



City of Carson Report to Mayor and City Council

September 21, 2010
New Business Consent

**SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH
ADVANCED APPLIED ENGINEERING, INC., TO PROVIDE INSPECTION
SERVICES FOR THE CONSTRUCTION OF PUBLIC INFRASTRUCTURES AT THE
BOULEVARDS AT SOUTH BAY DEVELOPMENT**

Submitted by M. Victor Rollinger
Development Services General Manager

Approved by Jerome G. Groomes
City Manager

I. SUMMARY

On September 2, 2010, engineering staff submitted a Request for Proposal (RFP) to 12 consultants on the city's consultant list. The RFP was sent to firms which it was believed could provide construction inspection personnel with valid Hazardous Waste Operations (HAZWOPER) training certificates required to provide inspection services for construction of storm drain, sewer, and road improvements at The Boulevards at South Bay development (Exhibit No. 1). Three firms submitted proposals and were placed on the ranking list. The top ranked firm with the most responsive and comprehensive proposal is Advanced Applied Engineering, Inc. (AAE). Therefore, staff recommends that a Professional Services Agreement for the inspection services of this development be awarded to AAE for an estimated contract amount not-to-exceed \$195,000.00 based on an hourly rate for service of \$75.00.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Advanced Applied Engineering, Inc., to provide inspection services for the construction of storm drain, sewer, and road improvements at The Boulevards at South Bay development for an estimated contract amount not-to-exceed \$195,000.00 based on an hourly rate of \$75.00.
2. AUTHORIZE the Mayor to execute the Professional Services Agreement following approval as to form by the City Attorney.

III. ALTERNATIVES

1. DO NOT APPROVE the Professional Services Agreement.
2. TAKE another action the City Council deems appropriate.

9.

IV. BACKGROUND

The Boulevards at South Bay development is a mixed-use commercial and residential project consisting of up to 2,000,000 square feet of commercial space and 1,550 residential units. The project is located south of Del Amo Boulevard, west of the I-405 (San Diego) freeway, and north and east of the Torrance Lateral Flood Control Channel. The project area consists of 168 acres. The parcel east of Main Street is a former landfill, previously referred to as Cal Compact, Metro 2000, Carson Marketplace, and Avalon at South Bay. The landfill is being remediated under the direction of the Department of Toxic Substances Control (DTSC). The sewer and storm drains will be installed in the rights-of-way of former haul routes which are on natural undisturbed soil. Since the overall project is located on a landfill, the DTSC requires that everyone who works in or near the landfill have a valid HAZWOPER training certificate.

LNR Property Corporation (developer), in collaboration with RBF Consulting (engineer), has prepared construction plans for sewer, storm drain, traffic signals and other road improvements. Construction plans were plan checked by the Los Angeles County Department of Public Works (LACDPW) on behalf of the city. The developer has obtained approval recommendations from the LACDPW for the City Engineer's final approval. The improvements will be constructed by Snyder Langston (contractor). The road and traffic signal infrastructures will be owned and maintained by the city; sewer infrastructure will be owned by the city, but maintained and operated by the LACDPW; and the storm drain infrastructure will be owned and maintained by the LACDPW. Due to the LACDPW's involvement in the maintenance of sewer and storm drain infrastructures, the LACDPW would be closely involved with its construction inspections.

On September 7, 2010, three proposals were received. A two-member Consultant Selection Committee consisting of representatives from the City of Carson's Engineering Services Division reviewed the proposals. The rankings were as follows:

<u>Rank</u>	<u>Firm</u>	<u>Place of Business</u>
1.	Advanced Applied Engineering, Inc.	Orange, CA
2.	Dudek	Santa Barbara, CA
3.	GK Associates	Diamond Bar, CA

After a review of the proposals, AAE was determined to be the most qualified firm for this project and was the most highly ranked.

The evaluations and rankings were performed 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.

AAE, through its Orange, California office is composed of professionals who have extensive experience and who have delivered high quality inspection service to several cities in southern California on projects similar to the improvements at The Boulevards at South Bay development.

After ranking the proposals, AAE staff and the City of Carson's Engineering Services Division staff discussed the final scope of work and consultant fee.

The anticipated timeline for this service is as follows:

Approval of Professional Services Agreement	September 21, 2010
Notice to Proceed	September 22, 2010
Start of construction	September 22, 2010
Completion of construction	April 2012

V. FISCAL IMPACT

None to the City of Carson; all costs for these services will be the developer's responsibility. An escrow account has been created, based on a reimbursement agreement between the developer and the city, for all expenditures relating to The Boulevards at South Bay development. A sub-account has been created from said escrow account for Engineering Services to track all payments to AAE for providing the Public Works construction inspection services for The Boulevards at South Bay development.

VI. EXHIBITS

1. Location Map. (pg. 5)

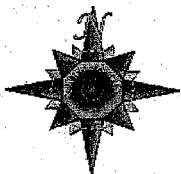
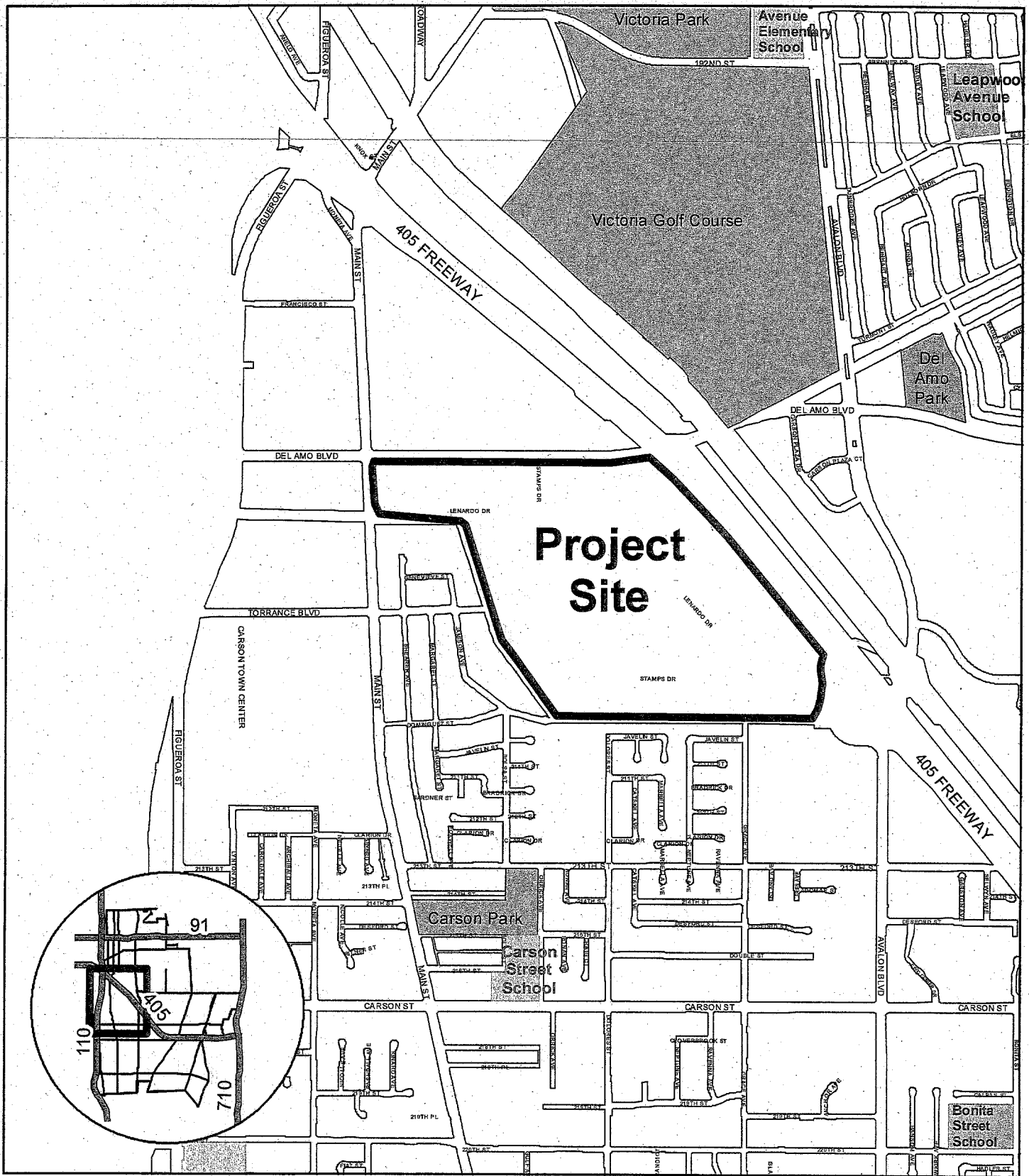
Prepared by: Raymond Velasco, P.E., Associate Civil Engineer
sf:Rev061902

Reviewed by:

<u>City Clerk</u>	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by City Council

Date _____	Action _____



Location Map Boulevards at South Bay

EXHIBIT NO. 1

