



City of Culver City

Mike Balkman
Council Chambers
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851

Staff Report

File #: 18-01188, **Version:** 2

Item #: PH-1.

PUBLIC HEARING - CITY COUNCIL AGENDA ITEM: Consideration of Waiver of Formal Bid Procedures for the Construction of a Public Parking Structure and Adjacent Market Hall Improvements Located at Washington Boulevard and Centinela Avenue (Four-Fifths Vote Requirement).

Meeting Date: May 29, 2018

Contact Person/Dept: Glenn Heald / CDD
Todd Tipton / CDD

Phone Number: (310) 253-5752
(310) 253-5783

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 (05/23/18); Published in the Culver City News (05/03/2018).

Department Approval: Sol Blumenfeld, Community Development Director (05/21/18)

RECOMMENDATION:

Staff recommends the City Council conduct a public hearing to waive the formal bid procedures as authorized by Culver City Charter Section 1604 and Culver City Municipal Code (CCMC) Section 3.07.090.E, for construction of improvements located at 12337-12423 Washington Boulevard, 4061-4063 Centinela Avenue and 4064 Colonial Avenue, Culver City, California, (the "Project Site"), as part of the Culver Public Market Project (the "Project").

PROCEDURE:

1. The Mayor seeks a motion from the City Council to receive and file the affidavit of publication of notice and correspondence received in response to the public hearing notice (published May 3, 2018); and,
2. The Mayor calls for a staff report, and Council Members may pose questions to staff as

desired; and,

3. The Mayor invites those present and interested to provide public comment on this subject; and,
4. Mayor seeks a motion from the City Council to close the public hearing after all public testimony has been presented; and,
5. The City Council discusses the item and arrives at its decision. A four/fifths majority vote is required to approve the requested waiver.

BACKGROUND:

The Project Site is located at the northwest ("Site A") and northeast ("Site B") corners at the intersection of Washington Boulevard and Centinela Avenue. The Project consists of: (1) a three-level public parking structure on Site A with approximately 184 spaces, at least forty-seven of which are in excess of the number of parking spaces required by the Culver City Municipal Code ("CCMC") for the Project, and all of which are available for public use, (2) an artisanal market hall on Site A with five additional in-line units for retail and restaurant use, and (3) a one-story, three-unit retail and restaurant component on Site B with twenty surface parking spaces.

On February 12, 2018 the City Council approved the Project's entitlements via a Comprehensive Plan. The City Council required that traffic calming measures for Colonial Avenue be studied and that a conformance review be conducted in order to ensure the public parking garage is adequately screened. No construction shall commence until these steps have been completed.

On April 23, 2018 the City Council approved a Disposition and Development Agreement that requires Regency Centers (Developer) to prepare construction plans and construct all improvements related to the Project, including the parking structure.

DISCUSSION

Due to of the integrated nature of the Project, various components are shared by both the City and Developer e.g., building foundations, columns and walls, utilities, mechanical/electrical/plumbing systems, etc. As a result, it will be more difficult, inefficient and costly to construct the components separately. Therefore, pursuant to Culver City Charter Section 1604 CCMC Section 3.07.090.E, it is recommended that formal bidding procedures be waived, and one general contractor be used to construct all of the Project components.

If the formal bidding procedures are waived, construction costs will remain competitive because:

- i. The construction work will be completed by sub-contractors specializing in the various trades. The general contractor will be required to obtain a minimum of three bids from qualified subcontractors for each sub-trade;
- ii. By combining the various Project components in a single construction contract, the Project scale increases. The increased scale creates improved efficiencies related to materials purchasing, and a reduction in shared general contractor conditions and fees; and
- iii. The general contractor will be involved in the construction drawing preparation process that is

currently underway. Involving the general contractor in this process is beneficial because the general contractor may identify problems with the construction drawings that would otherwise be realized after construction begins. Identifying problems before construction begins avoids change orders, reduces construction delays, and improves overall constructability.

The City and Developer will enter into a Development and Construction Contract whereby the Developer will be responsible for construction of the City's parking structure. The Developer is proposing to enter into a construction contract with The Whiting-Turner Contracting Company (Whiting-Turner) a firm that provides construction management, general contracting and design-build services on small and large projects for a variety of clients (see attached summary of qualifications). The city's consulting construction manager/engineer has reviewed Whiting-Turner's proposed fee and believes it reasonable.

Environmental Determination

In accordance with the California Environmental Quality Act ("CEQA") set forth in California Public Resources Code Section 21000 et seq., the State CEQA Guidelines set forth in Title 14, California Code of Regulations Section 15000 et seq., and procedures adopted by the City relating to environmental evaluation of public and private projects, on October 25, 2017 the City adopted a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program, based on an initial study, finding that the Project (including the parking structure), with mitigation measures incorporated, will not have a significant adverse impact on the environment.

FISCAL ANALYSIS:

Approval of the recommended action has no fiscal impact to the City because the \$6.6 million in funding for the public parking improvements is from former Culver City Redevelopment Agency funds.

ATTACHMENTS:

1. Summary of Whiting-Turner Contracting Company qualifications.

MOTION:

That the City Council:

Waive the formal bid procedures, as authorized by Culver City Charter Section 1604 and CCMC Section 3.07.090.E, for the construction of the Improvements located at 12337-12423 Washington Boulevard, 4061-4063 Centinela Avenue, and 4064 Colonial Avenue, as part of the Culver Public Market Project **(Requires 4/5 Affirmative votes for approval).**