

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

Meeting Date: 7/11/2011		Item Number: <u>JC-1</u>	
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Tri-Party Professional Services Agreement with KOA/CBM to Prepare Construction Drawings for Improvements to the Washington Boulevard/Washington Place/Tilden Avenue Intersection to be Constructed by Tilden Terrace, LP.			
Contact Person/Dept.: Todd Tipton/CDD John Fisanotti/CDD		Phone Number: (310) 253-5783 (310) 253-5767	
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 (07/07/11); Meeting and Agendas Redevelopment Agency (07/07/11).			
Department Approval: Sol Blumenfeld: (07/05/11)		City Attorney Approval: Carol Schwab (by H. Baker) (07/07/11) Agency General Counsel Approval: Murray O. Kane (07/06/11)	
Chief Financial Officer Approval: Jeff Muir (07/07/11)		City Manager/Executive Director Approval: John M. Nachbar (07/07/11)	

RECOMMENDATION:

Staff recommends the City Council and the Culver City Redevelopment Agency Board (Agency Board) approve a tri-party Professional Services Agreement with KOA/CBM to produce construction drawings for intersection improvements associated with the construction of the Tilden Terrace affordable housing project.

BACKGROUND:

On March 21, 2011, the City Council and Agency Board approved a Disposition and Development Agreement (DDA) with Tilden Terrace LP.¹ The affordable housing project is Agency funded with proceeds from the Low Moderate Housing Fund and is part of the Comprehensive Housing Strategy approved by the Agency Board in 2008. The proposed off-site improvements funded by the Agency are located at the intersection of Washington Boulevard, Washington Place, and Tilden Avenue. Pursuant to the DDA, the Redevelopment Agency is to make improvements to the Washington Boulevard/Washington Place/Tilden Avenue intersection to address concerns of the neighborhood.

KOA Corporation was contracted by the Agency to work with the City's Traffic Manager and Traffic Engineer to produce the preliminary design drawings of the proposed intersection improvements for use by the Agency in negotiating the project DDA. Staff believes that since KOA Corporation has completed the preliminary

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design work, it is the logical choice to continue working with them on the construction document for the project.

DISCUSSION:

The intersection improvements, which were approved in March, consist of revisions to the traffic islands, new landscaping, one storm drain relocation, and revised traffic signal timing and crosswalks. When completed, the improvements will increase pedestrian safety, provide area landscaping, and enhance the vehicular flow through the intersection. The Agency will fund the design and the construction costs of these enhancements as they address current deficiencies in the area. For reasons of efficiency, it is anticipated, that the construction documents will become part of the larger construction document package to be bid by Tilden Terrace, LP.

FISCAL ANALYSIS:

The proposed contract cost is \$73,150. The City Council and Agency Board Adopted Budgets for Fiscal Year 2011/2012 contains sufficient funds in Account No. 48598350.619800 for this purpose.

ATTACHMENTS:

1. Schematic level drawings of the proposed improvements at the Washington Boulevard/Washington Place/Tilden Avenue intersection.

MOTION:

That the City Council and Agency Board:

1. Approve a tri-party professional services agreement with KOA Corporation to produce construction documents for improvements to the Washington Boulevard/Washington Place/Tilden Avenue intersection in an amount not to exceed \$73,150.; and
2. Authorize the City Attorney and Agency General Council to review/prepare the necessary documents; and
3. Authorize the City Manager/Executive Director to execute such documents on behalf of the City and Redevelopment Agency, respectively.

i Tilden Terrace, LP is a single entity partnership created by the Los Angeles Housing Partnership (LAHP), solely for the development proposed at 11042-56 Washington Boulevard.