





City of Carson Report to Successor Agency

July 15, 2014
New Business Consent

SUBJECT: CONSIDERATION OF THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH GRUEN ASSOCIATES TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR THE ADDITIONAL IMPROVEMENTS FOR PROJECT NO. 1043: CARSON STREET MASTER PLAN


Submitted by Bruce Barrette
Interim Director of Public Works


Approved by Nelson Hernandez
City Manager

I. SUMMARY

This report summarizes the recent changes in the professional design services which impacts the contracts and funding requirements for the preparation of plans, specifications and estimates (PS&E) for Project No. 1043: Carson Street Master Plan (Exhibit No. 1). Additional improvements to the project have been suggested by the Carson Successor Agency (CSA) and staff, which requires modification to the existing scope-of-work and amendment to the existing Professional Services Agreement with Gruen Associates (Gruen).

Staff is requesting authorization to proceed with the Second Amendment to the Professional Services Agreement with Gruen for the additional professional design services needed to complete the project for a negotiated fee not-to-exceed \$163,343.00 (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Second Amendment to the Professional Services Agreement between the Carson Successor Agency and Gruen Associates for the additional professional design services needed to complete Project No. 1043: Carson Street Master Plan for a negotiated fee not-to-exceed \$163,343.00.
2. AUTHORIZE a design contingency in the amount of \$75,000.00 for any additional design services for any future improvements which may be requested by the Carson Successor Agency and staff, and any unforeseen design work that may be required to complete Project No. 1043: Carson Street Master Plan.
3. AUTHORIZE the Chairman to execute the Second Amendment to the Professional Services Agreement between the Carson Successor Agency and Gruen Associates, following approval as to form by the Agency Counsel.

III. ALTERNATIVES

1. DO NOT APPROVE the Second Amendment to the Professional Services Agreement with Gruen.
2. DO NOT AUTHORIZE the expenditure of additional design contingency in the amount of \$75,000.00
3. TAKE another action the CSA 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 Corridor, stretching for 1.75 miles between the I-405 and I-110 freeways. 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 to provide professional streetscape design services for the preparation of PS&E for Project No. 1043: Carson Street Master Plan for a negotiated fee not-to-exceed \$795,059.00 (Exhibit No. 3). 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 to complete the streetscape project that would improve the appearance and functionality of the Corridor:

1. Installation of new, colorful, drought-tolerant and low-maintenance landscaping at parkways and medians with distinctive street trees as unifying elements.
2. Installation of street furniture; such as benches, trash receptacles, bike racks, and pedestrian lights with electrical power for events and holiday displays.
3. Installation of seating nodes for pedestrian rest areas.

4. Reconstruction of all driveways for Americans with Disabilities Act (ADA) compatibility.
5. Installation of compatible bus shelters.
6. Installation of decorative crosswalks to enhance major intersections.
7. Improvement of the pedestrian circulation and the environment by installing curb extensions, enhancing crosswalks, paving patterns, and consolidated driveways/curb cuts.
8. Integration of public art or artistic elements into the streetscape.
9. Installation of gateway monument features between the I-405 freeway and the I-110 freeway.
10. Installation of way-finding signs for direction to major destinations.

On September 17, 2013, the CSA approved the First Amendment to the Gruen contract for \$183,282.00, to include improvements along Avalon Boulevard, Light Emitting Diode (LED) lights on Carson Street, inclusion of bus shelters and construction support (Exhibit No. 4). Staff and Gruen have also identified further enhancements or additions to the street improvement project to provide a more comprehensive approach. Initially, the Carson Street improvement project was envisioned to be a phased project over three years due to funding constraint. Since the CSA has verified that funds are available, staff is now proceeding to include all the components of the Carson Street improvements in the PS&E and planned to complete the project as one phase instead of deferring some components of the project to a later phase.

On January 8, 2014, a workshop was conducted which provided the CSA an update on the Carson Street Master Plan (Exhibit No. 5). Information was provided during the workshop and various components were discussed that have been refined or added to the Carson Street Improvement Project. At the workshop, the CSA had directed staff to find out more about the possibility of extending the reclaimed water line to this project, ensuring that reclaimed water can be provided throughout Carson Street, and that the use of the latest technology for water conservation is considered. The installation of surveillance cameras at different strategic locations, and the installation of lights at the I-405 freeway underpass, and painting of the bridge, were also discussed and suggested. It was also suggested that crosswalks on Dolores Street, Grace Avenue, and Moneta Avenue be constructed using the same materials and design proposed for Avalon Boulevard, Main Street and Figueroa.

To facilitate this request, staff contacted West Basin Municipal Water District (West Basin) and discussed the City's concern of extending the reclaimed water line to serve the project, which can help frame the project as environmentally conscious. West Basin is a producer and wholesaler to California Water Services Company and other water purveyors of recycled water in the Carson area. Initially, West Basin was reluctant in providing the service and indicated that they do not have the capital funds available to invest in an undefined future project, and that there is no plan to expand West Basin's infrastructure to allow the City to connect to the Carson Street streetscape project. They indicated that Carson Street is primarily retail, with little demand for recycled water for irrigation or industrial use. The only significant location that they believe for recycled water use along Carson Street is the city hall / community center area.

However, after several meetings and discussions with West Basin, they indicated that they now have the opportunity to apply for grant funding to expand their infrastructure to allow the City to connect to the Carson Street streetscape project. The grant funding West Basin is applying for is with the Army Corps of Engineers (ACE) for the West Basin pipeline on Main Street from the intersection of Main Street and Del Amo Boulevard, south on Main Street to Carson Street. West Basin finally expressed their willingness and cooperation to include Carson Street in one of their future projects; staff was notified in early April 2014. West Basin appreciates the City's enthusiasm in considering reclaimed water as part of the project and finding ways to make it work. West Basin confirmed that their existing 12 inch diameter pipeline at the intersection of Main Street and Del Amo Boulevard would be able to provide sufficient flow for this project in the future. The City would then install the reclaimed water pipeline system on Carson Street as part of the improvement project, to provide irrigation water within the project, and as a transmission line across the project area for possible future connections.

The West Basin standard details and specifications will be used for the design of the reclaimed water line. The water main would be either a 4-inch or 6-inch pipe, depending on the demand for Carson Street and the connecting laterals, to be located beneath the median. The new water line would extend from just west of the streetscape project along Carson Street west of Figueroa Street, east to the I-405 southbound ramps. In addition, provisions for future pipeline connections will be provided north and south on Main Street, north and south on Avalon Boulevard, and south on Bonita Street. Each of these provisions would extend to just outside the streetscape project.

Additionally, the following improvements were also suggested and determined by staff to be necessary to complete the project:

1. Installation of conduit infrastructure in the street for future fiber optic lines spanning the entire scope of the original street work to accommodate surveillance camera installation. Fiber optic infrastructure plan will include new conduit routing layout and will be coordinated with the lighting work.
2. Removal and replacement of existing street light poles on the median along Carson Street. This includes the consolidation of the existing meter services, replacement of existing conductors, poles, and upgrade of High Pressure Sodium Vapor (HPSV) street lights to LED lights.
3. Photometric study of existing lighting level under the freeway off-ramp bridge at I-405 freeway and Carson Street. This also includes the design of new aesthetic lighting for the same underpass.
4. Landscape and architectural services for the redesign of the existing ramps and front plaza to the city hall entry. This includes the renovation of the fountain area, improvement of the building façade, and the city hall main entrance to comply with the ADA requirements.
5. Parking lot reconfiguration design for the existing parking lot on the northwest corner of Dolores Street and Carson Street, where an existing driveway will be closed as part of the project.

In order to accommodate all of these additional improvements, staff advised Gruen to revise the PS&E to include the additional improvements requested as part of the Carson Street Master Plan. Gruen would prepare the construction documents and the estimated preliminary cost estimate for these improvements. Since this additional scope-of-work is not included in their original scope-of-work, Gruen requested an additional professional fee due to the substantial amount of work necessary that would be extremely difficult to handle adequately and timely within their existing contract. On June 19, 2014, Gruen submitted a proposal and staff negotiated the following:

Improvement Required	Task	Professional Fee
Installation of reclaimed water pipeline	Preparation of PS&E	\$49,190.00
Installation of conduit for future fiber optic lines	Preparation of PS&E	15,410.00
Removal and replacement of existing street lights	Preparation of PS&E	9,239.00
Photometric study and new aesthetic lighting	Preparation of PS&E	6,269.00
Landscape and architectural services to the city hall entry	Preparation of PS&E	77,939.00
Parking lot reconfiguration	Preparation of PS&E	5,296.00
TOTAL		\$163,343.00

Staff is requesting that the CSA approve the Second Amendment to the Professional Services Agreement with Gruen for the required additional professional services needed to complete Project No. 1043: Carson Street Master Plan for the not-to-exceed amount specified above. Following the CSA meeting, Gruen will finalize plans consistent with CSA direction for the all the components of the project.

V. FISCAL IMPACT

The existing total cost of the professional services is \$978,341.00. The proposed amendment to the existing contract will result in an additional professional services fee of \$163,343.00, and the total cost of the professional services fee is now \$1,141,684.00. Staff also requests Carson Successor Agency to authorize the expenditure of additional design contingency in the amount of \$75,000.00 for any additional design services for any future improvements which may be requested by the CSA and staff, and any unforeseen design work that may be required to complete project. The initial total estimated construction cost of the project is \$12,000,000.00. There are various components that have been refined or added to the original scope-of-work of the Carson Street Master Plan. As a result, the updated total estimated construction cost of the project is \$14,000,000.00.

The total CSA bond funds available for this project are as follows:

<u>Fiscal Year</u>	<u>Account No.</u>	<u>Budgeted Amount</u>
2013-2014	82-70-793-981-8008/0104301	\$6,000,000.00
2014-2015	82-70-793-981-8008/0104301	\$8,411,556.00
TOTAL BUDGET ADOPTED ON JULY 1, 2014		\$14,411,556.00

VI. EXHIBITS

1. Location Map. (pg. 9)
2. Second Amendment to the Professional Service Agreement. (pgs. 10-15)
3. Minutes, December 7, 2010, Item No. 5. (pgs. 16-18)
4. Minutes, September 17, 2013, Item No. 1. (pgs. 19-20)
5. Minutes, January 8, 2014, Item No. 2. (pgs. 21-28)

Prepared by: Gilbert M. Marquez, P.E., Senior Civil Engineer

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PROJ.1043_GRUEN_SECOND_AMENDMENT_FINAL.docx

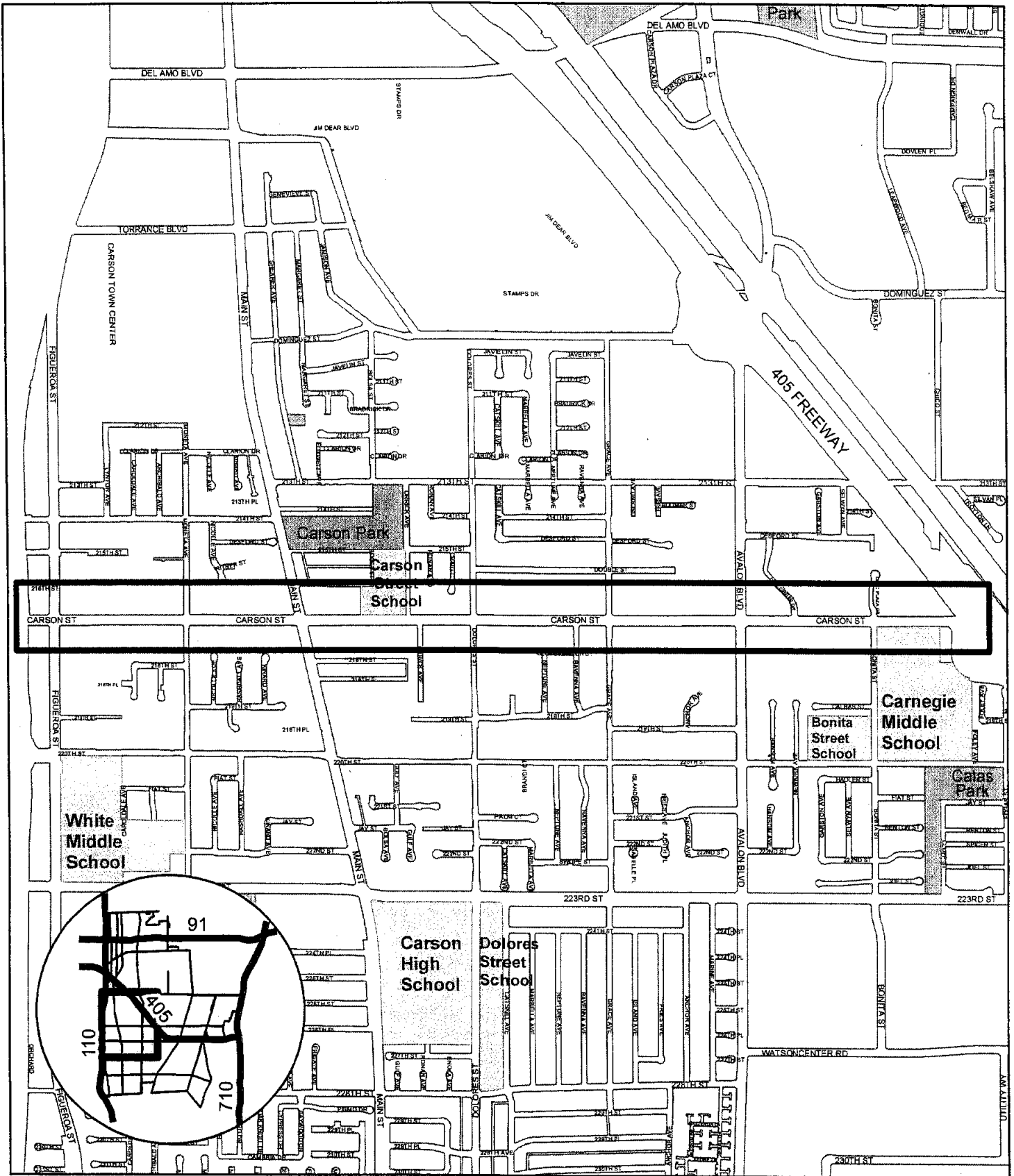
TO:Rev07-02-2014

Reviewed by:

City Clerk	City Treasurer
Administrative Services <i>Jane P. Callaghan</i>	Public Works
Community Development	Community Services

Action taken by Successor Agency

Date _____ Action _____



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

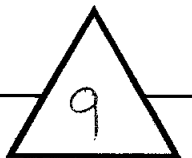


EXHIBIT NO. 1

**PROJECT NO. 1043 – CARSON STREET MASTER PLAN SECOND AMENDMENT
TO PROFESSIONAL SERVICES AGREEMENT TO PROVIDE ARCHITECTURAL
SERVICES FOR THE CARSON SUCCESSOR AGENCY OF CARSON, CALIFORNIA
(Carson Successor Agency/Gruen Associates)**

This "Second Amendment to Professional Services Agreement for Architectural Services," ("Second Amendment"), is effective as of July 15, 2014, and is by and between CARSON SUCCESSOR AGENCY, a public body corporate & politic and a political subdivision of the State of California ("Agency") and Gruen Associates, a California partnership (herein "Consultant") and is an amendment to that certain "Professional Services Agreement for Architectural Services and Construction Support Services ("Contract"), executed by and between the parties effective as of November 10, 2010. (The term Consultant includes professionals performing in a consulting capacity.)

RECITALS

A. City and Consultant have entered into a contract (attached as Exhibit 1) effective November 10, 2010, by which Consultant would provide architectural services for Project No. 1043 – Carson Street Master Plan project to the City of Carson.

B. While extensive work has been completed by Consultant, additional work is required as follows:

Provide additional services by completing the construction documents, plans, specifications and estimates for the following additional improvements:

1. Redesign effort includes consolidation of existing meter services, replacement of existing conductors for the existing street lights, extend and reconnect existing circuits to an existing service, additional site investigation and meetings. Additional construction administration effort is included. Record drawings will be provided based on contractor actual field as-built markups. The complete scope of work shall be per proposal submitted dated June 19, 2014.
2. Addition of reclaimed water pipeline system as a part of the overall project, to provide irrigation water within the project, and as a transmission line across the project area for possible future connections. The complete scope of work shall be per proposal submitted dated June 19, 2014.
3. Photometric study of existing lighting levels under freeway off ramp bridge at 405/Carson Street and the design for new aesthetic lighting. The complete scope of work shall be per proposal submitted dated June 19, 2014.
4. Include conduit infrastructure in the street for future fiber optic lines spanning entire scope of original street work. Fiber optic infrastructure plan will include new conduit routing layout and will be coordinated with the lighting work. The complete scope of



work shall be per proposal submitted dated June 19, 2014.

5. Provide a parking lot reconfiguration design for the existing parking lot on the northwest corner of Delores Street and Carson Street, where an existing driveway will be closed as part of the Carson Street Master Plan Implementation Project. The complete scope of work shall be per proposal submitted dated May 20, 2014.
6. Provide landscape and architectural services for the re-design of the existing ramps and front plaza to the City Hall Entry. The complete scope of work shall be per proposal submitted dated May 20, 2014.

C. Accordingly, the parties desire to amend the Agreement to expand the description of work and increase the compensation by \$163,343.00 to perform work beyond that provided in the original scope of work and to facilitate the changes and provide for the timely completion of the project construction.

C O N T R A C T

NOW, THEREFORE, in consideration of performance, by the parties hereto, of the promises, covenants, and conditions herein contained, the parties hereto agree to the terms of this Second Amendment and hereby amend the following provisions of the Contract:

1. Section 1.1. "Scope of Services", is hereby amended, to add the following to the "Scope of Services," at the end thereof:

Provide additional services by completing the construction documents, plans, specifications and estimates for the following additional improvements:

- Redesign effort includes consolidation of existing meter services, replacement of existing conductors for the existing street lights, extend and reconnect existing circuits to an existing service, additional site investigation and meetings. Additional construction administration effort is included. Record drawings will be provided based on contractor actual field as-built markups. The complete scope of work shall be per proposal submitted dated June 19, 2014. Addition of reclaimed water pipeline system as a part of the overall project, to provide irrigation water within the project, and as a transmission line across the project area for possible future connections. The complete scope of work shall be per proposal submitted dated June 19, 2014.
- Photometric study of existing lighting levels under freeway off ramp bridge at 405/Carson Street and the design for new aesthetic lighting. The complete scope of work shall be per proposal submitted dated June 19, 2014.
- Include conduit infrastructure in the street for future fiber optic lines spanning entire scope of original street work. Fiber optic infrastructure plan will include new conduit routing layout and will be coordinated with the lighting work. The complete scope of work shall be per proposal submitted dated June 19, 2014.

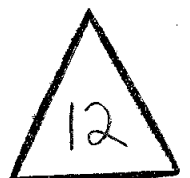


- Provide a parking lot reconfiguration design for the existing parking lot on the northwest corner of Delores Street and Carson Street, where an existing driveway will be closed as part of the Carson Street Master Plan Implementation Project. The complete scope of work shall be per proposal submitted dated May 20, 2014.
- Provide landscape and architectural services for the re-design of the existing ramps and front plaza to the City Hall Entry. The complete scope of work shall be per proposal submitted dated May 20, 2014.

2. Section 2.0. Compensation: is hereby amended, to increase the total compensation by an amount not-to-exceed one hundred sixty three thousand three hundred forty three dollars (\$163,343.00) attached hereto as Exhibit "B" and incorporated herein by this reference.

Except as amended by this Second Amendment, all other provisions of the Contract shall remain unmodified and in full force and effect.

[End – Signature Page Follows]



IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Second Amendment to the Agreement as of the date first written above.

ATTEST:

"CITY"

CARSON SUCCESSOR AGENCY

By: _____

Donesia L. Gause, CMC
Agency Secretary

By: _____

Chairman Jim Dear

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____

Agency Counsel

Attest:

"CONSULTANT"

Gruen Associates

By: _____

Title: _____

By: _____

Title: _____

Dated: _____

SEAL

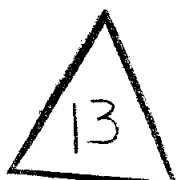


EXHIBIT A SCOPE OF WORK

Following items are added to the Exhibit "A" of the original scope of services for the above referenced project.

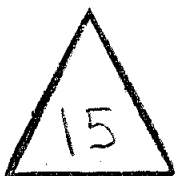
Provide additional services by completing the construction documents, plans, specifications and estimates for the following additional improvements:

- Redesign effort includes consolidation of existing meter services, replacement of existing conductors for the existing street lights, extend and reconnect existing circuits to an existing service, additional site investigation and meetings. Additional construction administration effort is included. Record drawings will be provided based on contractor actual field as-built markups. The complete scope of work shall be per proposal submitted dated June 19, 2014. Addition of reclaimed water pipeline system as a part of the overall project, to provide irrigation water within the project, and as a transmission line across the project area for possible future connections. The complete scope of work shall be per proposal submitted dated June 19, 2014.
- Photometric study of existing lighting levels under freeway off ramp bridge at 405/Carson Street and the design for new aesthetic lighting. The complete scope of work shall be per proposal submitted dated June 19, 2014.
- Include conduit infrastructure in the street for future fiber optic lines spanning entire scope of original street work. Fiber optic infrastructure plan will include new conduit routing layout and will be coordinated with the lighting work. The complete scope of work shall be per proposal submitted dated June 19, 2014.
- Provide a parking lot reconfiguration design for the existing parking lot on the northwest corner of Delores Street and Carson Street, where an existing driveway will be closed as part of the Carson Street Master Plan Implementation Project. The complete scope of work shall be per proposal submitted dated May 20, 2014.
- Provide landscape and architectural services for the re-design of the existing ramps and front plaza to the City Hall Entry. The complete scope of work shall be per proposal submitted dated May 20, 2014.

**EXHIBIT B
COMPENSATION**

An additional compensation not to exceed \$163,343.00 to cover the costs for additional services reflected by exhibit "A" above.

The Original Total Contract Sum.....	\$795,059.00
Additional Compensation (not to exceed).....	\$183,282.00
Additional Compensation (not to exceed).....	\$163,343.00
Revised Total Contract Sum.....	\$1,141,684.00



UNFINISHED BUSINESS (Item 5)

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. 229th 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.

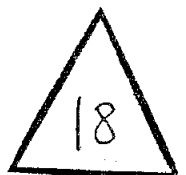
Chairman Dear felt that the local firms were not provided an opportunity to participate, especially when they are told they will be notified; would support the recommendation of staff in order to move the project forward; however, staff did not do what they were instructed to do.



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



**ITEM NO. (2) WORKSHOP TO PROVIDE AN UPDATE ON THE CARSON STREET
IMPROVEMENT PROJECT AND TO REVIEW NEW DESIGN
COMPONENTS AND PROPOSED CONSTRUCTION SCHEDULE
(COMMUNITY DEVELOPMENT)**

Planning Officer Repp-Loadsman provided a brief summary of the staff report and commented that Carson Street Improvement Project is not a stand-alone project it links many of the goals and objectives which have been established by the community and the City Council. Planning Officer Repp-Loadsman introduced the Associate Planner Saied Naaseh.

Associate Planner Naaseh provided a brief presentation on the components and status of the Carson Street Improvement Project. Associate Planner Naaseh referred to a reference sheet which was distributed to Mayor, Council and Staff listing all the pending items which staff is requesting direction. Associate Planner Naaseh introduced Steve Smith of Gruen Associates.

Mr. Smith began the presentation on the new components added to Carson Street Project.

Council Member Robles asked if the landscaping will be consistent with the environmental conditions in Southern California; and reduce water use by using drought-resistant plants.

Mr. Smith noted that state mandated equipment and vegetation will be used for the landscaping.

Council Member Davis-Holmes asked if reclaimed water lines are already installed on Carson Street.

Discussion ensued on irrigation and reclaimed water for the Carson Street Corridor landscaping. The City Council expressed interest in using reclaimed water; Gruen Associates will design a system that can handle the reclaimed water when it is made available.

Mr. Smith stated that Gruen Associates will verify the connection location and will meet with City Staff. Planning Officer Repp-Loadsman confirmed that staff has been coordinating with West Basin and will provide consultants the information.

Mayor Dear noted that is it wise to install water sustainable irrigation now rather than five years from now when a reclaimed water route becomes available on Figueroa Street.

Darin Morris clarified that there will be multiple points of connect to deliver reclaimed water down Carson Street. Figueroa Street will host the main line branch which will feed various locations down Carson Street where needed.

Mayor Dear asked staff who will be responsible to maintain the landscaping to prevent water waste.

A discussion ensued relating to water sustainability which will include the latest water irrigation system including spray heads and/or rotors vs. drip irrigation or mist. Master valve will detect any breaks and automatically shut off that line.



Council Member Robles expressed concern about using the latest technology versus state requirements which may be outdated.

Mr. Morris confirmed that only the latest technology will be used complying with state requirements of water conservation. One example, the technology used will have sensors to advise the system when it is raining outside and the irrigation system will not water.

Council Member Robles reiterated his concern to only use the latest technology and asked that they include verbiage to assure that after the completion of the project Council will not be advised by outside parties that there was better technology available to conserve water.

Mr. Smith will consult with irrigation specialist and report to staff. Mr. Smith continued with the presentation.

A discussion ensued about the use of large planters and the use of a bridge to allow water to flow.

Mayor Dear asked staff who will maintain the landscaping and maintenance for the proposed curb extensions.

Planning Officer Repp-Loadsman noted that street maintenance crews will maintain the landscaping in the curb extensions.

Mr. Smith continued with presentation and discussion ensued about monuments to be installed at the entrances to the City of Carson from the East and West with lighting.

Council Member Robles requested that cameras as well as "video taping in process" signs be installed on the Carson Street Corridor to ensure public safety.

Planning Officer Repp-Loadsman recommended that cameras be addressed in a separate security plan and include other areas throughout the City; she also recommended that the Sheriff's Department be involved.

A discussion ensued about the installation of wireless remote cameras and the efforts the Sheriff's Department currently have in place throughout the City.

Mayor Pro Tem Santarina asked that the wording "City of Carson" be used opposed to "Carson." The City of Carson will separate Carson, California from Carson, Nevada.

Mr. Smith and Planning Officer Repp-Loadsman noted the use of City of Carson as an option.

(Mayor Pro Tem Santarina exited the meeting at 7:07 P.M.)

Planning Officer Repp-Loadsman noted that the improvements currently being discussed are improvements already approved by City Council in 2012.



A discussion about the new fencing requirements for the property which is owned by the Department of Water and Power/City of Los Angeles; the City of Carson is negotiating with them to lease a small portion of the property to replace the existing chain link fence with an iron fence.

(Mayor Pro Tem Santarina reentered the meeting at 7:09 P.M.)

Mr. Smith continued with the presentation for Carson Street interchange underpass options to brighten the area, seating nodes with bike racks and decorative crosswalks including locations.

Council Member Robles ask if the streets slated for crosswalk improvements were chosen based on funding; if so, what the cost would be to add improvements on additional streets to include Grace Avenue, Dolores Street and Moneta Avenue.

Mayor Dear noted any add-ons after the project has commenced would be more expensive; he instructed staff to provide all additional costs prior to final approval.

Planning Officer Repp-Loadsman stated that staff will provide Council the cost for the additional crosswalks along Carson Street.

Mr. Smith continued with the presentation and a discussion ensued regarding adding marketing logos to the site amenities.

Mayor Pro Tem Santarina would like to see more color.

Council Member Robles stated the site amenities look institutionalized and would like to see other options with color.

Mr. Smith explained that the neutral color scheme will require less maintenance by the City in future years.

Council Member Davis-Holmes advised that Council be careful not to introduce any trendy colors to the proposed earth tone color pattern because it will take away from the classic 21st Century look.

Mayor Dear agreed and asked if the proposed trash cans should be uniform throughout the city. He noted that he would like to see consistency throughout the city.

Planning Officer Repp-Loadsman stated that Carson Street will be the hub and should have its own identity.

Council Member Robles noted that he believes the flat gray colors of the site amenities are unappealing. Mr. Morris explained that the color on the presentation slides do not represent the actual color. Samples will be provided prior to going out to bid. Mr. Morris continued with the plant palette presentation portion.

Council Member Robles asked if all the plant palettes are drought tolerant.



Mr. Morris replied that all plants will be drought tolerant and continued with presentation.

A discussion ensued on which destinations should be included on the way finding signs.

Council Member Robles recommended that the signs be precise and state the specific locations in the proposed way finding signs such as Carson Community Center and City Hall.

Associate Planner Naaseh clarified the signs exiting the freeway will be generalized for visitors. However, as the visitors get closer to specific sites the signs will be sight specific in order to keep continuity.

Mr. Smith presented the new components to the project.

Council Member Davis-Holmes prefers simplicity to the custom bike racks.

Mayor Pro Tem Santarina asked if the proposed custom bike racks will accommodate more bikes than the typical bike racks.

Staff stated they are unsure about the number of bikes each rack will accommodate; they will vary based on the type of rack.

Council Member Robles stated he liked the custom bike rack idea and, if possible, make them proprietary to Carson.

Mr. Smith stated that he did not foresee any reason why the bike racks cannot be exclusive to Carson.

Mayor Jim Dear proposed that the consultant require a better material to be used on the utility box graphic wraps than neighboring cities.

A discussion ensued on the different art options on the utility box graphic wraps and identification of the utility boxes that are owned by the City.

(Council Member Robles exited the meeting at 7:53 P.M.; and reentered the meeting at 7:55 P.M.)

Mayor Dear asked whether a seating node would have been proposed in the sculpture garden if it were not for the sculpture garden.

The Mayor directed staff number each item 1 – 12 on the reference sheet provided in Council Agenda packet. Mayor and City Council unanimously approved the following items; however, if funding allocations are low, Item 5 of the project is not required:

- 1) **Custom bike racks.**
- 2) **Entry lights features at Figueroa.**
- 3) **Utility box wraps with historical photos and paint.**
- 4) **Adding 2 median public art pieces and deleting future public art locations.**
- 5) **Enhanced seating node at sculpture garden.**



- 6) **Implementation of Bike Master Plan by adding white sharrow designations (as recommended by Planning Commission).**
- 12) **City Hall landscaping and entry design including ADA access to the City Hall entrance (Option A or Option B) (Changes are a result of Carson Street and Avalon Boulevard intersection improvements).**

Mr. Smith continued with the presentation on the site and landscape modification on both Option A and Option B.

Mayor Dear asked about the crosswalk being off centered with the proposed sidewalk setback.

Mr. Smith stated that the crosswalk will be off centered slightly.

Council Member Robles stated that he is opposed to approving the plan if the crosswalk is not straight.

Planning Officer Repp-Loadsmann noted that staff will anticipate the design so that it will accommodate future plans and avoid a crooked crosswalk.

Mayor and City Council stated their opposition to any improvements that will require having an off-centered crosswalk in front of City Hall.

(Mayor Pro Tem Santarina exited the meeting at 8:05 P.M.; and reentered the meeting at 8:07 P.M.)

Mr. Smith continued with presentation.

A discussion ensued regarding ADA requirements.

Planning Officer Repp-Loadsmann stated that Engineering has confirmation that the existing ramps and the entry doors in front of City Hall are not ADA compliant.

ACTION: Reference sheet Item No. 12 approved Option B on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes:	Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, and Council Member Robles
Noes:	None
Abstain:	None
Absent:	Council Member Gipson

- 9) **Avalon parkway and median landscaping including landscaping outside right of way in 2 properties, sidewalk improvements.**

Mr. Morris addressed the possible locations for landscaping opportunities along North Avalon Boulevard.



Planning Officer Repp-Loadsman stated the City is requesting authorization to negotiate with the Carson Sherriff's Station and the owners of the mobile home park to acquire permission to upgrade their property in exchange they will be responsible for the maintenance.

ACTION: Reference sheet Item No. 9 approved on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, and Council Member Robles
Noes: None
Abstain: None
Absent: Council Member Gipson

7) Ralph's Shopping Center and Renaissance at City Center traffic signal and reserving right to close median opening closure on Carson Street if there are future accidents

ACTION: Reference sheet Item No. 7 approved on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, and Council Member Robles
Noes: None
Abstain: None
Absent: Council Member Gipson

8) Bus Shelter designs (color: smoke grey or dark red; back design: gradient punch, gradient punch with Carson, slot-square);

Mr. Smith continued with presentation regarding Bus Shelter design (color: smoke grey or dark red; back design: gradient punch, gradient punch with Carson, slot square); and a kiosk on one side with future advertisement opportunity).

Mr. Morris added the quality of the metal is a natural, polished finish, perforated laser cut allowing the opportunity to engrave "Carson" into the back panels.

A discussion ensued about sidewalk setback potentials along Carson Street and Avalon Boulevard to ensure ADA compliance.

Council Member Robles asked if the bus shelters are the property of MTA, if so, have we explored funding from MTA to pay for the bus shelter design.

Council Member Robles recommended that oppose to the word "Carson" on each bus shelter, why not allow businesses to buy the bus shelters and put their logos as a way to recoup funding.

Mayor Pro Tem Santarina stated that in lieu of "Carson" he preferred to see "City of Carson".



A discussion ensued about ownership, funding and bus shelter options.

Mayor Dear asked about the timeline for the bus shelters and if the City had time to solicit the business community.

Mr. Morris advised that the back panels of the bus shelters are interchangeable for any future program that the City adopts. However, the Mayor and Council do need to provide direction as to the color and background they prefer.

Mayor Dear requested graffiti resistant material.

ACTION: Reference sheet Item No. 8 approved Option 1 on the bus shelter with "City of Carson" on motion of Dear, seconded by Robles and carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, and Council Member Robles
Noes: None
Abstain: Council Member Davis-Holmes
Absent: Council Member Gipson

10) Destinations for pedestrian and auto oriented way-finding signs.

Associate Planner Naaseh continued with the presentation and stated that staff has noted Council Member Robles' concerns that the signs are precise and specific locations be included in the proposed way finding signs such as Carson Community Center and City Hall.

ACTION: Reference sheet Item No. 10 approved on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, and Council Member Robles.
Noes: None
Abstain: None
Absent: Council Member Gipson

11) Deletion of the fence for Carson Street interchange underpass. Approval of rock slope design and painting the underpass for Avalon and Carson underpasses;

A discussion ensued requesting additional options.

Mr. Smith presented additional options.

Mayor Dear requested the installation of lights and the underpass to be painted.

Council Member Robles asked about mural options.

A discussion ensued regarding the details of various rock options provided.



ACTION: Reference sheet Item No. 11 approved on motion of Dear, seconded by Santarina and carried by the following vote:

Ayes: Mayor Dear, Mayor Pro Tem Santarina, and Council Member Davis-Holmes
Noes: Council Member Robles
Abstain: None
Absent: Council Member Gipson

Planning Officer Repp-Loadsman confirmed that staff will provide the costs for the three additional crosswalks on Dolores Street, Moneta Avenue and Grace Avenue to the Mayor and Council.

A discussion ensued about synchronized street lights to prevent heavy traffic flow on the alternate routes during the construction.

A discussion ensued regarding installation of fiber optics during construction.

Mayor Dear asked that staff consider the length of discussion required prior to re-introducing the remaining items at a Special City Council Meeting.

Council Member Davis-Holmes recommended that staff meet with Mayor and City Council individually on the remaining items to address any concerns before the meeting.

