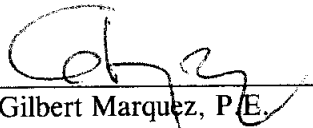


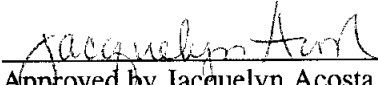


# City of Carson Report to Successor Agency

May 6, 2014  
New Business Consent

**SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH ANDERSON PENNA PARTNERS, INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR PROJECT NO. 1043: CARSON STREET MASTER PLAN**

  
Submitted by Gilbert Marquez, P.E.  
Acting Director of Public Works/City Engineer

  
Approved by Jacquelyn Acosta  
Acting Executive Director

## **I. SUMMARY**

On January 30, 2014, Engineering Services Division staff submitted a Request for Proposal (RFP) to six consulting firms on the City's Consultant List, to engage a construction management firm qualified to provide professional services for Project No. 1043: Carson Street Master Plan. Proposals from two firms were received and reviewed and the firms were placed on a ranking list. The top ranked and most qualified firm was determined to be Anderson Penna Partners, Inc.

It is requested that the Carson Successor Agency (CSA) approve a Professional Services Agreement with Anderson Penna Partners, Inc., to provide Construction Management Services for Project No. 1043: Carson Street Master Plan.

## **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Anderson Penna Partners, Inc., to provide Construction Management Services for Project No. 1043: Carson Street Master Plan; for a negotiated fee not-to-exceed \$975,067.00.
2. AUTHORIZE the Chairman to execute the Professional Services Agreement following approval as to form by the Agency Counsel.

## **III. ALTERNATIVES**

1. DO NOT APPROVE the Professional Services Agreement.
2. TAKE another action the Agency Board deems appropriate consistent with the requirements of the law.

**IV. BACKGROUND**

The City's Capital Improvement Program (CIP) calls for the construction of Project No. 1043: Carson Street Master Plan. The Carson Street streetscape project is an extensive public investment within the Carson Street Corridor (Corridor), stretching for 1.75 miles between the I-405 and I-110 freeways (Exhibit No. 1). The Corridor enhancement would complement existing and proposed developments along the Corridor and would create the "main street" feel and look that the guiding documents envision. The goal is for the proposed streetscape improvements to act as an economic development tool and to establish a positive urban design character that would increase community pride and encourage additional private investment along the Corridor. In addition, environmental quality could be improved by reducing air emissions and noise through the development of walkable streets, shopping districts, and residential neighborhoods that reduce the need to use automobiles. The proposed streetscape project is a major step in realizing this vision.

On December 7, 2010, the CSA approved the Professional Services Agreement with Gruen Associates to provide professional streetscape design services for the preparation of the plans, specifications and estimates (PS&E) for Project No. 1043: Carson Street Master Plan for a negotiated fee not-to-exceed \$795,059.00 (Exhibit No. 2). As a result of the streetscape project, Carson can distinguish itself from its neighboring communities and create a sense of place unique to Carson. The below listed components are the original scope-of-work included in the agreement with Gruen Associates to complete the streetscape project that would improve the appearance and functionality of the Corridor:

- Construction of gateway monument features between the I-405 freeway and the I-110 freeway;
- Maintaining four lanes for through-vehicular travel;
- Design of street that will serve automobile and transit vehicles and users, and pedestrians of all ages and abilities;
- Improvement of the pedestrian circulation and the environment by installing curb extensions at smaller intersections, enhancing crosswalks, paving patterns, and consolidated driveways / curb cuts;
- Installation and enhancement of landscaping within the street right-of-way;
- Identification of potential locations for squares, plazas and pocket parks; and other points of interest for people to visit outside of the street right-of-way;
- Integration of public art or artistic elements into the streetscape; and

- Introduction of new street furniture such as benches, pedestrian scale street lights, wayfinding signs, bike racks, etc.

On September 17, 2013, the CSA approved the First Amendment to the Professional Services Agreement with Gruen Associates to include the following improvements to the plans and specifications (Exhibit No. 3):

- Planting new street trees and enhancing the landscape along Avalon Boulevard between the I-405 freeway and 220th Street.
- Minimum replacement of curb, gutter and sidewalk along Avalon Boulevard between the I-405 freeway and 220th Street.
- Replace existing High Pressure Sodium Vapor (HPSV) street lights on the median along the Corridor with Light Emitting Diode (LED) lights. LED is a form of solid-state lighting that is extremely efficient and long-lasting.
- Installation of bus shelters, benches, and trash receptacles.

In light of the need to retain the services of a consulting firm which has full knowledge of and extensive experience in managing the construction of similar projects to provide Construction Management Services to successfully and effectively complete this project, the Engineering Services Division staff sent an RFP to six consulting firms on the City's consultant list, including the two local firms, on January 30, 2014.

On March, 11, 2014, two proposals were received and evaluated by the Consultant Selection Team consisting of staff from the City of Carson's Engineering Services Division. The (alphabetical) listing of the firms which submitted proposals is as follows:

<u>Firm</u>	<u>Place of Business</u>
1. Anderson Penna Partners, Inc.	Newport Beach, CA
2. Dudek	Irvine, CA

The evaluations and rankings for the selection of the construction management firm were performed without regard to the consultant fee in accordance with Section 4526 of the Government Code. Section 4526 states, in part, "...selection by a state or local agency head for professional services or private architectural, engineering, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications for the satisfactory performance of the services required." This section was written into the Government Code to prevent selection of consultants based solely on fees.

The selection team ranked Anderson Penna Partners, Inc. as the most qualified firm for this project. Anderson Penna Partners, Inc. is a highly experienced

company which has specialized in providing construction management for many years. Anderson Penna Partners, Inc. has successfully completed several related projects in the past. In addition, Anderson Penna Partners, Inc. managed the construction of the recently completed Congresswoman Juanita Millender-McDonald Community Center Roof Replacement and HVAC and Solar Panel Installation project, which won the American Public Works Association 2012 Project of the Year award. Their team is ready to provide the CSA with the expertise required to successfully and effectively complete the Carson Street Master Plan. Their team includes construction managers, project engineers, project inspectors, administrative personnel, and staff who have extensive experience in overall construction management services necessary for and beneficial to all aspects of Public Works construction.

The plans and specifications for this project have been substantially completed. However, due to the additional work necessary to include the reclaimed water line and the improvements required for the reconstruction of the city hall main entrance and the fountain area, the completion of the plans and specifications is expected to be fully completed in September 2014. As part of the scope of work, Anderson Penna Partners, Inc. will be involved in the constructability review of the plans and specifications, when completed.

Staff, therefore, recommends the approval of a Professional Services Agreement with Anderson Penna Partners, Inc. to provide construction management services for this project.

The anticipated timeline for this project is as follows:

PS&E completion	September 2014
CSA / City Council approval of PS&E	October 2014
Advertise project for construction bid	November 2014
CSA / City Council award of Construction Contract	December 2014
Start of construction	January 2015
Completion of construction	March 2016

## V. FISCAL IMPACT

The total estimated construction cost for this improvement project is \$13,000,000.00, and the current total cost of the professional fee is \$978,341.00. If the CSA approves staff's recommendation, the total cost of the professional fee would be \$1,953,408.00. The total project cost would then be \$14,953,408.00. This project will be funded with CSA funds as follows:

<u>Fiscal Year</u>	<u>Account No.</u>	<u>Budgeted Amount</u>
2013-2014	82-70-793-975-8020/0104301	\$5,949,691.03
2014-2015	82-70-793-975-8020/0104301	<u>6,000,000.00</u>
<b>TOTAL</b>		<b>\$11,949,691.03</b>

There is another potential future fiscal impact that cannot be quantified at this time. Although Caltrans is responsible for maintaining landscaping and associated improvements within the state right-of-way, since the City proposed to enhance landscaping and/or associated improvements within the state right-of-way, the City would inherit the maintenance responsibility and its associated costs. Staff is not requesting appropriation of additional funds until the project is advertised for construction bids, and the lowest construction bid amount is determined.

## VI. EXHIBITS

1. Location Map. (pg. 6)
2. Minutes, December 7, 2010, Item No. 5. (pgs. 7-9)
3. Minutes, September 17, 2013, Item No. 1. (pgs. 10-11)

Prepared by: Gilbert M. Marquez, P.E., Acting Director of Public Works

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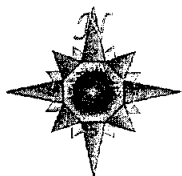
TO: Rev02-24-2014

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

## Action taken by Successor Agency

Date \_\_\_\_\_ Action \_\_\_\_\_



**Location Map**  
**Project No. 1043**  
**Carson Street Master Plan**



**EXHIBIT NO. 1**

**ITEM NO. (5)      CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH GRUEN ASSOCIATES TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR PROJECT NO. 1043: CARSON STREET MASTER PLAN, IMPLEMENTATION OF PUBLIC IMPROVEMENTS (DEVELOPMENT SERVICES)**

Executive Director Groomes summarized the staff report and recommendation. He referred to the discussion at the last meeting that local businesses were not notified and reported that should the Redevelopment Agency want staff to restart the RFP process, it would entail a four-month timeframe and there were possible impacts to the project.

**Public Comments**

**Bill Smalley, 17700 Avalon Boulevard, No. 111, Carson, California 90746**

Did not feel that the City was obligated to inform all engineering firms about projects; wanted to see the Internet utilized; and that residents wanted to see the project go forward.

**Perfecto A. Arca, 500 E. Carson Plaza Drive, Ste. 201, Carson, California 90746**

Discussed his request for local businesses to be notified about projects.

**Rudy C. Niere, 138 W. 229<sup>th</sup> Place, Carson, California 90745, representing Uniplan Engineering, Inc.**

Felt that the project was tailored for small firms and that the RFP provides for disadvantaged business enterprises, small business enterprises, minority business enterprises, and others to participate. Upon inquiry, Mr. Niere responded to inquiries from the City Council about the qualifications of his firm.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Gruen Associates to provide professional streetscape design services for the preparation of plans, specifications and estimates for Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements for a negotiated fee not-to-exceed \$795,059.00.
2. AUTHORIZE the Agency Chairman to execute the Professional Services Agreement following approval as to form by the Agency Counsel.

ACTION: Vice Chairman Santarina stated that he was troubled that the report did not address that Carson-based businesses were not notified about this opportunity to bid to provide professional services and moved to continue this item to December 21, 2010, and during such time, that he

wanted to meet with staff to obtain a direct response to this serious and repeated oversight, which was seconded by Dear.

During discussion of the motion, the following issues were addressed:

Mayor Dear referred to and discussed the City's policy to encourage local businesses and the necessity for economic equality for minority-owned businesses. Whereupon, Executive Director Groomes reported that the recommended firm was a minority business enterprise, that local firms have done projects with the City; and, further, that he had written the paragraph in this evening's staff report regarding the comments expressed at the last meeting.

Steve Smith, Gruen and Associates, Director Landscape Architecture and Project Manager, informed the Redevelopment Agency that his firm was a minority-owned business and that the team was assembled and consisted of firms with which Gruen and Associates had previously worked.

Agency Member Davis-Holmes expressed her desire that staff simplify the process for local businesses that could be included as a subcontractor for major projects. Whereupon, Executive Director Groomes reported that staff has evidence that it has been done; both contractors have been included as subcontractors and reported projects with which they have been involved; that staff has done as the Redevelopment Agency wished; that staff has heard the wishes of the Redevelopment Agency and would be acknowledged the next time. She subsequently stated that she wanted to stay on schedule.

Agency Member Gipson concurred with some of the comments about taking care of local businesses with the qualified skills and that all members support local businesses; acknowledged the time schedule and expressed his unwillingness to jeopardize the project any further; and encouraged businesses in Carson to seek out and/or bid on projects. He stated that he did not want staff to take the brunt of this issue.

### **Substitute Motion**

Agency Member Gipson offered a substitute motion to approve staff recommendation Nos. 1 and 2, which was seconded by Ruiz-Raber.

During discussion of the substitute motion, the following issues were addressed:

Agency Member Ruiz-Raber felt that staff has been reaching out to local businesses; acknowledged that local businesses have done work in the City; and was confident that staff would ensure that a list of businesses would be provided for future opportunities. She stated that this was a long-awaited project, and it was time to move forward.

Chairman Dear felt that the local firms were not provided an opportunity to participate, especially when they are told they will be notified; would support the recommendation of staff in order to move the project forward; however, staff did not do what they were instructed to do.



Vice Chairman Santarina thanked Executive Director Groomes for reporting on the past involvement of local businesses and acknowledged that staff has tried their best to provide information. He clarified that he had no problem with Gruen and Associates, but did not want to forget about local firms, if qualified, and that notification was important.

The substitute motion was carried by the following roll call vote:

Ayes:	Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes:	Chairman Dear and Vice Chairman Santarina,
Abstain:	None
Absent:	None



**ITEM NO. (1)      CONSIDERATION OF THE FIRST AMENDMENT TO THE  
PROFESSIONAL SERVICES AGREEMENT WITH GRUEN ASSOCIATES  
TO PROVIDE PROFESSIONAL DESIGN AND CONSTRUCTION SUPPORT  
SERVICES FOR PROJECT NO. 1043: CARSON STREET MASTER PLAN,  
IMPLEMENTATION OF PUBLIC IMPROVEMENTS (PUBLIC WORKS)**

Item No. 1 was heard after Authority Item No. 3 at 10:53 P.M.

Acting Public Works Director Marquez summarized the staff report and recommendation.

RECOMMENDATION for Successor Agency:

1. APPROVE the First Amendment to the Professional Services Agreement between the Carson Successor Agency and Gruen Associates, for the additional professional design and construction support services needed to complete Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements, for a negotiated fee not-to-exceed \$183,282.00.
2. AUTHORIZE the Chairman to execute the First Amendment to the Professional Services Agreement between the Carson Successor Agency and Gruen Associates, following approval as to form by the Agency Counsel.

ACTION: It was moved to 1) Approve the First Amendment to the Professional Services Agreement between the Carson Successor Agency and Gruen Associates, for the additional professional design and construction support services needed to complete Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements, for a negotiated fee not-to-exceed \$183,282.00 and 2) Authorize the Chairman to execute the First Amendment to the Professional Services Agreement between the Carson Successor Agency and Gruen Associates, following approval as to form by the Agency Counsel on motion of Santarina and seconded by Robles.

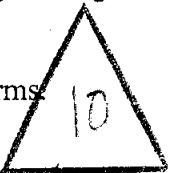
During discussion of the motion, the following items were addressed:

Council Member/Authority Commissioner/Agency Member Robles offered a friendly amendment to the motion that the high efficiency lights changes being proposed to be installed as part of the energy efficiency in the RFP process that it be excluded or ensure coordination between the two.

Acting Public Works Director Marquez stated that he would try to include and, if not, would at least receive credit for the street lights that were upgraded to LED and would follow up on the status of the RFP.

Mayor/Authority Chairman/Agency Chairman Dear noted that two engineering firms in the City were not notified about the RFP process and asked if any design work is available for engineering firms in Carson.

Acting Public Works Director Marquez reported that other projects were awarded to local firms



Acting City Manager/Acting Authority Executive Director/Acting Agency Executive Director  
Acosta stated that she will follow up on projects for local firms.

The motion, as amended, was unanimously carried by the following vote:

Ayes:	Mayor/Agency Chairman/Authority Chairman Dear, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Santarina, Council Member/Agency Member/Authority Commissioner Davis-Holmes, Council Member/Agency Member/Authority Commissioner Gipson, and Council Member/Agency Member/Authority Commissioner Robles
Noes:	None
Abstain:	None
Absent:	Council Member/Agency Member/Authority Commissioner Gipson

