



# City of Culver City

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## Staff Report Details (With Text)

**File #:** 19-1277      **Version:** 1      **Name:**  
**Type:** Minute Order      **Status:** Consent Agenda  
**File created:** 5/7/2019      **In control:** City Council Meeting Agenda  
**On agenda:** 5/28/2019      **Final action:**  
**Title:** CC - Approval of an Agreement with Walker Consultants in an Amount Not-to-Exceed \$37,500 for Preparation of Building Repair Construction Documents, Bid Specifications and to Provide Construction Administration Services Related to Ivy Substation Capital Improvements.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ATT 1 - Walker Consultants Proposal - Ivy Substation, 2. ATT 2 - Ivy Substation Condition Assessment Report

| Date | Ver. | Action By | Action | Result |
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**CC - Approval of an Agreement with Walker Consultants in an Amount Not-to-Exceed \$37,500 for Preparation of Building Repair Construction Documents, Bid Specifications and to Provide Construction Administration Services Related to Ivy Substation Capital Improvements.**

**Meeting Date:** May 28, 2019

**Contact Person/Dept:** Elaine Warner/CDD  
Todd Tipton/CDD

**Phone Number:** (310) 253-5777  
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**Fiscal Impact:** Yes ☒ No ☐

**General Fund:** Yes ☒ No ☐

**Public Hearing:** ☐

**Action Item:** ☐

**Attachments:** Yes ☒ No ☐

**Commission Action Required:** Yes ☐ No ☒

**Commission Name:**

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (05/22/19); (Email) The Actors' Gang (05/13/19)

**Department Approval:** Sol Blumenfeld, Community Development Director (05/07/19)

### RECOMMENDATION:

Staff recommends the City Council approve an agreement with Walker Consultants in an amount not-to-exceed \$37,500 for the preparation of building repair construction documents, bid specifications and to provide construction administration services related to Ivy Substation capital improvements.

### **BACKGROUND/DISCUSSION:**

On June 8, 1987, the City of Los Angeles entered into a 40-year lease and 10-year option with the former Culver City Redevelopment Agency (CCRA) for use of the Ivy Substation. The lease was assigned to the City in August 2017 and requires the City to maintain the Ivy Substation until the current lease expires in June 2037.

In August 2017, the City commissioned Walker Consultants (Walker) to prepare a condition assessment report that analyzed building systems, recommended corresponding repairs and maintenance (over a 10-year period), and identified probable costs (Attachment 2).

The condition assessment report identifies repairs to exterior walls and roofing as the priorities for 2018 and 2019, respectively. Construction documents and bid specifications are needed in order to proceed with the work. Staff recommends Walker develop the construction documents and bid specifications and provide construction administration services given their preparation of the initial condition assessment report and familiarity with the Ivy Substation property.

Pursuant to Culver City Municipal Code Section 3.07.065.A, these professional services are exempt from formal competitive bidding procedures, provided competitive quotations are obtained whenever practical, as determined by the City Manager. For the reasons stated above, the City Manager determined competitive quotations were not practical in this case.

### **FISCAL ANALYSIS:**

Funds in the amount of \$37,500 have been allocated in the Fiscal Year 2018/2019 budget (GL Acct. No. 10150120.612300) for the preparation of building repair construction documents, bid specifications and the provision of construction administration services. The City's sublease with The Actors' Gang includes a cost-sharing provision which provides funding for the implementation of the Ivy Substation property maintenance plan amortized over the term of the lease. Funding of \$107,500 for the exterior wall repair has been included in Fiscal Year 2018/2019 per the maintenance plan schedule and will likely be carried over into FY 2019/2020 to be completed in the next fiscal year. Funding of \$100,000 for roofing repairs has been requested in the Fiscal Year 2019/2020 Budget as Project # PF029.

### **ATTACHMENTS:**

1. Walker Consultants Proposal
2. Ivy Substation Building Condition Assessment Report

**RECOMMENDED MOTION(S):**

That the City Council:

1. Approve an Agreement with Walker Consultants in an amount not-to-exceed \$37,500 for building envelope repair construction documents and construction administration services for the Ivy Substation; and,
2. Authorize the City Attorney to review/prepare the necessary documents; and,
3. Authorize the City Manager to execute such documents on behalf of the City.