

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

Meeting Date: 1/23/12		Item Number: <u>PH-1</u>	
CITY COUNCIL AGENDA ITEM: 1) PUBLIC HEARING – FOUR-FIFTHS VOTE REQUIREMENT – Waiver of Certain Bid Requirements Relative to the West Washington AIP Phase III and Phase IV Project, P-1499; and 2) Approval of the Bid Documents (Plans and Specifications) for the West Washington Area Improvement Plan, Phases III and IV.			
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 – City Council (01/19/12)			
Department Approval: Sol Blumenfeld (01/17/12)		City Attorney Approval: Carol Schwab (by H. Baker) (01/18/12)	
Chief Financial Officer Approval: Jeff Muir (by N Kimball)(01/19/12)		City Manager Approval: John M. Nachbar (01/19/12)	
<u>RECOMMENDATION</u> Staff recommends the City Council: 1. Conduct a public hearing to waive certain bid requirements for the Washington AIP Phases III and Phase IV Project, P-1499 (the “Project”) relative to: (a) 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. (Waiver of bid requirements requires a four-fifths vote.) 2. Approve the Bid Documents for the West Washington Area Improvement Plan, Phase III and Phase IV Project. <u>PROCEDURE:</u> 1. Mayor seeks motion to receive and file the affidavits of publication and posting of notices and correspondence received in response to the public hearing notices; and,			

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2. Mayor calls for a staff report and the City Council Members may pose questions to staff as desired; and,
3. Mayor seeks a motion to open the public hearing; and,
4. Mayor seeks motion to close the public hearing after all public testimony has been presented; and,
5. City Council discusses the item and arrives at its decision.

BACKGROUND

In 2007, the 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 along the western portions of Washington Boulevard. Phase I consists of five landscaped medians located between Wade Street and Beethoven Street. Phase II consists of three landscaped medians between Centinela Avenue and Boise Avenue. Phase III is proposed to consist of replanting five existing medians located near the intersection of Washington Boulevard and Wade Avenue, and Phase IV proposes to install landscape medians between Beethoven Street and Glencoe Avenue. If implemented, the total AIP program will encompass 17 blocks along Washington Boulevard.

While the City Council and Agency Board approved funding for the capital improvements for the AIP, it was on the condition that the on-going median maintenance would be carried out through a property based assessment district. Given the time constraints due to State legislation, a community meeting to discuss the design and the proposed assessment district will take place after the construction contract is considered for approval at the City Council's January 30th meeting. This process may allow the Phase IV project to move forward, however, construction will not be initiated until the community meeting has been held and an assessment district has been formed by commercial property owners.

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. The anticipated benefits of this assessment district will include beautification of the commercial corridor, increased commercial/retail interest in the area, and increased property values.

DISCUSSION:

The design of the AIP Phase III and Phase IV Streetscape Project is consistent with all previous design direction given by the City Council and Agency Board.

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As designed, the Phase III project consists of the replanting of seven existing medians at the intersection of Washington Boulevard, 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 Boulevard between Beethoven Street and Glencoe Avenue. Bid depending, 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.

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. All addenda that may be issued during the bid period will also become part of the Bid Documents. The Bid Documents are on file in the Culver City Public Works Department/Engineering Division Office and are available for public inspection.

The Project has been advertised in the Culver City News, construction trade publications, and directly to contractors with streetscape construction expertise, who have previously worked with the City and/or have been recommended by Land Images, the Landscape Architect for this Project.

The proposed schedule for this project is as follows:

January 12 th	Bid Notification in Culver City News
January 24 th	Mandatory Pre-Bid Meeting
January 26 th	Bid submittal deadline and bid opening
January 30 th	City Council to consider award of construction contract
March 2012	Construction begins on Phase III

In order to implement the proposed Project schedule, staff is recommending waiver of certain bid requirements as described above. This will facilitate the completion of the last phases of the AIP in an expeditious manner.

FISCAL ANALYSIS:

Approximately \$1.2 million is appropriated in the FY 2011-12 Adopted Budget for construction of Washington Boulevard AIP Phases III and IV (Programs 48792690 and 48892695, respectively) using former Agency tax exempt bond funds. Given current economic conditions, actual construction costs may be lower than previously estimated due to the competitive process. Consequently, staff anticipates that there are sufficient funds currently appropriated to fund the construction if the maintenance assessment districts are approved.

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ATTACHMENTS:

1. Phase IV Bid Additive Alternative – Gateway Monument Concept

MOTION:

That the City Council:

1. Waive certain bid requirements for the Washington AIP Phase III and Phase IV Project, P-1499 relative to: (a) 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; and,

WAIVER OF BID REQUIREMENTS REQUIRES A FOUR-FIFTHS VOTE

2. Approve the Bid Documents for the West Washington Area Improvement Plan, Phase III and Phase IV Project, P-1499.