



# City of Culver City

## Staff Report

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Item #: C-5.

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**CC: - CONSENT ITEM: (1) Approval of an Agreement with Integrated Demolition and Remediation Inc., in an Amount Not-to-Exceed \$290,000 for Environmental Remediation Services on City Owned Property at 3860 and 3900 Sepulveda Boulevard; and (2) Authorization to the City Manager to Approve Amendment(s) to the Agreement for Unanticipated Costs up to a Contingency Amount (20%) Not-to-Exceed \$58,000.**

**Meeting Date:** August 22, 2022

**Contact Person/Dept:** Todd Tipton / CDD - Economic Development Division  
Tevis Barnes / CDD - Housing Division

**Phone Number:** (310)253-5783  
(310) 253-5782

**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 (8/17/2022)

**Department Approval:** Sol Blumenfeld, Community Development Director (8/15/22)

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### **RECOMMENDATION:**

Staff recommends the City Council (1) approve an agreement with Integrated Demolition and Remediation Inc., (IDR) in an amount not-to-exceed \$290,000 for environmental remediation services on City owned property at 3860 and 3900 Sepulveda Boulevard; and (2) authorize the City Manager to approve amendment(s) to the agreement for unanticipated costs in a contingency amount (20%) not-to-exceed \$58,000.

### **BACKGROUND:**

The City of Culver City acquired the one- and two-story motel structures, one at 3868 Sepulveda Blvd. (Deano's Motel), and an adjoining facility at 3900 Sepulveda Blvd. (Sunburst Spa and Suites), both located in the City of Culver City, for reuse as interim and permanent supportive housing. Deano's Motel was constructed in the early 1960s and the Sunburst Spa and Suites was constructed in 1991.

Prior to acquiring the properties, the City commissioned the preparation of a Phase 1 and Phase 2 environmental analysis. The Phase 2 identified the need for air sampling at 3900 Sepulveda, which was performed and determined there are no environmental conditions that require mitigation.

The City also commissioned the preparation of a lead/asbestos/mold study which identified the presence of lead/asbestos/mold at both 3868 and 3900 Sepulveda Boulevard. The consultant who prepared the lead/asbestos/mold study prepared a remediation plan describing the location and levels of contaminants to be removed.

On August 2, 2022, the City issued a Request for Proposals (RFP) seeking a qualified contractor to perform the remediation identified in the various studies, abatement plan and demolition plan prepared by the project architect.

### **DISCUSSION:**

The City received four responses to the RFP. Staff reviewed the responses and found IDR's to be complete and responsive and that IDR has the experience, required licenses and insurance to complete the work. As a result, staff recommends the City Council approve an agreement with IDR for environmental remediation in the amount of \$290,000 and authorize the City Manager or his designee to approve amendment(s) to the agreement for unanticipated costs in a contingency amount not-to-exceed \$58,000 (20% of the base agreement amount).

The project will be managed by City staff and overseen by KOA Corporation, the City's consulting construction manager.

### **FISCAL ANALYSIS:**

Funding for the environmental remediation has been included in the Fiscal Year 2022/2023 budget in Account Number 47650710.618100.

### **ATTACHMENTS:**

None.

### **MOTION:**

That the City Council:

1. Approve an agreement with Integrated Demolition and Remediation Inc., in an amount not-to-exceed \$290,000 for environmental remediation services on City owned property at 3860 and 3900 Sepulveda Boulevard;
2. Authorize the City Manager to approve amendment(s) to the agreement for unanticipated

costs in a contingency amount (20%) not to-exceed \$58,000;

3. Authorize the City Attorney to review/prepare the necessary documents; and,
4. Authorize the City Manager to execute such documents on behalf of the City.