





City of Carson Report to Mayor and City Council

April 5, 2011
New Business Consent

SUBJECT: CONSIDER AMENDING PREVIOUSLY APPROVED FAÇADE IMPROVEMENT PROGRAM FUNDING AUTHORIZATION TO FUND A \$57,500.00 CONSTRUCTION CONTRACT FOR THE COMMERCIAL FACADE IMPROVEMENT PROJECT LOCATED AT 930 AND 940 E. DOMINGUEZ STREET AND 20930 BONITA STREET (COMMUNITY DEVELOPMENT BLOCK GRANT DESIGNATED AREA)


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by Clifford W. Graves
Interim City Manager

I. SUMMARY

The funding for a commercial façade improvement project for new tenant signs was approved on November 16, 2010 (Exhibit Nos. 1 and 2) for \$57,500.00 with a maximum assistance of \$2,500.00 per tenant for the property located at 930 and 940 E. Dominguez Street and 20930 Bonita Street (APNs 7381025011, 7381025012, and 7381025010). Staff requests City Council approval to change the amount of money that is allocated to each tenant from \$2,500.00 to \$4,000.00 without changing the original \$57,500.00 assistance amount. The funding for the project will be provided by Community Development Block Grant (CDBG) funds.

II. RECOMMENDATION

TAKE the following actions:

1. AUTHORIZE amending the funding for a construction contract for a commercial façade improvement project located at 930 and 940 E. Dominguez Street and 20930 Bonita Street in the amount not to exceed \$57,500.00.
2. AUTHORIZE the Mayor to execute an amendment to the Façade Improvement Program Agreement between the city and the property owner following the funding approval and approved as to form by the City Attorney.

III. ALTERNATIVES

1. REJECT the amendment.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On November 16, 2010 the City Council authorized funding a construction contract for a façade improvement program to install new tenant signage for the Southbay Plaza. This approval was for a total of \$57,500.00 equally divided between the 23 tenants for \$2,500.00 for each tenant. The \$2,500.00 was intended to be used to offset the cost of the fabrication and installation of a business sign for each tenant. Since the approval, staff has been working with the city's sign

contractor, San Pedro Sign Company, the property owner, and the tenants to design signs for each tenant and provide the tenants the cost for their signs. Out of the 23 tenants only six have signed contracts with San Pedro Sign Company to complete the fabrication and installation of the signs. The average cost of these signs is between \$4,000.00 to \$6,000.00. One tenant has chosen to hire their own contractor and instead of using the city’s contractor; therefore, forfeiting the city’s \$2,500.00 credit towards their sign. The tenants that have not used the program have stated that they cannot afford to pay the difference between the actual cost of the sign and the \$2,500.00 assistance from the city.

Therefore, the property owner has requested staff to increase the \$2,500.00 assistance to \$4,000.00 and at the same time keep the same \$57,500.00 assistance cap for the entire center. This revised program will be on a first come, first served basis until the \$57,500.00 funding is exhausted. It will provide assistance to fourteen (14) tenants. The property owner has indicated that he will provide financial assistance the remaining nine (9) tenants to receive new signage.

V. FISCAL IMPACT

None, as the fiscal impacts for the project was analyzed and accounted for in the November 16, 2010 staff report stating funds in the amount of \$57,500.00 for this contract are included in the FY 2010/11 CDBG budget in account number 15-70-760-188-6025 CDBG Designated Area, Commercial Façade Improvement Program.

VI. EXHIBITS

1. November 16, 2010 Item No. 6 City Council disposition. (pg. 4)
2. November 16, 2010 Report to Mayor and City Council. (pgs. 5-13)

Document1

Prepared by: Saied Naaseh, Senior Planner

TO:Rev010511

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 _____

ITEM NO. (6) CONSIDER AUTHORIZATION TO FUND A CONSTRUCTION CONTRACT FOR THE COMMERCIAL FACADE IMPROVEMENT PROJECT LOCATED AT 930 AND 940 E. DOMINGUEZ STREET AND 20930 BONITA STREET (PROJECT AREA NO. 1 AND COMMUNITY DEVELOPMENT BLOCK GRANT DESIGNATED AREA) (ECONOMIC DEVELOPMENT)

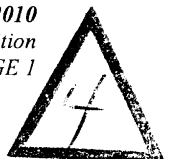
RECOMMENDATION for the City Council:

TAKE the following actions:

1. AUTHORIZE the funding for a construction contract for a commercial façade improvement project located at 930 and 940 E. Dominguez Street and 20930 Bonita Street in the amount of \$57,500.00.
2. AUTHORIZE the Mayor to execute the Façade Improvement Program Agreement between the city and the property owner following the funding approval and approved as to form by the City Attorney.

ACTION: Item No. 6 was previously approved on the New Business Consent Calendar 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 Gipson
Noes: None
Abstain: None
Absent: Council Member Ruiz-Raber






City of Carson Report to Mayor and City Council

November 16, 2010
New Business Consent

SUBJECT: CONSIDER AUTHORIZATION TO FUND A CONSTRUCTION CONTRACT FOR THE COMMERCIAL FACADE IMPROVEMENT PROJECT LOCATED AT 930 AND 940 E. DOMINGUEZ STREET AND 20930 BONITA STREET (PROJECT AREA NO. 1 AND COMMUNITY DEVELOPMENT BLOCK GRANT DESIGNATED AREA)


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by Jerome G. Groomes
City Manager

I. SUMMARY

A commercial façade improvement project is proposed for the property located at 930 and 940 E. Dominguez Street and 20930 Bonita Street (APN 7381025011, 7381025012, 7381025010) within Project Area No. 1 and the Community Development Block Grant (CDBG) designated area. The funding for the project will be provided by CDBG funds.

II. RECOMMENDATION

TAKE the following actions:

1. AUTHORIZE the funding of a construction contract for a commercial façade improvement project located at 930 and 940 E. Dominguez Street and 20930 Bonita Street in the amount not-to-exceed \$57,500.00.
2. AUTHORIZE the Mayor to execute the Façade Improvement Program Agreement between the city and the property owner following the funding approval and approved as to form by the City Attorney.

III. ALTERNATIVES

1. REJECT the bids.
2. TAKE another action the City Council deems appropriate.

IV. BACKGROUND

Since purchasing the property in 2009, the applicant, Southbay Plaza Equities, LLC, has completely renovated the buildings to give the center a more modern and up to date look. As a result of these efforts, the applicant has been able to substantially reduce the vacancy rate for the center. Prior to commencement of the renovations, the applicant expressed an interest in participating in the Façade Improvement Program; however, the timing of funding approval for the improvements did not meet with the applicant's aggressive schedule. Staff and the applicant agreed that the city would instead consider assistance with funding for a

portion of the tenant signs to replace the old signs that were removed during the renovation process.

Through a Request For Qualifications (RFQ) process, the city has qualified two sign contractors that will be given the opportunity to bid on all signs funded through the façade improvement program. Both of these companies submitted bids for this project.

Analysis

Southbay Plaza is a retail center originally constructed in 1978. The property owner is providing significant upgrades to the property. The commercial façade improvement project entails fabrication and installation of wall mounted illuminated individual channel letter signs for all the tenants.

This commercial façade improvement project entails placing illuminated channel letter signs for all the tenants in the center with the exception of two tenants that do not desire to have wall mounted signs. The city is contributing \$2,500.00 per tenant towards the fabrication and installation of the signs for the 23 tenants participating in the program, for a total of \$57,500.00. The property owner is responsible to pay the balance for each tenant if the cost of the sign(s) for each tenant exceeds \$2,500.00. The applicant requested bids from two contractors on the city’s approved list and the lowest responsive and responsible bid was by San Pedro Electric Sign Company. Since the signs will be designed by the contractor that is selected, the bids are based on unit cost to fabricate and construct the signs. Staff will use this unit cost to determine the total cost of each sign after it is designed. The bidding process for this project resulted in the following two bids (Exhibit Nos. 1 and 2).

Item	San Pedro Electric Sign Company (Lowest most responsible bid)	Absolute Sign Inc.
Upright inch with Logo	\$19.70	\$25.75
Upright inch without Logo	\$19.58	\$25.75
Building and Safety, Planning, and other Permits	Billed at cost	Billed at cost
Permit service fee per sign	\$400.00	\$400.00
Engineering (if required)	\$500.00	\$0.25 per Unit



Using the façade improvement program allowance of \$450.00 per lineal feet of building frontage and 910 feet of building frontage that faces a street or is the primary façade of the building with entries, the project qualifies for a maximum assistance of \$819,000.00 including \$409,500.00 of grant, \$204,750.00 of matching grant (50% of the grant amount), and \$204,750.00 of applicant contribution or loan. This maximum assistance amount is the ceiling for total project costs but does not necessarily mean the city is obligated to award the entire amount for this project.

V. FISCAL IMPACT

Funds in the amount of \$57,500.00 for this contract are included in the FY 2010/11 CDBG budget in account number 15-70-760-188-6025- CDBG Designated Area, Commercial Façade Improvement Program.

VI. EXHIBITS

- 1. San Pedro Sign Company. (pgs. 4-6)
- 2. Absolute Signs Inc. (pgs. 7-9)

Prepared by: Saied Naaseh, Senior Planner
sf:Rev061902

Reviewed by:

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

Action taken by Redevelopment Agency

Date _____ Action _____



CITY OF CARSON
COMMERCIAL SIGN PROGRAM

PROJECT DESCRIPTION AND BID PROPOSAL FORM

Name: David Nosrati	Case No.:
Address: 930 -940 Dominguez Ave. Business Name: Southbay Plaza Equities, LLC	Tel. No.: 310-233-4865
City: CARSON, CA 90745	Date: 11-2-10

All work is to be done per City of Carson building, planning and public works codes. In order to establish standards of quality, the detailed specifications may refer to a certain product by name and/or from a major manufacturer. This procedure is not to be construed as eliminating from competition of other product of equal or better quality by other manufacturers. The contractor shall finish the list of proposed desired substitutions prior to signing of the contract. All items listed on work write-up, unless otherwise specified, shall include all finish work, including all trim hardware, patching, and finish painting and/or staining. All overhead and profit should be included in each line item. All materials to be installed should have owner(s) review. Use of lead based paint is prohibited. Asbestos containing materials are subject to applicable federal, state and local regulations.

WORK DESCRIPTION AND STANDARD SPECIFICATIONS	ESTIMATE
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SIGNAGE INSTALLION:

Contractor shall provide labor and materials to manufacture and install channel letter signage for each business space. Installation shall include the installation and connection of all electrical components to render the sign(s) fully operational. Any change to sign shall be approved by City of Carson Planning Division, Housing Division and owner. SEE SPECIFICATIONS ON ATTACHED TWO (2) PAGES.

OPTION 1. CHANNEL LETTERS WITH LOGO

- | | |
|---|-----------|
| A) Upright inch Cost | \$ 19.70 |
| Turn Key- Upright inch cost includes fabrication, installation (Prevailing Wage Rate), Core drilling and wireway. Logo based with digital print. Please see exhibit AP2.2 and AP2.3 for specifications and details. | |
| B) Permits TO BE BILLED AT COST | \$ — |
| C) Permit services fees - per sign permit | \$ 400.00 |
| D) Engineering (If required) (SEE NO. 6 OF INSTALLATION SPECIFICATIONS BELOW) | \$ 500.00 |

PROJECT: COMMERCIAL REHABILITATION SIGNAGE PROGRAM
ADDRESS: 930 940 DOMINGUEZ STREET, CARSON, CA 90745
OWNER:

Work Description
DATE: October 12, 2010



EXAMPLE: 12' high letters x total sign length of 100" x \$5 "inch cost" = 12 x 100 x \$5 = \$6,000 sign cost PLUS Permits PLUS Permit Service Fee PLUS Engineering (if required) = Total Cost

SEE ADDENDUM NO. 1

\$ 2,364.00

OPTION 2. CHANNEL LETTERS WITHOUT LOGO

E) Upright inch Cost

\$ 19.58

Turn Key- Upright inch cost includes fabrication, installation (Prevailing Wage Rate), Core drilling and wireway. Logo based with digital print. Please see exhibit AP2.2 and AP2.3 for specifications and details.

F) Permits TO BE BILLED AT COST

\$ -

G) Permit services fees - per sign permit

\$ 400.00

H) Engineering (if required) (SEE NO. 6 OF INSTALLATION SPECIFICATIONS BELOW)

\$ 500.00

EXAMPLE: 12' high letters x total sign length of 100" x \$5 "inch cost" = 12 x 100 x \$5 = \$6,000 sign cost PLUS Permits PLUS Permit Service Fee PLUS Engineering (if required) = Total Cost

Note:

All work shall include the protection of business, fixtures and furnishings as well as maintaining the premises broom clean at all times.

All debris resulting from any work conducted in connection with this contract shall be the property of the contractor, who is responsible for its timely removal and lawful disposal. Work site shall be maintained in a clean and orderly manner, and upon completion, property shall be left in a broom clean condition.

PROJECT
ADDRESS 930-940 DOMINGUEZ STREET, CARSON, CA 90746
OWNER:

Work Description

Page No. 107



CONTRACTOR IS RESPONSIBLE TO PERFORM ALL WORK INDICATED ON DRAWING AND CUT SHEETS AS ATTACHED.

NOTE: I HAVE REVIEWED THE ABOVE WORK DESCRIPTION AND SPECIFICATIONS AND UNDERSTAND THAT ANY CHANGES OR ADDITIONS MUST HAVE PRIOR APPROVAL BY THE CITY OF CARSON TO BE ELIGIBLE FOR FUNDING. I ALSO UNDERSTAND THAT THE TOTAL COST OF REPAIRS CANNOT EXCEED THE AMOUNT AWARDED BY THE REVIEW COMMITTEE; THEREFORE ALL ITEMS INCLUDED ON THE ABOVE LIST MAY NOT BE COMPLETED UNDER THIS PROGRAM.

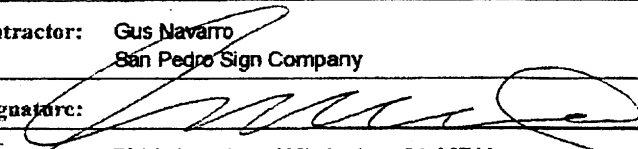
Under the guidelines for this program, building owner(s) are responsible for the removal and replacement of interior, coverings, and furniture as necessary. The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agree to fully perform the work within the time stated and in strict accordance with the proposed Contract Document including furnishing of any and all labor, materials, services necessary equipment and to do all work required to construct, and complete said work in accordance with the Contract Documents for the sum of money as indicated on the Work Description and Bid Proposal Form and summarized as follows:

Dollars, (\$ _____)

Refer to upright inch

Price In Words

Price In Numbers

Contractor: Gus Navarro San Pedro Sign Company	Lic. No. & 351019 Class: C-45 & C-10
Signature: 	Phone No.: 310-549-4661 X105
Address: 701 Lakme Ave., Wilmington, CA 90744	

PROJECT:
ADDRESS: 930-940 DOMINGUEZ STREET, CARSON, CA 90746
OWNER:

Work Description

Page No. 1



AP2.1

CITY OF CARSON
COMMERCIAL SIGN PROGRAM

PROJECT DESCRIPTION AND BID PROPOSAL FORM

Name: <u>Absolute Sign, Inc</u>	Case No.:
Address: <u>4652 KATHELLA AVE</u>	Tel. No.: <u>562.592.5238</u>
Business Name: <u>LOS ALAMITOS, CA 90720</u>	
City: <u>CARSON, CA 90745</u>	Date: <u>11.1.10</u>

All work is to be done per City of Carson building, planning and public works codes. In order to establish standards of quality, the detailed specifications may refer to a certain product by name and/or from a major manufacturer. This procedure is not to be construed as eliminating from competition of other product of equal or better quality by other manufacturers. The contractor shall finish the list of proposed desired substitutions prior to signing of the contract. All items listed on work write-up, unless otherwise specified, shall include all finish work, including all trim hardware, patching, and finish painting and/or staining. All overhead and profit should be included in each line item. All materials to be installed should have owner(s) review. Use of lead based paint is prohibited. Asbestos containing materials are subject to applicable federal, state and local regulations.

WORK DESCRIPTION AND STANDARD SPECIFICATIONS	ESTIMATE
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SIGNAGE INSTALLION:

Contractor shall provide labor and materials to manufacture and install channel letter signage for each business space. Installation shall include the installation and connection of all electrical components to render the sign(s) fully operational. Any change to sign shall be approved by City of Carson Planning Division, Housing Division and owner. SEE SPECIFICATIONS ON ATTACHED TWO (2) PAGES

OPTION 1. CHANNEL LETTERS WITH LOGO

A) Upright inch Cost

\$ 25.75

Turn Key- Upright inch cost includes fabrication, installation (Prevailing Wage Rate), Core drilling and wireway. Logo based with digital print. Please see exhibit AP2.2 and AP2.3 for specifications and details.

B) Permits

\$ 2 COST

C) Permit services fees - per sign permit

\$ 400 -

D) Engineering (if required) (SEE NO. 6 OF INSTALLATION SPECIFICATIONS BELOW)

\$ 575 - (1) SET

AS BUILTS MUST BE SUPPLIED BY OTHERS IF ENGINEERING IS REQUIRED

PROJECT: COMMERCIAL REHABILITATION SIGNAGE PROGRAM
 ADDRESS: 930-940 DOMINGUEZ STREET CARSON, CA 90746
 OWNER:

Work Description
 DATE: October 12, 2010



EXAMPLE: 12" high letters x total sign length of 100' x \$5 "inch cost" = 12 x 100 x \$5 = \$6,000 sign cost PLUS Permits PLUS Permit Service Fee PLUS Engineering (if required) = Total Cost

\$ N/A

OPTION 2. CHANNEL LETTERS WITHOUT LOGO

E) Upright inch Cost

\$ 25.75

Turn Key- Upright inch cost includes fabrication, installation (Prevailing Wage Rate), Core drilling and wireway. Logo based with digital print. Please see exhibit AP2.2 and AP2.3 for specifications and details.

F) Permits

\$ 2 COST

G) Permit services fees - per sign permit

\$ \$400-

H) Engineering (if required) (SEE NO 6 OF INSTALLATION SPECIFICATIONS BELOW)

\$ 575 - (1) set

EXAMPLE: 12" high letters x total sign length of 100' x \$5 "inch cost" = 12 x 100 x \$5 = \$6,000 sign cost PLUS Permits PLUS Permit Service Fee PLUS Engineering (if required) = Total Cost

QUOTE FOR ENGINEERING ASSUMES THAT (1) ENGINEERING WOULD COVER ALL SIGNS

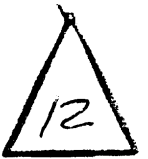
Note:

All work shall include the protection of business, fixtures and furnishings as well as maintaining the premises broom clean at all times

All debris resulting from any work conducted in connection with this contract shall be the property of the contractor, who is responsible for its timely removal and lawful disposal. Work site shall be maintained in a clean and orderly manner, and upon completion, property shall be left in a broom clean condition

PROJECT ADDRESS 930-940 DOMINGUEZ STREET CARSON CA 90748 OWNER

Work Description Page No. 107



CONTRACTOR IS RESPONSABLE TO PERFORM ALL WORK INDICATED ON DRAWING AND CUT SHEETS AS ATTACHED.

NOTE: I HAVE REVIEWED THE ABOVE WORK DESCRIPTION AND SPECIFICATIONS AND UNDERSTAND THAT ANY CHANGES OR ADDITIONS MUST HAVE PRIOR APPROVAL BY THE CITY OF CARSON TO BE ELIGIBLE FOR FUNDING. I ALSO UNDERSTAND THAT THE TOTAL COST OF REPAIRS CANNOT EXCEED THE AMOUNT AWARDED BY THE REVIEW COMMITTEE; THEREFORE ALL ITEMS INCLUDED ON THE ABOVE LIST MAY NOT BE COMPLETED UNDER THIS PROGRAM.

Under the guidelines for this program, building owner(s) are responsible for the removal and replacement of interior, coverings, and furniture as necessary. The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agree to fully perform the work within the time stated and in strict accordance with the proposed Contract Document including furnishing of any and all labor, materials, services necessary equipment and to do all work required to construct, and complete said work in accordance with the Contract Documents for the sum of money as indicated on the Work Description and Bid Proposal Form and summarized as follows:

See Option 1 and Option 2 examples
Price In Words

Dollars, (\$)
Price In Numbers

Contractor: <u>Absolute Sign, Inc</u>	Lic. No. & <u>782551</u> Class: <u>C45</u>
Signature: <u>[Signature]</u>	Phone No.: <u>562-592-5838</u>
Address: <u>4658 Katella Ave, Los Alamitos, CA 90720</u>	

PROJECT:
ADDRESS: 930-940 DOMINGUEZ STREET, CARSON, CA 90746
OWNER:

Work Description

Page No. 1

