

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

Meeting Date: 2/17/09		Item Number: <u> C-4 </u>	
AGENDA ITEM: Approval of an Agreement with KTGy Inc. to Develop Conceptual Site Plan for the Washington National Project.			
Contact Person/Dept.: Sol Blumenfeld Elaine Gerety Warner		Phone Number: 310.253.5702 310.253.5777	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: Master E-Mail Notification List (2/12/09)			
Department Approval: Sol Blumenfeld: (02/11/09)		:	
Chief Financial Officer Approval: Jeff Muir (by M. Noller) (02/11/09)		Executive Director Approval: Jerry B. Fulwood (02/11/09)	
<u>RECOMMENDATION:</u> Staff recommends the Redevelopment Agency ("The Agency") approve an agreement with KTGy Inc., to develop a conceptual site plan and related engineering plans for the Washington National Project (Project) in order to complete the background work required for moving forward with the project. <u>BACKGROUND</u> Staff has been studying the feasibility of incorporating an intermodal bus layover along Venice Blvd. within the Washington National project. To implement this use, the City must obtain an encroachment permit from Cal Trans for a portion of the Venice Blvd right-of-way. To this end, engineered plans related to this potential use must be developed as part of the application process. Additionally, in January 2008, Culver City received a grant from the Southern California Association of Governments ("SCAG") to study the feasibility and development of the Project. One component of this grant is the development of digital visualizations that would highlight the Project massing and configuration as it relates to the surrounding neighborhood. A scaled site plan is required to complete this work. <u>DISCUSSION:</u> Staff has worked closely with KTGy Inc, on parking studies for the Project. The firm is familiar with the site area, its relation to the Metro Right of Way and the Project development objectives and has prepared accurate AutoCAD drawings of the site. The scope of their work will encompass the development of a conceptual			

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site plan (based on Agency provided development program) to include Metro's Clean Mobility Center and the proposed intermodal bus turnout. (Attachment 1). A sub-contract with Psomas will be executed for the development of engineered encroachment permit drawings of the Venice Blvd. properties in conformance with Cal Trans application requirements. Staff will utilize this information to process the Cal Trans application permit application. The data and plans derived from this work will also be utilized during the RFP/RFQ process for a developer, once the Project site is ready for disposition to a developer.

FISCAL ANALYSIS:

KTGY's agreement would be based on a not-to-exceed total contract of \$63,425. It is broken down as follows:

KTGY Conceptual site plan	\$18,000
KTGY Administrative costs	\$5,925
Psomas Subcontract	\$39,500

Psomas's scope of work includes funds for Meetings/Coordination which will be billed on an as needed basis. As a cost savings measure, staff will process the application, but may require some assistance from Psomas. The scope of work also includes the development of "as-builts" once the Project is completed and support services related to construction. As this Project is not anticipated to be complete for three - four years, these items may need to be re-adjusted slightly to reflect real time costs. Funds for this agreement have been budgeted in Program 55092620.619800 (Washington National -Other Contractual Services). It is requested that work on this project begin immediately after contract authorization and approval.

ATTACHMENTS:

Exhibit A – KTGY/Psomas Proposal for Work

MOTION:

That the Redevelopment Agency:

1. Approve an Agreement with KTGY, Inc. to develop a conceptual site plan and related engineering plans for the Washington National Project in order to complete the background work required for moving forward with the project in a not to exceed contract of \$63,425 allocated from account 55092620.619800, and;

2. Authorize Agency General Counsel to review/prepare the necessary documents, and;

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3. Authorize the Executive Director to execute such documents on behalf of the Redevelopment Agency.