



## Legislation Text

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**File #:** 21-0270, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Erick Lee, Public Works Director  
Prem Kumar, City Engineer  
Tim Birthisel, Senior Civil Engineer

**SUBJECT:**

Consideration of the Following Regarding the Manhattan Village Senior Villas ADA Pathway Project:

- a) A Resolution Awarding a Construction Agreement to Gentry General Engineering, Inc. for the Manhattan Village Senior Villas ADA Pathway Project for \$1,162,732.93; Approving the Plans and Specifications for the Project; and Authorizing the City Manager to Approve Additional Work, if Necessary, for up to \$93,018;
- b) A Resolution Approving an Inspection Services Agreement with Ardurra Group, Inc. in the Amount of \$70,000;
- c) A Resolution Approving Amendment No. 3 with Quantum Consulting, Inc. in the Amount of \$12,000 for Additional Design Services;
- d) Reallocation of \$260,895 from the Unencumbered Facilities Fund for the Project (Public Works Director Lee).

**A) ADOPT RESOLUTION NOS. 21-0090, 21-0091 AND 21-0092**

**B) APPROVE REALLOCATION OF FUNDS**

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**RECOMMENDATION:**

Staff recommends that City Council:

- A. Adopt Resolution 21-0090:
  1. Awarding a construction agreement to Gentry General Engineering, Inc. for the Manhattan Village Senior Villas Americans with Disabilities Act (ADA) Pathway Project (Project) for \$1,162,732.93;
  2. Approving the Plans and Specifications for the Project; and
  3. Authorizing the City Manager to execute the agreement and approve additional work up to \$93,018.
- B. Adopt Resolution 21-0091:
  1. Approving an Inspection Services Agreement with Ardurra Group, Inc. for \$70,000; and
  2. Authorizing the City Manager to execute the agreement.
- C. Adopt Resolution 21-0092:
  1. Approving a Design Services Amendment with Quantum Consulting, Inc. for \$12,000;

and

2. Authorizing the City Manager to execute the amendment.

- D. Approve a Reallocation of \$260,895 from the unencumbered Facilities Improvement Project budget line item (Acct. No. BL15828) in the Capital Improvement Plan (CIP) Fiscal Year (FY) 2022-2026 to cover the cost of the construction.

**FISCAL IMPLICATIONS:**

Funding for the Project is included in the CIP FY 2022-2026 primarily to bring the Manhattan Village Public Park into ADA compliance. The project funding comes from different sources which includes:

- \$518,706 in CDGB Grant funds available in the CIP Fund for the Senior Villas ADA Pathway Project. The CDBG funding agreement requires the City to expend these current grant funds by April 2022, and funding can only be used for ADA improvements and to complete the work on this project.
- \$158,150 from the CIP Street and Highways Fund for the improvements necessary to construct the ADA pathway connecting to Manhattan Village Public Park.
- A total of \$400,000 from the Facilities Improvement Project budget line item has been identified in the CIP FY 2022-2026 Budget for use on this Project. An additional \$260,895 is required to complete the Project, funds which exist in the unencumbered funds allocated to the Facilities Improvement Project budget. Staff has requested that the identified \$400,000 and the \$260,895 in unencumbered funds be appropriated to this Project, which would result in a total transfer in the amount of \$660,895 from the Facilities Improvement Project budget line item to this Project (ST19104).

The total expenditures for construction, construction contingency, inspection and construction support for the project is \$1,337,751.

**BACKGROUND:**

The City of Manhattan Beach is a participant in the Los Angeles Urban County Community Development Block Grant Program (CDBG). The Los Angeles Urban County CDBG Program is administered by the Los Angeles County Development Authority (LACDA), which acts as the administrative pass-through agency for CDBG funds allocated by the U.S. Department of Housing and Urban Development (HUD). On June 4, 2014, the City entered into a Participating City Cooperation Agreement with LACDA for a three-year funding cycle beginning July 1, 2015, and ending June 30, 2018. Automatic amendments thereafter to the Cooperation Agreement authorized the City's continued participation in the Urban County CDBG Program. On August 7, 2018, the City Council authorized expenditure of CDBG funds for the Manhattan Village Senior Villas ADA-Compliant Pathway Project, consistent with the City's approved 2017-2021 Capital Improvement Plan. The project will create an accessible path of travel for pedestrians in compliance with ADA standards.

In 2019, the City of Manhattan Beach completed an update to the ADA Transition Plan (as required by law) which identifies existing obstacles limiting accessibility and describes the steps that are being or will be taken to ensure that City facilities, including those within the public rights-of-way, are made accessible to all individuals. At the entrance to Manhattan Village Field and Senior Villas on Parkview Ave, the ADA transition plan identified that currently there is no compliant accessible route from the

public right of way to the accessible entrance of the facility and recommends providing at least one accessible route from the public right of way to the accessible entrance of the facility.

To ensure safe passageway for pedestrians, the proposed project will create a designated accessible route between the Metro Bus Stop on Parkview Avenue, the Manhattan Village Senior Villas, and the Manhattan Village Public Park. The proposed project eliminates potential conflict points between motorized and non-motorized users by creating physical separation between motorized and non-motorized users and creates an accessible route to the public sidewalk and Metro Bus Stop on Parkview Ave. The project also enhances access to surrounding community destinations including Manhattan Senior Villas, Village Athletic Fields, and Public Park. The new ADA pathway will provide a dedicated space for people to walk outside of the vehicular travel ways. By providing a physically separated ADA compliant pedestrian route, potential negative impacts to pedestrian travel will be significantly reduced or eliminated.

## **DISCUSSION:**

### **Construction Work**

The Project was advertised for bid in the City's publisher of record (The Beach Reporter), and was listed on the City's website and Planetbids (an online service that connects vendors, suppliers and contractors to government procurement opportunities). Four (4) bids were received and opened on August 18, 2021.

<b><u>Contractor</u></b>	<b><u>Calculated Total Bid Amount</u></b>
Gentry General Engineering, Inc.	\$1,162,732.93
Minako America Corporation, Inc.	\$1,222,900.00
Los Angeles Engineering, Inc.	\$1,459,000.00
Access Pacific, Inc.	\$1,464,621.00

All packets were analyzed for arithmetical errors, completeness, accuracy, etc. Staff reviewed the bid, contractor's license, and references for the apparent low bidder, Gentry General Engineering, Inc. (GGE). The bid and license were in order. References indicate that GGE has the knowledge and capability to complete the work in accordance with the plans and specifications.

Therefore, staff recommends that the City Council award a construction agreement to GGE for \$1,162,732.93 and that the City Manager be authorized to approve change orders for up to \$93,018 for additional work resulting from unforeseen conditions and utility interferences. The work is estimated to be completed in approximately four months once it commences in Fall 2021.

### **Inspection Services**

The City issued a Request for Proposals on October 20, 2020 seeking full-time construction inspection services for both this project and Parking Lot 4 Improvements. The scope of work includes:

- Ensuring the contractor complies with the plans, specifications and applicable standards;
- Performing field project oversight for monitoring damage and repair of existing infrastructure;

- Documenting the daily work performed by the contractor;
- Verifying the completed work; monitoring, providing supporting documentation and inspecting any additional work performed; and
- Preparing a list of items for correction.

In addition, the successful construction inspection firm will provide continuous and periodic special (structural) inspections as required by the California Building Code. These inspections include material testing on the concrete placed, inspecting formwork and concrete installation, and inspecting the anchorage and the application of pre-stressing forces on the concrete elements repaired on the project.

Two proposals were received by the November 4, 2020, deadline. During the evaluation process, it was determined that the scope of work described in both proposals did not match the City's inspection needs for the project. Consequently, the City reached out to both firms to revise their proposals and directly solicited proposals from six other construction firms. Three proposals were received as a result of this outreach.

These new proposals were evaluated and ranked by an evaluation committee of City staff according to the following selection criteria:

- Demonstrated understanding of the scope of services
- Key personnel qualifications and experience with similar projects
- Project management methods and quality control/assurance

Based on the selection criteria, Ardurra provided the most responsive proposal. The assigned staff has excellent experience on similar projects, identified and understands the key project issues, and proposed an appropriate level of staffing for the size and complexity of the project. Ardurra's methodology for executing the scope of work was clear and organized to complete it thoroughly and efficiently. The cost for providing inspection services for the Project is \$70,000. Therefore, staff recommends that City Council award a Construction Inspection Services agreement to Ardurra for the Project.

### **Design Support Services**

On December 10, 2018 the City awarded a Design Services Agreement to Quantum Consulting, Inc. for \$41,835 to assess ADA pathway alternatives and design an ADA Pathway connecting Parkview Ave to the Manhattan Senior Villas Community and Athletic Fields. On September 26, 2019 the City executed Amendment No. 1 for \$8,165 to the original agreement for Quantum to develop plans and specifications for an ADA Pathway and Switchback Ramp west of the existing driveway entrance. On November 9, 2020 the City executed Amendment No. 2 to the original agreement to extend the term of the Agreement through December, 2022. Staff is now recommending that the contract be amended to provide for additional structural analysis design required to complete the Project. These services are necessary to ensure that the improvements achieve the intent of the project design. Quantum submitted a not-to-exceed proposal for \$12,000 to provide these design support services for the Project. Staff reviewed and found the proposal to be reasonable and responsive to the City's needs for this Project. Therefore, staff recommends that City Council authorize the City Manager to execute Amendment No. 3 for these additional support services.

### **PUBLIC OUTREACH:**

The proposed project has been developed based on direct requests for improvements from the community and ongoing engagement with the Manhattan Senior Villas residents and facility users over prior years. Specifically, the City engaged Manhattan Senior Villa residents, Manhattan Village Mall, and Village Athletic Field user groups to develop a plan for improvements in the community. During the planning process, the City worked collaboratively with residents and local businesses to develop an acceptable route for pedestrians traveling from Manhattan Village Senior Villas and Public Park to the Metro Bus stop located on Parkview Ave.

In 2018, City staff and area residents identified unaddressed accessible pathway concerns in providing senior and disabled residents ADA access from their community to the public sidewalk and Metro bus stop on Parkview Ave. The community desired opportunities for increasing safety by providing a dedicated pedestrian pathway. City staff worked directly with community members to identify potential improvements including construction of the missing sidewalk and a switchback ADA ramp. Over a two-year period, through in-person meetings and development of multiple alternatives, City staff worked with residents and local businesses to develop a design plan. Although the initial concept plan was to construct a pedestrian pathway on the east side of the existing roadway, the community voiced a preference to shift the pathway to the west side to improve access to the Metro Bus stop located on Parkview Avenue. It was also cost prohibitive to construct the pedestrian pathway on the east side in order to meet the ADA slope requirements and achieve approval by the City's Building and Safety Division.

In addition to the Manhattan Village Senior Villas community, the City contacted other community stakeholders in the neighborhood including Los Angeles Metro, Manhattan Village Mall, Los Angeles County Development Authority (LACDA), Village Sports Field User Groups, and Beach Cities Health District. The City received approximately 50 letters of support for the project. The senior community, facility users, and other community stakeholders noted above will continue to be engaged throughout the implementation of the project via social media, newsletters and direct engagement. The City will continue to provide information about the project via website postings and notification prior to construction.

### **ENVIRONMENTAL REVIEW:**

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA). Per the CEQA Guidelines, the project is exempt pursuant to the following provision: Section 15301, Class 1(c). A Notice of Exemption has been filed with the Los Angeles County Clerk's office for the project.

### **LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

### **ATTACHMENTS:**

1. Resolution No. 21-0090
2. Contract - Gentry General Engineering, Inc.
3. Resolution No. 21-0091
4. Agreement - Ardurra Group, Inc.
5. Resolution No. 21-0092
6. Amendment - Quantum Consulting, Inc.

7. Plans and Specifications (Web-Link Provided)
8. Budget Expenditure Summary Report
9. Location Map