



City of Culver City

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Council Chambers
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Staff Report Details (With Text)

File #: 18-01114 **Version:** 1 **Name:** Higuera Bridge1) Easement Purchase, 2) Appropriate ROW Money, 3) Observation Deck
Type: Minute Order **Status:** Consent Agenda
File created: 4/9/2018 **In control:** City Council Meeting Agenda
On agenda: 4/23/2018 **Final action:**
Title: CC - 1) Approval of the Purchase of 718 Square Feet of Right-of-Way Easement at 5450 Higuera Street for the Construction of a Bicycle Transition Lane in the Amount of \$174,000; 2) Appropriate Additional Federal Highway Bridge Program Right-of-Way Funds in the Amount of \$129,254; 3) Discussion Higuera Bridge Re-design to Include 'Observation Deck' Area and Direction to the Public Works Director/City Engineer; and (4) Approval of the Existing Agreement with IDC Consulting, Inc. for an Additional Amount Not-to-Exceed \$10,000 for Renderings of the Bridge and 'Observation Deck' for the Higuera Street Bridge Replacement Project, PZ553, BHLS 5240(026)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2018-04-23 - Bicycle Transition Lane Easement Map.pdf

Date	Ver.	Action By	Action	Result
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CC - 1) Approval of the Purchase of 718 Square Feet of Right-of-Way Easement at 5450 Higuera Street for the Construction of a Bicycle Transition Lane in the Amount of \$174,000; 2) Appropriate Additional Federal Highway Bridge Program Right-of-Way Funds in the Amount of \$129,254; 3) Discussion Higuera Bridge Re-design to Include 'Observation Deck' Area and Direction to the Public Works Director/City Engineer; and (4) Approval of the Existing Agreement with IDC Consulting, Inc. for an Additional Amount Not-to-Exceed \$10,000 for Renderings of the Bridge and 'Observation Deck' for the Higuera Street Bridge Replacement Project, PZ553, BHLS 5240(026)

Meeting Date: April 23, 2018

Contact Person/Dept: Sammy Romo/PW

Phone Number: 310-253-5619

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 (04/18/18); (E-Mail) Property Owner of 5450 Higuera Street, (04/09/18)

Department Approval: Charles D. Herbertson, Public Works Director/City Engineer (04/17/18)

RECOMMENDATION

Staff recommends the City Council 1) approve the purchase of 718 square feet of right-of-way easement at 5450 Higuera Street for the construction of a bicycle transition lane in the amount of \$174,000; 2) appropriate additional Federal Highway Bridge Program Right-of-Way funds in the amount of \$129,254; 3) discuss Higuera Bridge re-design to include 'Observation Deck' area and provide direction to the Public Works Director/City Engineer as deemed appropriate; and (4) approve an amendment to the existing agreement with IDC Consulting, Inc. in an additional amount not-to-exceed \$10,000 for renderings of the bridge and 'Observation Deck' for the Higuera Street Bridge Replacement Project, PZ553, BHLS 5240(026).

BACKGROUND/DISCUSSION

Purchase of Right-of-Way Easement

The Higuera Street Bridge Replacement Project will replace the existing 3-lane bridge (built in 1938) with a new 4-lane bridge with bicycle lanes and sidewalks. The project will also include a ramp to connect Higuera Street to the Ballona Creek Bike Path. Also, a bicycle transition lane is included in the design in order to ease bicyclists' transitions to and from the ramp and the intersection of Eastham Drive/Higuera Street. The bicycle transition lane will require purchasing 718 square feet of right-of-way easement from the private property located at 5450 Higuera Street. Staff recommends the City Council approve the purchase of the right-of-way easement in the amount of \$174,000.

Bridge Re-Design to Include "Observation Deck" Area

The City Council Parking and Traffic Subcommittee (Subcommittee) recommended the City Council consider a design change to the bridge to include an 'Observation Deck' on the west side of the Bridge. The Subcommittee recommended staff have renderings prepared that depict the bridge with the 'Observation Deck' and return to the City Council at a later date to obtain input on the aesthetic design of the bridge including the design of the 'Observation Deck'. It should be noted the 'Observation Deck' would necessitate a design cost increase of \$90,000 for structural engineering, civil design, right-of-way fees, and new easements and access permits with the Los Angeles County Flood Control District and United States Army Corps of Engineers. Staff estimates that it would take about six months to obtain the right-of-way and easements from the aforementioned agencies. Construction costs would increase by approximately \$70,000 depending on the final design selected..

Additional design costs can be covered through existing Federal Highway Bridge Program (HBP) funds and City matching funds.

It should be noted that the City Council approved the final plans and specifications and authorized the publication of a notice inviting bids for the project in September 2016. The delay in start of the project construction has largely been as a result of negotiations with the private property owners to obtain the right of way necessary to build the project.

If the City Council approves the Subcommittee's recommendation for drawing up renderings to include the 'Observation Deck' and bring these renderings to the City Council at a later date, , then staff recommends the City Council approve an amendment to the existing agreement with IDC Consulting in an additional amount not-to-exceed \$10,000 for the cost of the renderings. Staff can return to the City Council in May or June 2018 to obtain direction from the City Council regarding the final design of the bridge and observation deck.

FISCAL ANALYSIS

Appropriate Additional Federal Highway Bridge Program Funding

Staff requests that an additional \$129,254 of Federal Highway Bridge Program (HBP) funds be appropriated for right-of-way acquisition costs in account 42380000.730100.PZ553. Below is a summary of current and proposed right-of-way budget:

Current Right-of-Way Budget	Amount
HBP Grant (42380000.730100.PZ553)	\$180,601
City Match (48580000.730100.PZ553)*	<u>\$ 23,399</u>
Total	\$204,000

Proposed Additional Right-of-Way Funds	Amount
HBP Grant (42380000.730100.PZ553)	\$129,254
City Match (48580000.730100.PZ553)*	<u>\$ 16,746</u>
Total Additional Right-of-Way Funds	\$146,000

Total Right-of-Way Budget	\$350,000
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*The required City match amount of 11.47% is included in the City Council Adopted Budget for Fiscal Year 2017/2018 in account 48580000.730100.PZ553.

ATTACHMENTS

1. 2018-04-23 - Bicycle Transition Lane Easement Map

MOTION

That the City Council:

1. Approve the purchase of 718 square feet of private property from the owner of 5450 Higuera Street for the construction of a bike transition lane in the amount of \$174,000; and,

2. Appropriate Additional Federal Highway Bridge Program Right-of-Way funds in the amount of \$129,254, and
3. Discuss the Subcommittee's recommendation to re-design the bridge to Include an "Observation Deck" Area and provide direction to the Public Works Director/City Engineer as deemed appropriate; and,
4. If the City Council directs the preparation of renderings of the bridge to include an 'Observation Deck', then approve an amendment to the existing agreement with IDC Consulting, Inc. for an additional amount not-to-exceed \$10,000 for the Higuera Street Bridge Replacement Project, PZ553, BHLS 5240(026); and,
5. Authorize the City Attorney to review/prepare the necessary documents; and,
6. Authorize the City Manager to execute such documents on behalf of the City.