTION:

That the Agency Board:

Approve the Bid Documents for the West Washington Area Improvement Plan,
Phase II Demonstration Project.