

City of Culver City, California
Redevelopment Agency Agenda Item Report

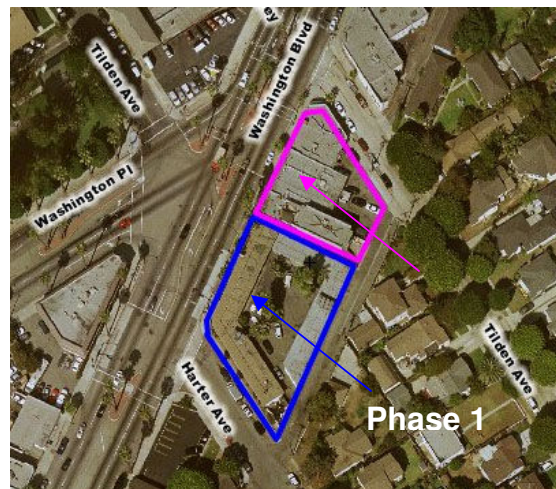
Meeting Date: 03/19/07		Item Number: <u>A3</u>	
AGENDA ITEM: Authorization to Award a Demolition Contract to National Demolition for the Pleasant View Site (11056 Washington Blvd.) and to Approve all Related Budget Amendments.			
Contact Person/Dept.: Kriss Casanova (CDD/Redevelopment)		Phone Number: (310) 253-5769	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☒ Attachments: ☒	
Public Notification: All owners and occupants in Culver City and Los Angeles within 300 feet were notified by mail (02/19/07); All bidders (02/19/07); Master Notification List (03/14/07).			
Department Approval: Todd Tipton (03/07/07)		Executive Director Approval: Jerry Fulwood (3/14/07)	
City Controller Approval: Marlee Chang (3/14/07)			

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency ("Agency") award a contract for the removal of asbestos and lead-based paint materials, and demolition of building and other site improvements to National Demolition in the amount of \$56,800 for the Pleasant View Site and to approve Budget Amendments to the Redevelopment Agency budget of \$30,000 from the Culver and Sawtelle line item, \$29,492 from the Encore Motel line item, and \$12,508 from the Administration line item, and to deposit all three amounts into a new line item (Demolition of Structures - Mid-Washington Opportunity Sites).

BACKGROUND:

The Pleasant View Site is located on Washington Blvd., just east of the 405 freeway between Harter Ave. and Tilden Ave. The site is comprised of three separate parcels that total approximately .74 of an acre. The Agency has acquired the largest parcel on the block, a former group home located at 11056 Washington Blvd., and is negotiating to acquire the other two parcels. The Agency is seeking an experienced developer to construct and develop a high quality, in-fill project. In an effort to eliminate the blighting influence,



Pleasant View Site

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the attendant attractive nuisance and security problems of the group home, staff feels that this site should be demolished immediately.

DISCUSSION:

A formal bid process was used to obtain a competitive price for the work. CBM Consulting, Inc. was retained to organize the pre-bid and bid process. The bid process included preparation of a full scope of the work to be performed, development of bid documents (including a Storm Water Prevention Plan for each site) and required management needed to proceed with the bid and the award of the project.

On January 25, 2007, and February 1, 2007, notices inviting bids were published in the Culver City News and the McGraw Hill Green Sheets to solicit bids for each demolition project. The notices called for the demolition of building and other site improvements, with abatement and remediation of hazardous materials to occur concurrently with the demolition. The bid documents, including the demolition plan and the hazardous materials reports were made available to demolition contractors. The selected contractor will be responsible for the proper abatement of the asbestos and lead-based paint-containing material under the supervision of CTL Environmental Services.

On February 15, 2007, the Agency received 9 bids for the Pleasant View Site. The results are as follows:

<u>Name of Firm</u>	<u>Bid</u>	<u>Name of Firm</u>	<u>Bid</u>
American Wrecking South El Monte, CA	\$69,700	National Demolition San Pedro, CA	\$56,800
CST Environmental Brea, CA	\$187,800	Standard Industries Saticoy, CA	\$104,693
DOJA Inc. Ontario, CA	\$68,000	Thomas Construction Lawndale, CA	\$135,454
Interior Demolition Tujunga, CA	\$73,307	William L. Olson Santa Clarita, CA	\$73,690
Miller Anaheim, CA	\$86,500		

Staff recommends that the Agency award a contract to National Demolition in the amount of \$56,800 as the lowest and most responsible bidder. Staff also recommends that the Agency authorize the Executive Director to approve change

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orders for unforeseen conditions in an amount not to exceed an additional \$15,000. Unforeseen conditions are common when demolishing structures because subsurface infrastructure is difficult to identify beforehand.

CBM qualified the respondents and believes the bids supplied are accurate and true. The disparity in price is often common with so many bidders responding.

The work for the Pleasant View Site is expected to commence in April and be completed within 15 working days. Staff has already retained a pest control service to determine if such services are needed at the site prior to demolition. Construction management will be performed by the Public Works Department, and CTL Environmental Services will monitor the hazardous material abatement process under their existing agreement.

FISCAL ANALYSIS:

Pleasant View Site - Budget Amendments are needed to place sufficient funds for demolition into the budget for this site in program 92650 (Mid-Washington Opportunity Sites.) Therefore staff recommends that the Agency approve the following transfers:

- \$30,000 from Culver and Sawtelle (55092300.619800);
- \$29,492 from Encore Motel (55092640.619800);
- \$12,508 from Administration (59190400.619800); and,
- Deposit all three amounts into Mid-Washington Opportunity Sites Program, line item: 55092650.710150 (Demolition of Structures).

ATTACHMENTS:

- 1) Bid Summary Sheet
- 2) Demolition Plan - Pleasant View Site

MOTION:

That the Agency:

- 1) Award a contract to National Demolition for the removal of asbestos and lead-based paint materials, and demolition of building and other site improvements for the Pleasant View Site (11056 Washington Blvd.) on the basis of its bid of \$56,800;

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- 2) Reject all other bids;
- 3) Authorize the Executive Director to negotiate change orders, if necessary, for a total not-to-exceed amount of \$15,000;
- 4) Authorize the Executive Director to sign all necessary documents; and,
- 5) Approve the following Budget Amendments:
 - \$30,000 from Culver and Sawtelle (55092300.619800);
 - \$29,492 from Encore Motel (55092640.619800);
 - \$12,508 from Administration (59190400.619800); and,
 - Deposit all three amounts into a new line item: 55092650.710150 (Demolition of Structures - Mid-Washington Opportunity Sites).