



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: January 14, 2014

SUBJECT: Carson Street Improvement Project Update

APPLICANT: City of Carson

REQUEST: To Receive and File

PROPERTIES INVOLVED: Carson Street Corridor

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

I. Introduction

On October 8, 2013, staff presented the new components of the Carson Street Improvement Project to the Planning Commission. Subsequently, the project was further refined and presented to the City Council on January 8, 2014. Staff would like to update the Planning Commission with the latest information and summarize the City Council's direction. No further action is necessary by the Planning Commission on this item.

II. Exhibits

1. City Council Staff Report, January 8, 2014
2. City Council Concurrence Sheet

Prepared by: 

Saied Naaseh, Associate Planner

Reviewed by: 

John F. Signo, AICP, Senior Planner

Approved by: 

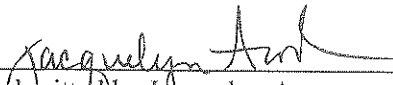
Sheri Repp, Planning Officer

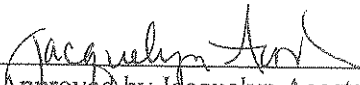


City of Carson Report to Mayor and City Council

January 8, 2014
Workshop

SUBJECT: WORKSHOP TO PROVIDE AN UPDATE ON THE CARSON STREET IMPROVEMENT PROJECT AND TO REVIEW NEW DESIGN COMPONENTS AND PROPOSED CONSTRUCTION SCHEDULE


Submitted by Jacquelyn Acosta
Acting City Manager


Approved by Jacquelyn Acosta
Acting City Manager

I. SUMMARY

The Carson Street Master Plan adopted in 2006 envisioned Carson Street as a vibrant and pedestrian friendly environment. On December 7, 2010, Gruen Associates (Gruen) was retained to prepare the plans for Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements for the 1.75 miles between the I-405 and I-110 freeways and the two interchanges located at Carson Street and Avalon Boulevard with the I-405 freeway (Exhibit No. 1). A series of community meetings and workshops with the Planning Commission and City Council identified design preferences and solidified details of the project. On January 17, 2012, the City Council approved the the project and authorized staff to proceed with plans, specifications and estimates (PS&E) (Exhibit No. 2). On September 17, 2013, the City Council approved an amendment to the Gruen contract to include improvements along Avalon Boulevard, LED lights on Carson Street, inclusion of bus shelters and construction support (Exhibit No. 3). The City Council is requested to review and approve components modified or added after the January 17, 2012 approval in order to incorporate into the final PS&E.

II. RECOMMENDATION

TAKE the following actions:

1. REVIEW previously approved components of the project.
2. PROVIDE direction on components needing additional clarification or approval.
3. DIRECT staff to prepare the final plans, specifications and estimates for the Carson Street improvement project.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On January 17, 2012, the City Council approved the Carson Street improvement project and directed staff to prepare the PS&E. The Carson Street improvement

project includes the following components to unify and reinforce the overall identity of Carson Street:

1. Increases sidewalks and parkway landscape by extending the curb 4 feet or 10 feet into the current street.
2. Provides new, colorful, drought-tolerant and low-maintenance landscaping at parkways and medians with distinctive street trees as unifying elements.
3. Adds street furniture, such as benches, trash receptacles, bike racks, and pedestrian lights with electrical power for events and holiday displays.
4. Provides up to fourteen (14) seating nodes for pedestrian rest areas.
5. Reconstructs all driveways for ADA compatibility.
6. Provides for future installation of compatible bus shelters.
7. Uses decorative crosswalks to enhance major intersections.
8. Designates ten (10) possible public art locations in the median and one public art location adjacent to the future community center sculpture garden. Advocates for one or two public art pieces as part of the project.
9. Installs entry monuments at either end of the project at Avalon Boulevard and Figueroa Street.
10. Installs way-finding signs for direction to major destinations.

On September 17, 2013, the City Council approved an amendment to the Gruen contract to include improvements along Avalon Boulevard, LED lights on Carson Street, inclusion of bus shelters and construction support. 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. Since the Carson Successor Agency has verified that funds are available, staff is now proposing that components that may have been deferred to a later phase be identified and included in the PS&E.

On October 3, 2013, staff presented the majority of the proposed enhancements and additions to the Economic Development Commission. On October 8, 2013, the same presentation was made to the Planning Commission. A summary of comments received from these two commissions is attached as Exhibit No. 4.

The Carson Street interchange and the Avalon Boulevard interchange landscape plans are considered as a separate phase in order to allow for coordination with Caltrans and to facilitate a compatible design with the Boulevards at South Bay. Gruen Associates has prepared conceptual landscape and design plans for both interchanges. The plans for the Avalon Boulevard interchange will be reviewed by the developer of The Boulevards at South Bay. Staff will present the designs to the City Council at a subsequent meeting.

Information will be provided during the workshop to discuss the various components that have been refined or added to the Carson Street improvement project. The components needing clarification or approval by the City Council are

as follows:

- Renovations to the Avalon Boulevard parkway, median landscaping and sidewalks from 220th Street to I-405 to upgrade aesthetics of the civic center core area.
- A new traffic signal at the Ralph's Shopping Center and the Renaissance at City Center project and the resulting median closure at Carson Street to provide safer ingress and egress opportunities for both sites.
- Redesign of the landscape and entry to City Hall to allow for street widening and adequate pedestrian circulation. Carson Street and Avalon Boulevard intersection improvements will add a new right turn lane at Avalon Boulevard north bound adjacent to the I-Hop restaurant and a new right turn lane at Carson Street west bound adjacent to City Hall. These additional lanes are a mitigation requirement of the Boulevards at South Bay project. The additional lane adjacent to City Hall will eliminate two of the three landscape planters around the fountain. In addition, the retaining wall along Carson Street is proposed to be moved seven feet to provide room for the right turn vehicular lane and the sidewalk.

Gruen Associates will introduce two concepts for redesigning the landscaping for the fountain area and entry area to City Hall.

Option 'A' (Exhibit No. 5)

- Less radical modifications-uses existing ramps and pavement in front of City Hall doors.
- Saves two major coral trees
- Removes existing turf and replaces with new low lying planted garden and decomposed granite pathways allowing access to fountain and benches
- Adds 6 new ornamental trees framing the "arches" of the City Hall portal
- New sustainable/drought-tolerant plantings

Option 'B' (Exhibit No. 6)

- More extensive site revisions creating a new upper paved plaza for public use and occasional ceremonies
- Plaza with interlocking pavers (to match Carson streetscape) and radiating ring paving bands to accentuate the City Hall doorway arches
- New benches and chairs in outdoor seating terrace (for public and city employee users).

- Four large accent palms (Canary Island) flanking the arches and allowing clear view to fountain
 - Double stairs flanking the existing fountain lead to City Hall entrance
 - New handicap accessible ramp to meet ADA requirements
 - New sustainable/drought-tolerant plantings (removal of lawn)
-
- New bus shelter design to be used along Carson Street as well as on the north/south streets with bus shelters in close proximity to Carson Street intersections. In the future, these shelters could be used throughout the City. The Planning Commission preferred the bus shelters to have sides and backs to provide shelter from the elements. However, the Economic Development Commission preferred no sides on the shelters to reduce graffiti opportunities.
 - Retrofitting the Carson Street median street lights to LED lights would save on electricity and maintenance costs. This retrofit project is expected to be the first of many similar projects to provide energy and maintenance cost savings to the City.
 - The initial design for the Carson Street underpass design at I-405 provided for a tubular metal fence design with "CARSON" depicted on the fence. The City Council members, as well as both the Economic Development Commission and the Planning Commission, were not enthusiastic with this design. As a result, staff has requested Gruen Associates to provide an alternative hardscape design for the unimproved slopes at the underpass. In addition, the underpass is proposed to be painted off-white to give it a fresh and inviting appearance.
 - To provide some variety and interest, Gruen Associates has designed custom bike racks depicting children at play that will be used in select locations such as next to schools, library, and at the sculpture garden. Other locations will use a standardized bike rack with square-tube construction.
 - The primary entry features to the corridor are the 37-foot high sandstone monuments. These monuments are too large to be placed between I-110 and Figueroa Street. Therefore, an entry light feature unique to this location is proposed to identify the entry to Carson at the west end of the corridor.
 - There are over 40 existing and new utility boxes along the corridor. They are all different shapes, sizes, and colors. Other cities have enhanced these

features by adding artistic wraps to enhance the streetscape. Staff is proposing to wrap some of the utility boxes (e.g. traffic control boxes at signalized intersections) with historic photographs of Carson working with the Carson Historical Society. The remainder of the boxes will be painted, if possible.

- Originally, the project included up to eleven locations for public art in the medians with the intent of incorporating one or two public art pieces as part of the initial Carson Street improvement project. Gruen will present the features proposed at the medians near the Carson Street and Main Street intersection. Due to lack of future redevelopment funding, the remaining future public art locations in the medians have been removed.
- The approved Bike Master Plan provides sharrows for Carson Street since there is no room to add dedicated bike lanes. The sharrows are consistent with the Carson Street Master Plan vision to slow down the traffic along the corridor. As requested by the Planning Commission, the plans will utilize white sharrows rather than green sharrows.
- The original approval by the City Council included seating nodes throughout the corridor. An enhanced seating node is now proposed to connect the street to the sculpture garden.
- The designs of the way-finding signs were previously approved by the City Council. However, the destinations were not approved. Each sign is limited to advertising three destinations. The only destinations appropriate for these signs are either civic destinations or destinations with regional draw such as the South Bay Pavilion, Harbor-UCLA Medical Center, StubHub! Center, and Boulevards at South Bay. In the future, the way-finding program can be expanded to include other streets and destinations. The StubHub! Center and the Boulevards at South Bay have expressed an interest to provide their fair share funding to provide additional locations outside the scope of this project. The following provides a list of proposed destinations for auto- and pedestrian-oriented way-finding signs.
 - Auto-oriented way-finding sign destinations:
 - Carson Sheriff's Station
 - South Bay Pavilion
 - Civic Center
 - Post Office
 - Carson Library

- Carson Park
- Harbor-UCLA Medical Center
- Carson Park & Ride
- Pedestrian-oriented way-finding sign destinations:
 - Civic Center
 - Community Center
 - Post Office
 - Carson Library
 - Carson Park
 - Harbor – UCLA Medical Center
 - Carson Park & Ride
 - City Hall
 - Carnegie Middle School
 - Bonita Elementary
 - Calas Park
 - Carson International Sculpture Garden
 - Carson Elementary

Staff would like the City Council to consider the proposed enhancements and additions and provide direction to staff and Gruen Associates. Following the City Council meeting, Gruen Associates will finalize plans consistent with City Council's direction for the all the components of the project. Future actions will include the following:

- Approval of PS&Es by the City Council and authorization to advertise for construction bids
- Obtain construction bids from contractors
- Select the lowest and most responsible bidder
- Award of contract by City Council
- Initiate construction in summer of 2014.

V. FISCAL IMPACT

The total estimated cost of the project is \$13,025,945.00 to be funded with Carson Succesor Agency funds. Funds are included in the Carson Successor Agency budget as follows:

<u>Fiscal Year</u>	<u>Account No.</u>	<u>Budgeted Amount</u>
2013/14	82-70-793-795-8020/0104301	\$5,949,691.03
2014/15	82-70-793-795-8020/0104301	<u>\$6,000,000.00</u>
TOTAL		\$11,949,691.03

The projected costs exceed the current budget and will need to be increased by

\$1,076,254.00 for the most recent cost projections. This additional cost would have to be appropriated from the Carson Successor Agency budget. Additional costs may result due to the final selection of design improvements proposed for the entrance to City Hall and the interchanges located at Carson Street and Avalon Boulevard with the I-405 freeway.

VI. EXHIBITS

1. City Council Staff Report dated December 7, 2010. (pgs. 9-23)
2. City Council Staff Report dated January 17, 2012, without exhibits. (pgs. 24-27)
3. City Council Staff Report dated September 17, 2013. (pgs. 28-43)
4. Summary of Comments from the Economic Development Commission Comments (October 3, 2013) and Planning Commission (October 8, 2013). (pg. 44)
5. Concept Design: Option A for City Hall Entrance. (pg. 45-46)
6. Concept Design: Option B for City Hall Entrance. (pg. 47-48)

Prepared by: Saied Naasch, Associate Planner
Sheri Repp Loadsman, Planning Officer

TO: Rev10-10-2013

Reviewed by:

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

Action taken by City Council

Date _____ Action _____



City of Carson Report to Redevelopment Agency

December 7, 2010
Unfinished Business

SUBJECT: 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


Submitted by M. Victor Rollinger
Development Services General Manager

Approved by Jerome G. Groomes
Executive Director

I. SUMMARY

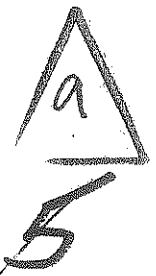
This item was continued from the November 16, 2010 Redevelopment Agency meeting (Exhibit No. 1).

On July 19, 2010, Engineering and Planning staff released a Request for Proposal (RFP) to 16 consulting firms which were believed to be qualified to provide professional urban design and engineering services for the preparation of plans, specifications and estimates (PS&E) for Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements (Exhibit No. 2). This project would implement the Carson Street Master Plan vision for the Carson Street Corridor between I-405 and I-110 (Corridor) and enhance the landscaping and other features of Carson Street and the Avalon Boulevard Interchange with the I-405 freeway. Through the first week of August, 21 additional consultants had requested copies of the RFP. By the August 23, 2010 submittal deadline, 18 firms had submitted proposals. After reviewing these proposals, staff selected 7 consulting firms for interviewing. At the conclusion of the interviews, the top ranked firm with the most responsive and comprehensive proposal was Gruen Associates from Los Angeles. Therefore, staff recommends that a Professional Services Agreement be awarded to Gruen Associates for a negotiated fee not-to-exceed \$795,059.00.

II. RECOMMENDATION

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.



III. ALTERNATIVES

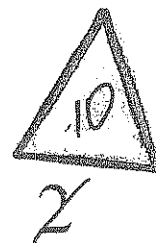
1. DO NOT APPROVE the Professional Services Agreement.
2. TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

At the November 16, 2010 Redevelopment Agency meeting, the Redevelopment Agency continued this item and expressed concern that two local engineering and surveying firms were not specifically notified of the availability of the RFP for this project. Both firms are on the city's RFP list and have been regularly notified of certain capital improvement projects deemed to be appropriate for their firms. As a result of the City Council's interest in assisting local firms, staff will notify both firms of all future RFP, that include surveying and civil engineering work. Staff has discussed the RFP process with the local firms. They are invited to compete on any future RFP understanding that the ultimate selection would be based on the most responsive, comprehensive and qualified proposal.

The RFP was sent to 16 of the larger landscape architectural and engineering firms known to have experience with similar complex urban design and engineering projects. Through various traditional means of monitoring the availability of capital improvement projects, 21 additional firms requested a copy of the RFP and a total of 18 firms submitted proposals. Seven qualified firms were interviewed and Gruen Associates was the top ranked firm with the most responsive and comprehensive proposal. The entire RFP process took approximately six months. Recirculating and readvertising the RFP would take approximately four additional months, since the scope of work has already been prepared.

The Carson Street Master Plan, adopted in 2006, identified conceptual plans for a unique and vibrant corridor that would fulfill the community's interest in creating an attractive environment that would benefit both existing and new developments. Completion of the RFP process has been a high priority since the Redevelopment Agency directed staff to proceed with the project on June 1, 2010 (Exhibit No. 3). 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. The Redevelopment Agency has invested approximately \$40,000,000.00 in recent projects, both completed and proposed, including the Villagio, the Carson City Center, the Renaissance at City Center, the Related project (425 E. Carson Street), and the Cityview project (616 E. Carson Street) that have resulted in an additional private investment of over \$100,000,000.00 along the Carson Street corridor. Given the success in



pursuing developments along Carson Street and the start of construction of the Avalon Boulevard Interchange with the I-405 freeway project, the need to prioritize the implementation of the Carson Street Master Plan is time sensitive.

The proposed Professional Services Agreement with Gruen Associates includes the preparation of construction drawings. Gruen Associates has assembled a highly qualified team of urban designers, landscape architects, civil engineers, traffic engineers, a geotechnical firm, surveyors, lighting and electrical consultants and graphic designers. The professional qualifications of the entire team, combined with their past working relationships, would facilitate the successful and timely completion of the streetscape project.

The construction of the Avalon Boulevard Interchange with the I-405 freeway project commenced on August 2, 2010 and is expected to be completed by December 31, 2011. The landscape portion of these improvements is scheduled to commence by July 2011. If the consultant selection is delayed, the design and construction plans for the landscape plans, including public art, the design of decorative wall panels, wayfinding signs, and coordination with the Boulevards at the South Bay would also be delayed. As a consequence, a potential increase in cost for the construction of the interchange project could also result. With the approval of the proposed Professional Services Agreement, the preparation of the concepts and plans for the landscaping, entry monuments, and wayfinding signs for the Avalon Boulevard Interchange with the I-405 freeway project is expected to take approximately six months. This would allow the plans to be reviewed and approved by Caltrans within the currently projected schedule. Since the Avalon Boulevard Interchange with the I-405 freeway project is a major connection to Carson, the proposed improvements at this interchange would be a significant urban design opportunity.

The first phase of the Carson City Center project is almost complete and the residents are expected to move in by February 2011; the second phase is under construction. Staff has been in discussions with the developer and the landscape architect for this project for several months. Staff has advised them to delay the landscape plan submittal until the city hires a consultant for the streetscape project. These plans were submitted on November 16, 2010 in anticipation of the award of the contract to Gruen Associates. The Carson City Center project is proposing improvements within the Carson Street and Avalon Boulevard rights-of-way. The scope of work for Gruen Associates includes a specific task to expedite review and provide comments on the Carson City Center project. The coordination between this project and the streetscape project is crucial in establishing a unique theme and creating a cohesive design. Gruen Associates would review the hardscaping and landscaping design, pedestrian lights,



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wayfinding signs, benches, trash receptacles, and bike racks to ensure that the project is consistent with the vision for the entire corridor.

V. FISCAL IMPACT

The negotiated not-to-exceed fee for the Professional Services Agreement is \$795,059.00.

This is a multi-year project for which required funds have been and will be budgeted each fiscal year in the Carson Redevelopment Agency (CRA) Project Area No. 1 budget, account no. 30-70-710-975-8020/0104301, and CRA Project Area No. 4 budget, account no. 56-70-710-996-8020/0104301.

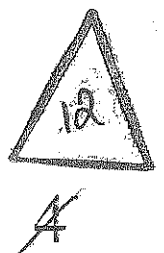
The total estimated cost of this project is \$12,000,000.00, of which \$3,000,000.00 will be funded with the Agency funds as follows:

Funding Source	Account no.	Budgeted Amount
Project Area No. 1	30-70-710-975-8020/0104301	\$2,000,000.00
Project Area No. 4	56-70-710-996-8020/0104301	1,000,000.00
TOTAL		\$3,000,000.00

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, if the city proposes any enhanced landscaping and/or associated improvements within the state right-of-way, the city would inherit the maintenance responsibility and its associated cost.

VI. EXHIBITS

1. Agenda Report, November 16, 2010, Item No. 1. (pgs. 6-13)
2. Location Map. (pg. 14)
3. Minutes, June 1, 2010, Item No. 26. (pg. 15)



City of Carson

Report to Redevelopment Agency

December 7, 2010

Prepared by: Raymond Velasco, Associate Civil Engineer; Saied Naaseh, Senior Planner

sf:Rev061902

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

Action taken by Redevelopment Agency

Date _____ Action _____



5



City of Carson Report to Redevelopment Agency

November 16, 2010
New Business Consent

SUBJECT: 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

Submitted by M. Victor Rolinger
Development Services General Manager

Approved by Jerome G. Groomes
Executive Director

I. SUMMARY

On July 19, 2010, Engineering and Planning staff released a Request for Proposal (RFP) to 16 consulting firms which were believed to be qualified to provide professional urban design and engineering services for the preparation of plans, specifications and estimates (PS&E) for Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements (Exhibit No. 1). This project would implement the Carson Street Master Plan vision for the Carson Street Corridor between I-405 and I-110 (Corridor) and enhance the landscaping and other features of the Carson Street and Avalon Boulevard interchanges with the I-405 freeway. Through the first week of August, 21 additional consultants had requested copies of the RFP. By the August 23, 2010 submittal deadline, 18 firms had submitted proposals. After reviewing these proposals, staff selected 7 consulting firms for interviewing. At the conclusion of the interviews, the top ranked firm with the most responsive and comprehensive proposal was Gruen Associates from Los Angeles. Therefore, staff recommends that a Professional Services Agreement be awarded to Gruen Associates for a negotiated fee not-to-exceed \$795,059.00.

II. RECOMMENDATION

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.

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III. ALTERNATIVES

1. DO NOT APPROVE the Professional Services Agreement.
2. TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND**History and Background**

In 2006, after several years of conducting studies and holding community workshops, the city adopted the Carson Street Master Plan. The community's vision that was ultimately adopted in the Carson Street Master Plan advocated the Corridor as a beautiful, vibrant "main street" that symbolizes the identity of the City of Carson. The implementation of this vision is a rare opportunity to ensure that the Corridor becomes the cultural/civic activity center and an inviting place for people to live, play, shop and work. The proposed streetscape project is a major step in realizing this vision.

At the June 1, 2010 Redevelopment Agency meeting, Planning staff provided the Redevelopment Agency with updates of the status of the different components of the Carson Street Master Plan and received positive feedback regarding the planned improvements along the Corridor. At that meeting, staff informed the Redevelopment Agency that the RFP process would be initiated to select a consultant to design the streetscape project with an estimated construction cost of approximately \$12,000,000.00. However, the ultimate cost will depend on the details of the design and final amenities and phasing of the project.

The RFP highlighted the need to create a sense of place and to prioritize walkability, urban design and wayfinding. The proposed streetscape would be enhanced with wider sidewalks, street furniture, new street trees, rehabilitated landscape medians, public art and decorative pedestrian lighting. The goal is for the physical improvements to act as economic development tools and to foster community pride by creating gateways and an attractive civic center and centralized corridor.

The RFP process is complete and Gruen Associates is recommended to prepare conceptual engineering and construction drawings for the 1.75 miles of Carson Street, and the two interchanges located at Carson Street and the Avalon Boulevard interchanges with the I-405 freeway. Staff intends to request input from the community and the Redevelopment Agency prior to engaging the consultant for the preparation of the construction plans which will ultimately influence the construction cost of the project.

Recent Corridor Activities

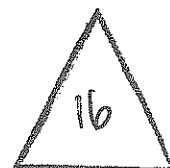
Both the Redevelopment Agency and the City Council have actively taken steps to implement the Carson Street Master Plan. Staff notes that several private/public partnerships have resulted in the below listed investments of \$147,700,000.00 along the Corridor:

	Status	Public Investment	Private Investment
The Villagio	Completed (2000)	\$9,100,000.00	\$14,600,000.00
Carson City Center and Renaissance at City Center	Under construction	21,400,000.00	48,600,000.00
Related (425 E. Carson Street)	Approved and funded	9,000,000.00	12,000,000.00
Cityview (616 E. Carson Street)	Negotiation stage	0.00	33,000,000.00
TOTAL	N/A	\$39,500,000.00	\$108,200,000.00

In addition, a multi-faceted approach involving an implementation of the non-conforming provisions of the zoning ordinance to eliminate obsolete or incompatible uses, and the implementation of the façade improvement program, is also underway to realize this vision. However, construction of the Carson Street streetscape and freeway interchange landscape improvements would accelerate its implementation and undoubtedly result in additional private investments along the corridor. The success of the Corridor enhancements could potentially be a catalyst for additional economic development and redevelopment within the city. This potential may be realized if careful planning is exercised during the design process for the streetscape project.

Carson Street Streetscape Project

The existing streetscape does not exhibit a cohesive design; and is an environment that is not pedestrian friendly, lacking appropriate landscaping and street furniture. 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 below listed components would be included in the streetscape project to improve the appearance and functionality of the Corridor. As a result of the streetscape project, Carson can distinguish itself from its neighboring communities and create a sense of place unique to Carson. These components would unify and reinforce the overall identity of Carson Street by:

- Constructing gateway monument features between the I-405 freeway and Avalon Boulevard, and between the I-110 freeway and Figueroa Street;
- Maintaining four lanes for through vehicular travel;
- Designing a street that will serve automobile and transit vehicles and users, and pedestrians of all ages and abilities;
- Improving pedestrian circulation and the environment by installing curb extensions at smaller intersections, enhancing crosswalks, paving patterns and consolidate driveways / curb cuts;
- Installing and enhancing landscaping within the street right-of-way;
- Identifying potential locations for squares, plazas and pocket parks, and other points of interest for people to visit outside of the street right-of-way;
- Integrating public art or artistic elements into the streetscape; and
- Introducing new street furniture such as benches, pedestrian scale street lights, bus shelters, trash receptacles, wayfinding signs, bike racks, etc.

Implementation of the Carson Street streetscape improvements would enhance social well-being by making Carson Street a place where social interaction can occur on a regular basis. Public health improvement would be encouraged by facilitating walking and other recreational activities to and along Carson Street. 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.

Carson Street and Avalon Boulevard Freeway Interchange Landscaping and Beautification Enhancements

These freeway interchange enhancements would create an identity and unified theme for the City of Carson as viewed from both the freeway and upon entering the city. The enhancements to the Carson Street freeway interchanges would act as a unique entry statement to the Corridor from the freeway and a transition into the new streetscape/landscaping elements along the Corridor. The enhancements to the Avalon Boulevard freeway interchange would also make a bold entry statement and blend into the Boulevards at the South Bay development's landscape treatment. Public art and/or artistic elements would be incorporated into the design where feasible. No current estimates are available for this



November 16, 2010

portion of the project. Gruen Associates would prepare concept plans to determine the design theme and the estimated preliminary cost of the project. Staff intends to request input from the community and the Redevelopment Agency prior to engaging the consultant for the preparation of the construction plans, which would ultimately determine the construction cost of the project.

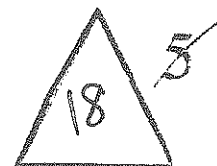
Selection Process

A four-member Consultant Selection Committee consisting of representatives from the City of Carson's Engineering Services, Public Works, Planning, and Redevelopment divisions reviewed the 18 proposals. The following seven firms were selected to be interviewed:

<u>Firm</u>	<u>Place of Business</u>
BKF	Orange, CA
Cornerstone, Inc.	Santa Ana, CA
Gruen Associates	Los Angeles, CA
RBF Consulting	Irvine, CA
Rick Engineering Company	Lake Forest, CA
RJM Design Group, Inc.	San Juan Capistrano, CA
RRM Design Group	San Luis Obispo, CA

After conducting oral interviews with the above selected consultants, Gruen Associates was determined to be the most qualified and highest ranked team for this project, followed by RJM Design Group, Inc., and then RBF Consulting. Gruen Associates is composed of professionals who have extensive experience which would be employed to create a theme and identity for the Corridor and the two freeway interchanges. Their team includes the following disciplines and consulting firms:

- Planning, landscaping and urban design: Gruen Associates
- Civil and traffic engineering: KOA Corporation
- Graphic design: Selbert Perkins Design
- Irrigation and water management: Sweeney + Associates
- Surveying: KDM Meridian
- Electrical and lighting: Innovative Engineering Group
- Geotechnical: GeoCon
- Agricultural soils testing: Wallace Laboratories.



After establishing the rankings of the interviewed consultants, staff and Gruen Associates finalized and refined the scope of work and the consultant fee.

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.

Schedule

The anticipated timeline for this service is as follows:

Approval of Professional Services Agreement	November 16, 2010
Approval of PS&E	September 2011
Advertise Notice Inviting Bids	October 2011
Award of construction contract	November 2011
Completion of Construction	Depends on approved Phase stages and funding

V.

FISCAL IMPACT

The negotiated not-to-exceed fee for the Professional Services Agreement is \$795,059.00.

This is a multi-year project for which required funds have been and will be budgeted each fiscal year in the Carson Redevelopment Agency (CRA) Project Area No. 1 budget, account no. 30-70-710-975-8020/0104301, and CRA Project Area No. 4 budget, account no. 56-70-710-996-8020/0104301.

The total estimated cost of this project is \$12,000,000.00, of which \$3,000,000.00 will be funded with the Agency funds as follows:

Funding Source	Account no.	Budgeted Amount
Project Area No. 1	30-70-710-975-8020/0104301	\$2,000,000.00
Project Area No. 4	56-70-710-996-8020/0104301	1,000,000.00
TOTAL		\$3,000,000.00



VI. EXHIBITS

1. Location Map. (pg. 8)

Prepared by: Farrokh Abolfathi, Principal Civil Engineer
sf:Rev061902

Reviewed by:

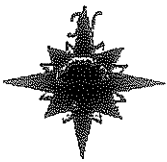
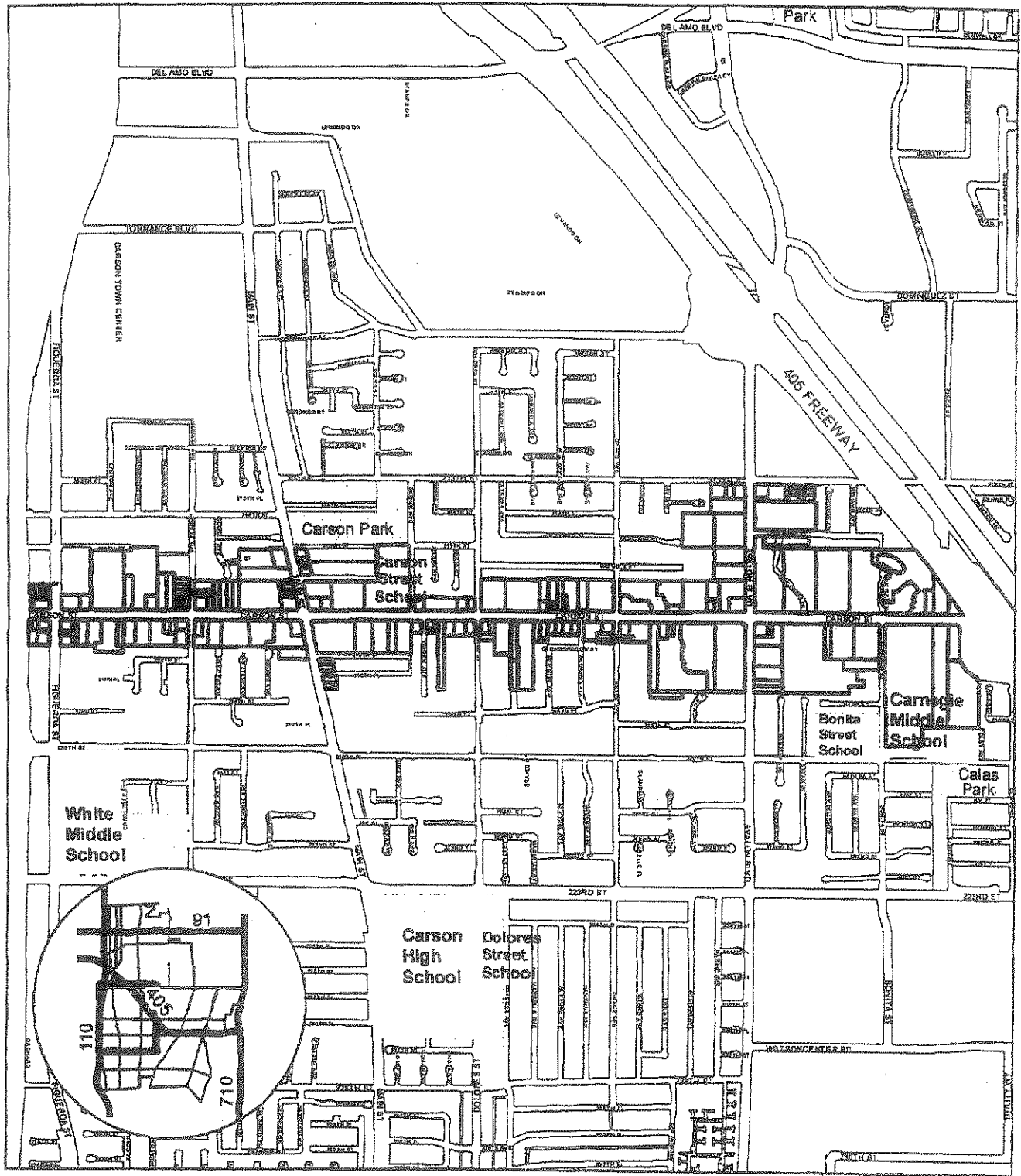
City Clerk	City Treasurer
Administrative Services <i>Jaqueline Acosta</i>	Development Services
Economic Development Services	Public Services

Action taken by Redevelopment Agency

Date _____ Action _____



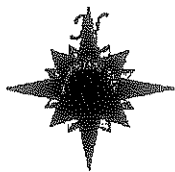
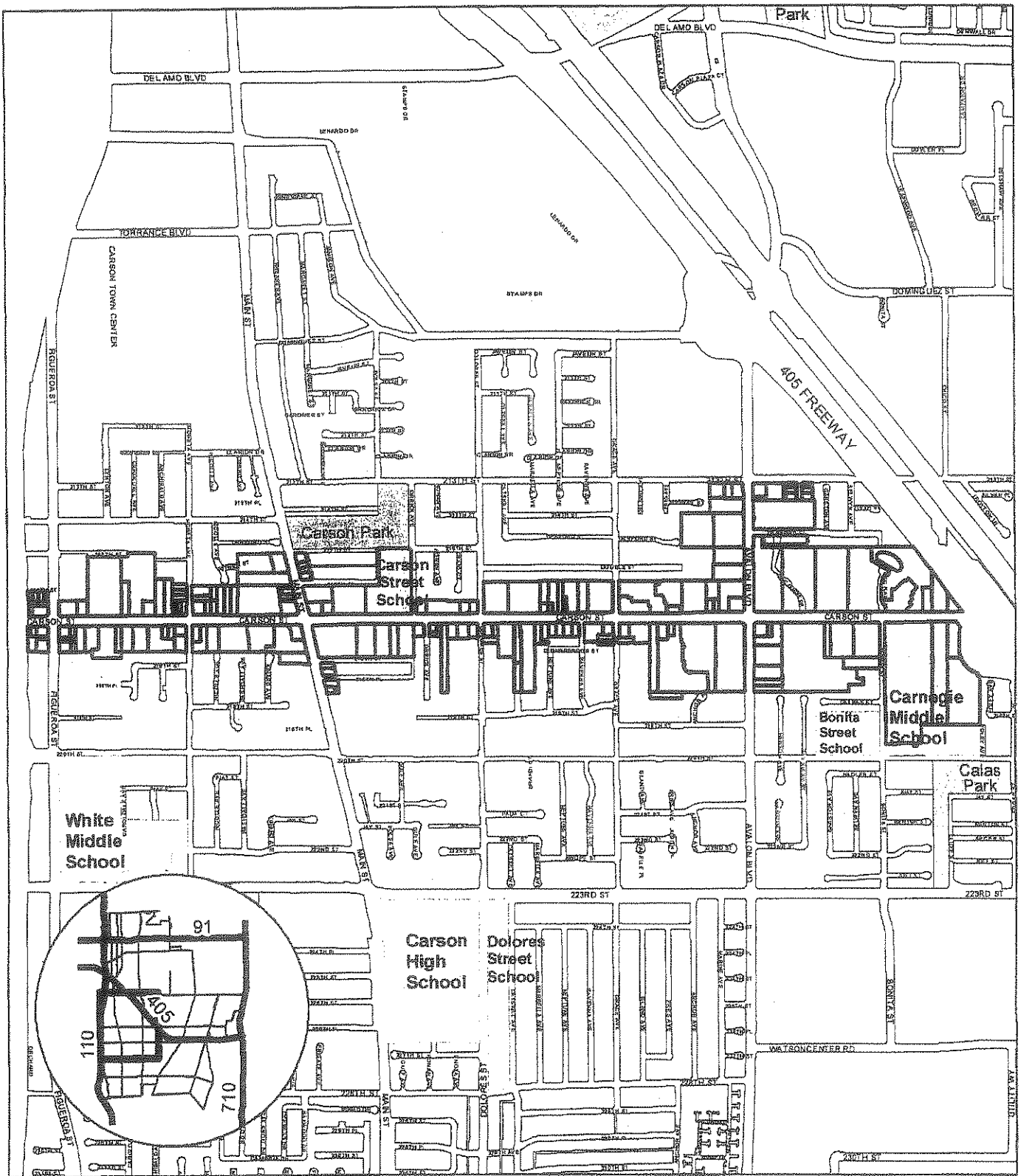
7



Location Map
Project No. 1043
Carson Street Master Plan

21

2



Location Map
Project No. 1043
Carson Street Master Plan



**ITEM NO. (26) CONSIDER AN UPDATE TO THE CARSON STREET MASTER PLAN
IMPLEMENTATION (ECONOMIC DEVELOPMENT)**

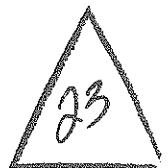
This item was heard after Item No. 24 at 10:34 P.M.

(Council Member Gipson exited the meeting at 10:34 P.M.)

Planning Officer Repp-Loadsman introduced Senior Planner Naaseh, who narrated a Powerpoint presentation. He reported that a written communication from a representative of the Samoan Congregational Church was submitted and on file with the City Clerk's Office.

(Council Member Gipson reentered the meeting at 10:34 P.M. and reentered the meeting at 10:35 P.M.)

A discussion ensued regarding pole signs which will no longer be allowed on the Carson Street Corridor from 2011, including monument signs and, in some cases, pylon signs. Whereupon, Mayor Dear requested that City Manager Groomes bring forward an ordinance amendment for the preservation of historic signs. He also requested that that staff provide detailed information regarding the Façade Improvement Grant Program.





City of Carson Report to Mayor and City Council

January 17, 2012
Unfinished Business

SUBJECT: CONSIDERATION OF CARSON STREET IMPROVEMENT PROJECT BETWEEN
I-405 AND I-110 FREEWAYS

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by David C. Biggs
City Manager

THIS IS A JOINT AGENDA ITEM

I. SUMMARY

This item was continued from the December 20, 2011, meeting to allow the Planning Commission additional time to consider the proposed design improvements. The Carson Street improvement project includes a new parkway and median landscaping, street furniture, entry monuments, seating nodes, public art, and way-finding signs. The approval of the Carson Street improvement project will complete the design phase and allow for future preparation of the plans, specifications, and estimates (PS&E) for the project, advertisement of work, and call for bids.

The Planning Commission reviewed the design plans on December 15, 2011, for consistency with the Carson Street Master Plan and the General Plan. The Planning Commission continued the item to January 10, 2012, to allow for further consideration of specific design details and recommended approval of the revised plans to the City Council.

II. RECOMMENDATION

TAKE the following actions:

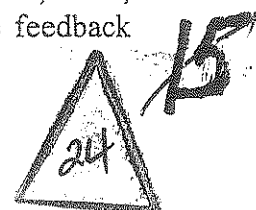
1. APPROVE the Carson Street improvement project.
2. AUTHORIZE staff to proceed with completion of plans, specifications and estimates for the Carson Street improvement project.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On December 7, 2010, Gruen Associates was retained to design the street improvements for Carson Street (Exhibit No. 1). Gruen and their team, KOA Engineers and Selbert and Perkins, have spent the past year designing these plans. A stakeholders' meeting and a community meeting were held on July 25, 2011, and November 16, 2011, to present the plans to the community. The feedback



from these meetings was positive. The Planning Commission considered the plans on December 15, 2011, and continued it to its January 10, 2012 meeting. On December 15, 2011, the Planning Commission was supportive of the design aspects of the project and directed staff to:

- Further examine median and driveway closures
- Meet with impacted property owners
- Examine more green components for the project
- Provide more information regarding maintenance, and
- Send additional notices to impacted owners and residents.

Based upon comments and recommendations received from the public and the Planning Commission on December 15, 2011, and January 10, 2012, the plans will be modified accordingly to reduce the number of median closures originally proposed by staff and the consultants (Exhibit No. 2). The Planning Commission discussed two median closures that were contested by impacted property owners. These median openings do not meet acceptable standards and serve the Lucky China restaurant and the driveway easement for the Ralph's and City View development. The Planning Commission recommended approval of the Carson Street improvement project, and with respect to the two medians mentioned above, the Planning Commission made the following recommendations:

- Maintain the existing Lucky China median opening, and
- Provide a median opening for the Ralph's and City View development consistent with the proposal as submitted in the City View letter dated January 3, 2012 (Exhibit A), which provides a 205' left-turn pocket, provides a traffic signal at the new entry drive for the City View project, maintains left-turn ingress from westbound Carson Street to the easement driveway via a median opening, and eliminates left-turn egress from the easement driveway to westbound Carson Street. These improvements will be the responsibility of the City View project as part of its development.

After the City Council/Agency approval of this project, staff and the consultants will proceed with the completion of the PS&E. The funds to complete the PS&E by Gruen Associates were authorized by the City Council/Agency on December 7, 2010; however, due to the anticipated loss of redevelopment funds, efforts will be made to identify alternative funding for the construction of the project. As such, there will be a delay in the ability to advertise the work and call for bids.

The Carson Street improvement project includes the following components to unify and reinforce the overall identity of Carson Street:

1. Provides new, colorful, drought-tolerant and low-maintenance landscaping at parkways and medians with distinctive street trees as unifying elements.



2. Adds street furniture, such as benches, trash receptacles, bike racks, and pedestrian lights with electrical power for events and holiday displays.
3. Provides up to fourteen (14) seating nodes for pedestrian rest areas.
4. Reconstructs all driveways for ADA compatibility.
5. Provides for future installation of compatible bus shelters.
6. Uses decorative crosswalks to enhance major intersections.
7. Designates ten (10) possible public art locations in the median and one public art location adjacent to the future community center sculpture garden. Advocates for one or two public art pieces as part of the project.
8. Installs entry monuments at either end of the project at Avalon Boulevard and Figueroa Street.
9. Installs way-finding signs for direction to major destinations.

The improvement plans are currently in the plan check process. Staff expects the plans to be ready for the construction bid process if funding is secured. The adopted Carson Redevelopment Agency budget includes \$9,260,176.00 for this project over the next three years. In addition, \$200,000.00 has been designated in the budget for public art. The project is designed as a three-phase project, including I-405 to Avalon Boulevard, Avalon Boulevard to Main Street, and Main Street to I-110 segments but could also be built in various phases or stages as funds are available. The precise scheduling and construction of the project will be determined when the City Council is requested to act upon the PS&E and authorize staff to advertise the work and call for bids.

The Carson Street interchange will be considered as a separate phase in order to allow for coordination with Caltrans and to facilitate a compatible design that will be incorporated into the Avalon Boulevard interchange landscape plans. Gruen Associates will prepare landscape and design plans for both interchanges. A separate agenda report will be presented to obtain approval and funding authorization for these improvements.

V. FISCAL IMPACT

Funds are included in the adopted FY 2011/12 Agency budget in the amount of \$3,760,176.00 for the Carson Street improvement project. Funds in the amount of \$2,500,000.00 will be included in the proposed FY 2012/13 Agency budget, and \$3,000,000.00 will be included in the proposed FY 2013/14 Agency budget, for a total proposed project cost of \$9,260,176.00.

However, the recent actions by the state of California to eliminate redevelopment agencies will result in the loss of the primary funding source for this project. The final street improvement design provides for phased implementation. Staff will



January 17, 2012

continue efforts to identify grants and other funding sources to allow for the future implementation of the approved design for Carson Street.

VI. EXHIBITS

1. December 20, 2011, Redevelopment Agency Report. (pgs. 5-80)
2. January 10, 2012, Planning Commission Report. (pgs. 81-131)

Prepared by: Saied Naaseh, Senior Planner

TO: Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by City Council

Date _____ Action _____






City of Carson Report to Successor Agency

September 17, 2013
New Business Consent

SUBJECT: 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


Submitted by Gilbert Marquez, P.E.
Acting Principal Civil Engineer


Approved by Jacquelyn Acosta
Acting City Manager

I. SUMMARY

This report summarizes the recent changes in the professional design and construction support 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, Implementation of Public Improvements. The original scope of work for this project would implement the Carson Street Master Plan vision for the Carson Street Corridor (Corridor) between freeways I-405 and I-110 (Exhibit No. 1) and enhance the landscaping and other features of the Carson Street and Avalon Boulevard interchanges with the I-405 freeway. Additional improvements to the project have been determined to be necessary, 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 First Amendment to the Professional Services Agreement with Gruen for the additional professional design and construction support services needed to complete the project for a negotiated fee not-to-exceed \$183,282.00 (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

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.

III. ALTERNATIVES

1. DO NOT APPROVE the First Amendment to the Professional Services Agreement with Gruen.
2. TAKE another action the Carson Successor Agency (CSA) deems appropriate, consistent with the requirements of law.

IV. BACKGROUND

The existing streetscape on Carson Street does not exhibit a cohesive design; and is an environment that is not pedestrian friendly, lacking appropriate landscaping and street furniture. It requires improvements to meet the community's vision of the Carson Street corridor as a beautiful, vibrant "main street" that symbolizes the identity of the City of Carson. The implementation of this vision is a rare opportunity to ensure that the Corridor becomes the cultural/civic activity center and an inviting place for people to live, play, shop and work.

The City's Capital Improvement Program (CIP) calls for the construction of Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements. 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, Implementation of Public Improvements 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:

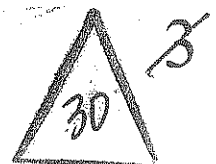
- Construction of gateway monument features between the I-405 freeway and the I-110 freeway;

- 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.

The completion of the I-405 freeway and Avalon Boulevard interchange improvements created an identity and unified theme for the City of Carson as viewed from both the freeway and upon entering the City. The enhancements to the Avalon Boulevard interchange also made a bold entry statement and blend into the Boulevards at the South Bay development's landscape treatment.

In an effort to unify and enhance the neighborhood leading to and from the evolving mixed-use commercial core on Carson Street, it is the staff's recommendation to plant new street trees and enhance the landscape along Avalon Boulevard between the I-405 freeway and 220th Street. It was determined that by adding new trees within the available parkways along the street frontage, replacing plantings in the medians and creating new tree wells, a unified and welcoming landscaped environment that would match the proposed landscape improvement on Carson Street can be created. With minimum replacement of curb, gutter and sidewalk, and without other major infrastructure changes, the new plantings can be installed efficiently and economically. Avalon Boulevard, being a major connector to the I-405 freeway and to the major commercial development in the north, is a prime candidate for street tree enhancements. No current cost estimates are available for this portion of the project at this time. Gruen would prepare the construction documents to determine the design theme and the estimated preliminary cost estimate of the additional improvements; this scope-of-work is not included in the original scope approved for Gruen.

The existing street lights on the median along the Carson Street corridor are High Pressure Sodium Vapor (HPSV) bulbs and is determined to be not energy efficient; these street lights are owned and maintained by the City. In an effort to save the City energy costs, it is the staff's recommendation that all existing



September 17, 2013

HPSV street lights along the Carson corridor be replaced with Light Emitting Diode (LED) lights. LED is a form of solid-state lighting that is extremely efficient and long-lasting. In addition, because LED lights provide light in a specific direction, they are more efficient in application than HPSV bulbs, which waste energy by emitting light in all directions. Conventional light bulbs waste most of their energy as heat. In addition, since LED lights contain no glass components, they are not vulnerable to vibration or breakage like conventional light bulbs. No current cost estimates are available for this improvement at this time. Gruen would prepare the construction documents and the estimated preliminary cost estimate of the additional improvements; this scope-of-work is not included in the original scope approved for Gruen.

The City of Carson's Transportation Division is working on a separate contract to retain the services of a transportation vendor who will provide bus shelters, benches, and trash receptacles, citywide. Because installation of these improvements requires removal of concrete sidewalk and pavers, it is important that the contract with the transportation vendor be executed at the same time that staff awards the construction contract of the Carson Street Master Plan project to its lowest responsible bidder. Coordination and timing is extremely important to allow installation of bus shelters and construction of the street improvements at the same time. This will minimize the cost of street improvements, bus shelters, benches, and trash receptacles; and will allow completion of the project in a timely manner. Since it is not known at this time as to when a separate contract with the transportation vendor will be finalized and executed, staff recommends that installation of these improvements along the corridor be included in the Carson Street Master Plan project; this will guarantee a minimum cost of installation of bus shelters, benches, and trash receptacles. Gruen would prepare the construction documents and the estimated preliminary cost estimate of these improvements; this scope-of-work is not included in the original scope-of-work for Gruen.

The Carson Street Master Plan project is one of the City's major improvement projects. In an effort to keep the project in an orderly manner during construction, it was determined that the services of Gruen to provide construction support are necessary. The support during construction would cover responses to requests for information, review of shop drawings and documents submitted by the contractor, review of any possible change orders, and review and approval of the any materials substitution. This service is needed to guarantee that the materials to be used and the method of construction proposed by the contractor are in accordance with the plans and specifications prepared for the project. This will ensure ample attention on the field activities, such as coordination between contractor and sub-contractor, including the architect and engineers; monitoring the project schedule; and minimizing

potential delays and quality control issues. In order to accommodate all of these field activities, Gruen requested an additional professional fee due to the amount of work necessary that would be extremely difficult to handle adequately and timely within their existing contract. Gruen submitted a proposal and staff negotiated the following:

Improvement Required	Task	Professional Fee
Avalon median improvement	Preparation of PS&E	\$39,610.00
LED lights on Carson Street	Preparation of PS&E	19,500.00
Bus shelters, benches, trash receptacles installation	Preparation of PS&E	9,460.00
Construction support	Materials/submittals review and approval, response to Request for Inspection	114,712.00
TOTAL		\$183,282.00

Staff is requesting that the CSA approve the First Amendment to the Professional Services Agreement with Gruen for the required additional professional services needed to complete Project No. 1043: Carson Street Master Plan, Implementation of Public Improvements for the not-to-exceed amount specified above.

V. FISCAL IMPACT

The existing total cost of the professional services is \$795,059.00. The proposed amendment to the existing contract will result in an additional professional services fee of \$183,282.00, and the total cost of the professional services fee is now \$978,341.00.

The total estimated cost of this project is approximately \$12,000,000.00, which will be funded with the 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>
TOTAL		\$11,949,691.03

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-



September 17, 2013

way, the City would inherit the maintenance responsibility and its associated costs.

VI. EXHIBITS

1. Location Map. (pg. 7)
2. First Amendment to the Professional Service Agreement. (pgs. 8-13)
3. Minutes, December 7, 2010, Item No. 5. (pgs. 14-16)

G:\ENGINEERING DIVISION\PROJECTS\1043 Carson Street Master Plan\AGENDA\09-17-13 CSA
PROJ.1043_GRUEN_FIRST_AMENDMENT_FINAL.docx

Prepared by: Gilbert M. Marquez, P.E.

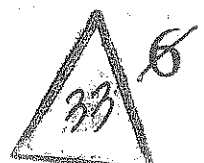
TO: Rev 09-05-2013

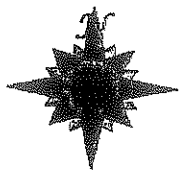
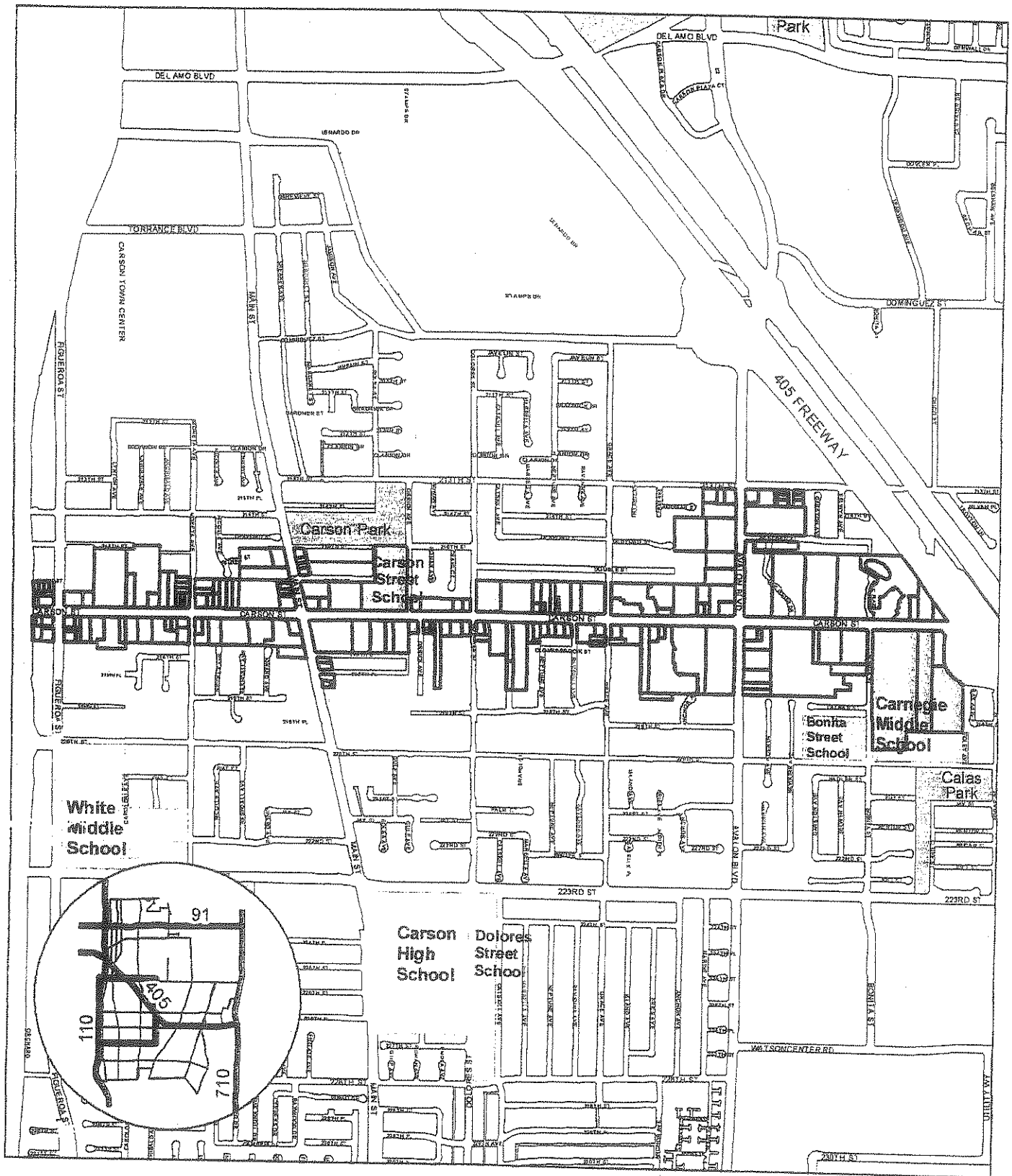
Reviewed by:

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



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

This "First Amendment to Professional Services Agreement for Architectural Services," ("First Amendment"), is effective as of September 17, 2013, 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 corporation (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:

- Landscape Improvements along Avalon Boulevard between I-405 freeway and 220th Street. Removal and replacement of existing curb, gutter and sidewalk on both sides of Avalon Boulevard.
- Upgrade existing street lights along Carson Street between I-405 freeway and I-110 freeway to LED.
- Installation of bus shelters, benches, and trash receptacles along Carson Street between I-405 freeway and I-110 freeway.
- Provide construction support that includes response to request for information, review of shop drawings and submittals submitted by the contractor, review of any possible change orders, and review and approval of the any materials substitution, field observation and other related construction issues. This service is needed to guarantee that the materials to be used and the method of construction proposed by the contractor is in accordance with the plans and specifications prepared for the project. This will ensure ample attention on the field activities, such as coordination between contractor and sub contractor including the architect and engineers, monitoring the project schedule, minimizing potential delays and quality control issues.



C. Accordingly, the parties desire to amend the Agreement to expand the description of work and increase the compensation by \$183,282.00 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.

CONTRACT

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 First 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:

- Landscape Improvements along Avalon Boulevard between I-405 freeway and 220th Street. Removal and replacement of existing curb, gutter and sidewalk on both sides of Avalon Boulevard.
- Upgrade existing street lights along Carson Street between I-405 freeway and I-110 freeway to LED.
- Installation of bus shelters, benches, and trash receptacles along Carson Street between I-405 freeway and I-110 freeway.
- Provide construction support that includes response to request for information, review of shop drawings and submittals submitted by the contractor, review of any possible change orders, and review and approval of the any materials substitution, field observation and other related construction issues. This service is needed to guarantee that the materials to be used and the method of construction proposed by the contractor is in accordance with the plans and specifications prepared for the project. This will ensure ample attention on the field activities, such as coordination between contractor and sub contractor including the architect and engineers, monitoring the project schedule, minimizing potential delays and quality control issues.

2. Section 2.0. Compensation: is hereby amended, to increase the total compensation by an amount not-to-exceed one hundred eighty three thousand two hundred eighty two dollars (\$183,282.00) attached hereto as Exhibit "B" and incorporated herein by this reference.



Except as amended by this First 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 First Agreement as of the date first written above.

ATTEST:

"CITY"

CARSON SUCCESSOR AGENCY

By: _____

Donesia Gause
City Clerk

By: _____

Mayor Jim Dear

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____

City Attorney

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:

- Landscape Improvements along Avalon Boulevard between I-405 freeway and 220th Street. Removal and replacement of existing curb, gutter and sidewalk on both sides of Avalon Boulevard.
- Upgrade existing street lights along Carson Street between I-405 freeway and I-110 freeway to LED.
- Installation of bus shelters, benches, and trash receptacles along Carson Street between I-405 freeway and I-110 freeway.
- Provide construction support that includes response to request for information, review of shop drawings and submittals submitted by the contractor, review of any possible change orders, and review and approval of the any materials substitution, field observation and other related construction issues. This service is needed to guarantee that the materials to be used and the method of construction proposed by the contractor is in accordance with the plans and specifications prepared for the project. This will ensure ample attention on the field activities, such as coordination between contractor and sub contractor including the architect and engineers, monitoring the project schedule, minimizing potential delays and quality control issues.



**EXHIBIT B
COMPENSATION**

An additional compensation not to exceed \$183,282.00 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
Revised Total Contract Sum.....	\$ 978,341.00



ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-44 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

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

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.

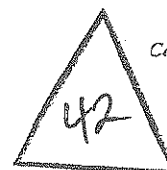
Steve Smith, Gruen and Associates, Director Landscape Architecture and Project Manager, informed the Redevelopment Agency that his firm was a minority-owned business and that the team was assembled and consisted of firms with which Gruen and Associates had previously worked.

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

RECONVENE: After Agency Item No. 5, the City Council was Reconvened at 8:13 P.M. for a joint session with the Redevelopment Agency by Mayor/Chairman Dear, with all members previously noted present.

RECESS: The City Council and Redevelopment Agency were Recessed at 8:14 P.M. by Mayor/Chairman Dear to a continued Closed Session to discuss the items described on this evening's agenda for the City Council only.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 9:26 P.M. for a joint session by Mayor/Chairman Dear, with all members previously noted present, for the Closed Session report.

City/Agency Attorney Wynder provided the Closed Session report as follows:

Council Closed Session Item No. 1

This item was continued to the first meeting in January, 2011.

Council Closed Session Item No. 2

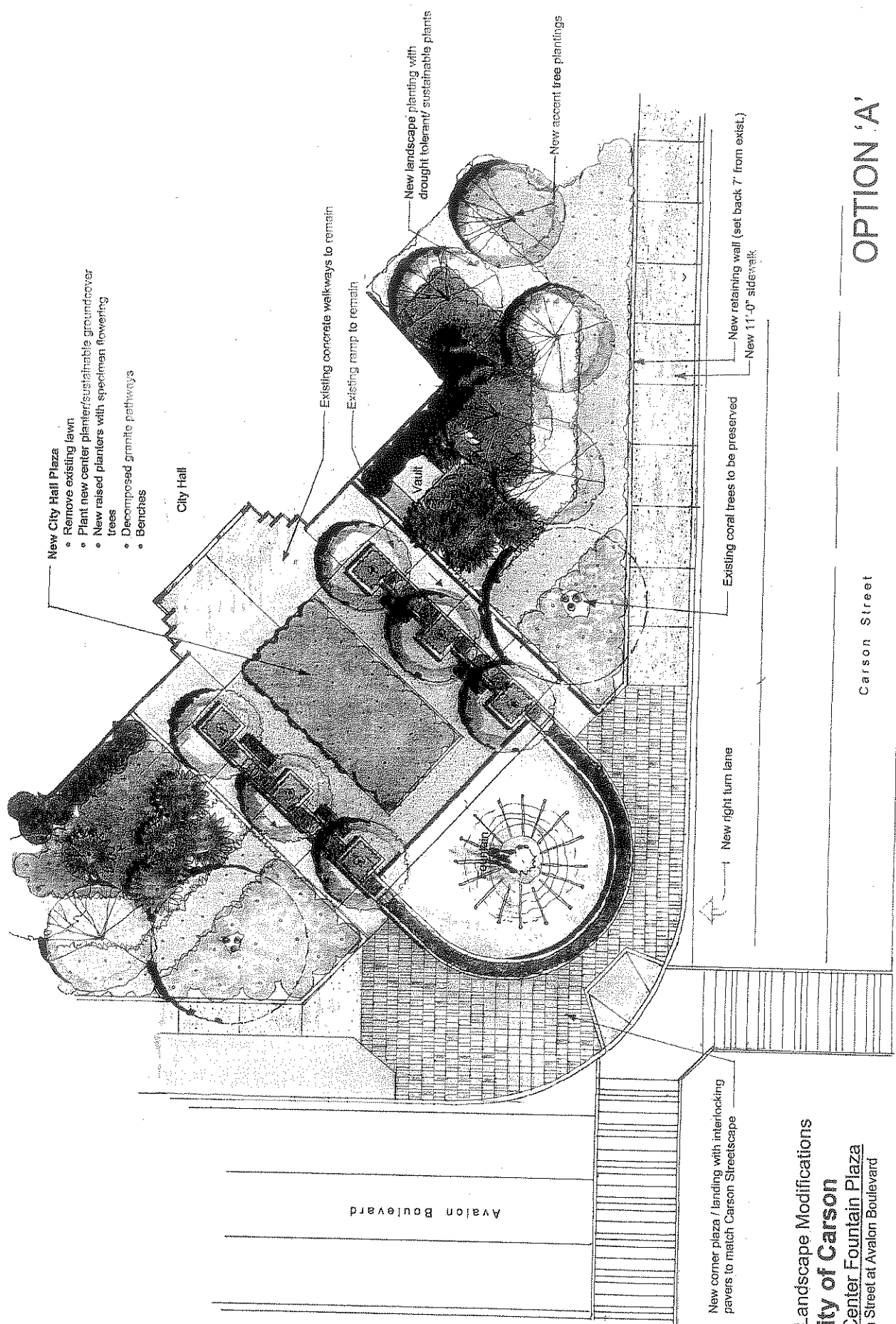
The City Council unanimously designated Clifford W. Graves as Interim City Manager for a term not-to-exceed a six-month period.

Economic Development Commission-October 3, 2013

- Bus benches should be designed to discourage lying down
- Bus shelters should not have sides to reduce graffiti opportunities
- Solar power should be considered for the large monuments
- The fencing for the Carson Street underpass is subject to graffiti
- The current design invites opportunity for hiding behind the Carson Street underpass fence

Planning Commission-October 8, 2013

- Inquired about the colors of the street furniture
- Questioned whether there will be enough lighting along the corridor
- The current design invites opportunity for hiding behind the Carson Street underpass fence
- Design for the underpass is underwhelming
- Has the City considered Business Improvement Districts?
- Bus benches should be designed to discourage lying down
- Inquired about reasoning to not use City Hall bike racks on Carson Street
- Interested in providing comments on the way-finding sign destinations
- Custom bike racks should include adults as well as children
- Wraps are a great idea with historic photos
- Preferred white sharrow markings over larger green sharrows stating that white blended in with the design of the project but acknowledged that green ones appeared safer because they stand out
- Preferred smooth finish for the crosswalks
- Bus shelters should have sides and backs to provide shade

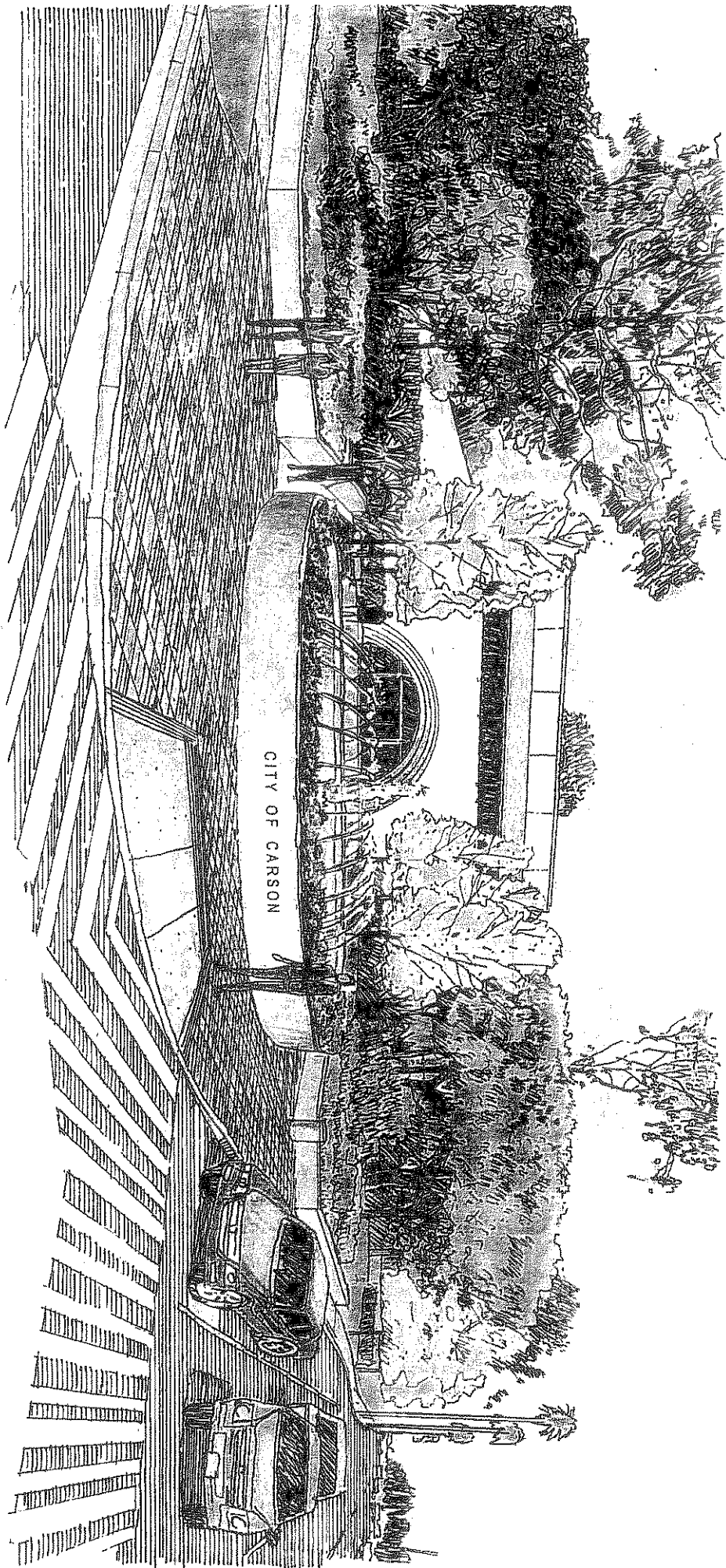


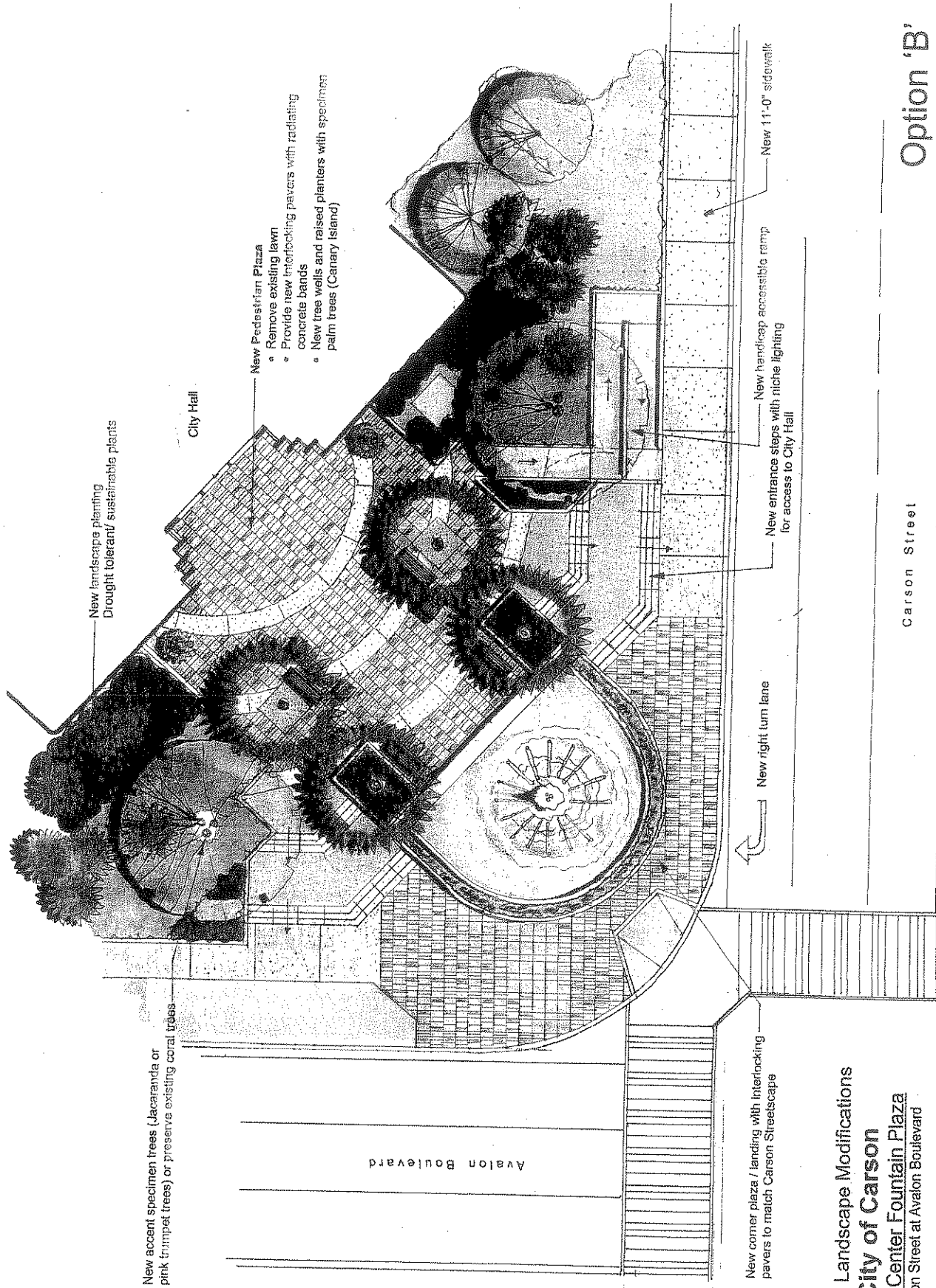
Site and Landscape Modifications
City of Carson
 Civic Center Fountain Plaza
 Carson Street at Avalon Boulevard

OPTION 'A'

Scale : 1/8" = 1'-0"





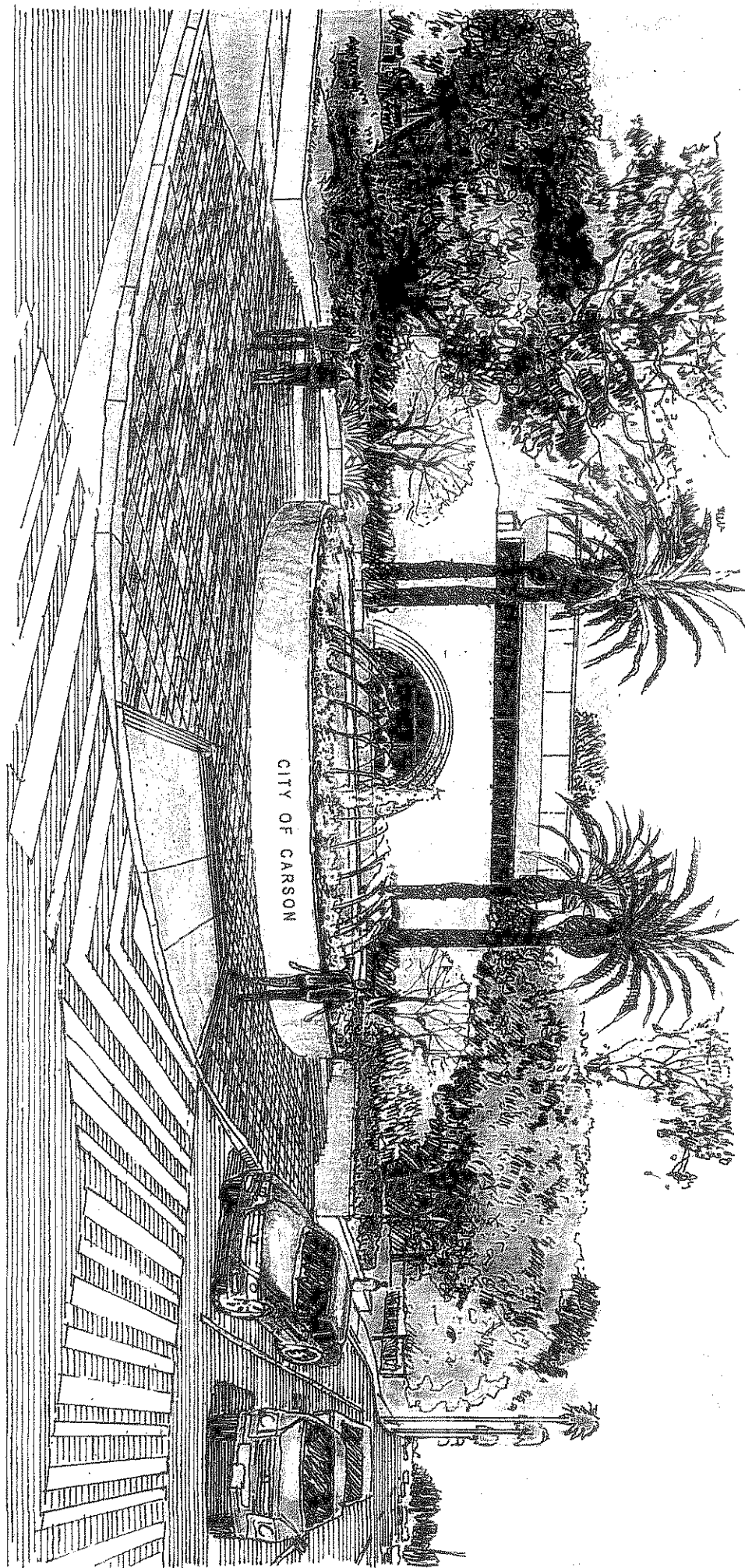


Site and Landscape Modifications
City of Carson
 Civic Center Fountain Plaza
 Carson Street at Avalon Boulevard

Option 'B'

Scale : 1/8" = 1'-0"





City Council Concurrence

Item	Vote
Custom bike racks	
Entry light features at Figueroa	
Utility box wraps with historical photos and paint	
Adding 2 median public art pieces and deleting future public art locations	
Enhanced seating node at sculpture garden	
Implementation of Bike Master Plan by adding white sharrow designations (as recommended by PC)	
Ralphs' 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	
Bus Shelter designs (color: smoke grey or dark red; back design: gradient punch, gradient punch with Carson, slot-square); and one side with future advertisement	
Avalon parkway and median landscaping including landscaping outside right of way in 2 properties, sidewalk improvements	
Destinations for pedestrian and auto oriented way-finding signs	
Deletion of the fence for Carson Street interchange underpass. Approval of rock slope design and painting the underpass for Avalon and Carson underpasses	
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)	