



## Legislation Text

---

**File #:** RES 17-0104, **Version:** 1

---

**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Mark Danaj, City Manager

**FROM:**

Stephanie Katsouleas, Public Works Director

Prem Kumar, City Engineer

**SUBJECT:**

Resolution Approving Amendment No. 4 for \$97,000 to HDR's Existing Agreement for Continued Support for the Sepulveda Bridge Widening Project (Public Works Director Katsouleas).

**ADOPT RESOLUTION NO. 17-0104**

---

**RECOMMENDATION:**

Adopt a Resolution authorizing the City Manager to execute Amendment No. 4 to HDR's existing Agreement for \$97,000 for continued support for the Sepulveda Bridge Widening Project.

**FISCAL IMPLICATIONS:**

A combination of federal, state and local funds in the amount of approximately \$18.86 million dollars is available for this project so no additional funding appropriation is necessary. Funding for Amendment No. 4 presented for City Council's consideration will be funded with Proposition C funds already allocated to this project. A detailed funding analysis is provided in Attachment 1.

**BACKGROUND:**

Sepulveda Bridge is located on State Highway 1 (Sepulveda Boulevard) between Rosecrans Avenue and 33rd Street in Manhattan Beach. The bridge is 100 feet wide by 165 long and accommodates three travel lanes in each northbound and southbound direction, as well as one northbound left turn lane onto Valley Drive. Immediately north and south of the bridge there are four northbound lanes. The proposed project will widen the east side of the bridge to provide a fourth, northbound thru lane, thereby eliminating the "pinch point" and relieving the bottleneck created at that pinch point. The project will also improve the alignment of the roadway and traffic safety conditions around the bridge, which includes eliminating the northbound turn lane at Valley Drive.

Other Major Benefits of the Project include:

1. Improved traffic flow on northbound Sepulveda Boulevard;
2. Structural integrity seismic enhancements to the bridge as a vital traffic arterial;
3. Improved aesthetics of the bridge underside and upper sidewalk barriers;
4. Minimizing opportunity for homeless encampments below the bridge structure;
5. Minimizing commuter traffic diversion impacting adjacent residential streets;

6. Leveraging city funds for the project, which is substantially funded by grants.

The design is at the 100% completion stage in conformance with Caltrans 2015 design standards, but is stalled in the real property rights-of-way acquisition phase despite significant headway made over the last 12 months. Achievements made thus far include:

- Executed an Access Agreement with Manhattan Village Shopping Center Mall (Mall) owner's, RREEF for site access during construction of the proposed bridge
- Executed 11 easements with the Mall - their entitlement required the dedication of six (6) Temporary Construction Easements and five (5) Caltrans Highway Easements
- Recorded one (1) Caltrans Highway Easement through a donation from Chevron USA
- Recorded one Irrevocable Offer to Dedicate (IOD) for one (1) Caltrans Highway Easement from 3500 Sepulveda Blvd property owners.
- Obtained an executed settlement agreement from 3500 Sepulveda property owners for one (1) Temporary Construction Easement, Caltrans Highway Easement (1), and Caltrans Maintenance Easement (1).

**DISCUSSION:**

At the City's request, HDR has provided a not-to-exceed proposal of \$97,000 as part of the proposed Amendment No. 4 to assist the City with the continued real property right-of-way acquisition activities related to the project. All right-of-way certification work for the Project was anticipated to be completed by April 2017. However, due to ongoing negotiations with the joint property owners and building tenants for 3500 Sepulveda Blvd., the project requires additional time and effort to finalize the right-of-way acquisition process. HDR's continued participation and involvement in the negotiations, as well as providing appropriate project related documentation, is critical in reaching a final agreement with the property owner and building tenants.

Following is a brief summary of the anticipated scope of work identified in the 4<sup>th</sup> amendment which are all related to the 3500 Sepulveda Blvd. property and its tenants under the Federal Uniform Act requirements:

- Finalize the noise mitigation negotiations with the property owner as part of the stipulations of the settlement agreement.
- Execute three remaining easements related to 3500 Sepulveda Blvd. and its tenants in order to obtain Caltrans Right of Way Certification - currently on-hold pending the outcome of the noise mitigation and tenant negotiations
- Finalize the personal property relocations for the Tin Roof Restaurant (tenant)
- Negotiate the possible relocation of the Innovative Fertility Center (tenant)
- Complete negotiations to locate a temporary storage container to store personal property items within close proximity of the Tin Rood Restaurant during construction.

Once all property rights/agreements have been finalized, HDR will complete the necessary paperwork as part of the federal right-of-way certification process and coordinate with Caltrans. This step must be completed and approved by Caltrans in order to advertise the Project for construction bids.

For these reasons, staff recommends that City Council approve an amendment with HDR for a not-to-exceed amount of \$97,000.

**POLICY ALTERNATIVE:**

Do not approve HDR's Amendment No. 4.

**PROS:** The City will not need to spend additional time and effort on real property negotiations with property owners and tenants of 3500 Sepulveda Blvd.

**CONS:** The project will not continue to move forward towards the construction phase and the community will not benefit from seismic and safety enhancements, traffic flow improvements, reduced commuter impact to surrounding streets and beautification of both the upper and lower areas of the bridge, which enhances access to the Veterans Parkway.

**PUBLIC OUTREACH/INTEREST:**

No public outreach was conducted related to execution of the attached amendment. However, public outreach regarding the overall project was conducted at the beginning of the project. Subsequently, multiple project updates to the City Council on June 5, 2012, October 15, 2013, February 25, 2014, May 6, 2014, January 6, 2015, July 7, 2015, February 16, 2016 and December 20, 2016 as well as discussed at previous Capital Improvement Program budgets and during several presentations made by Community Development relating to redevelopment of the mall.

**ENVIRONMENTAL REVIEW**

No environmental review was conducted related to execution of the attached amendment. However, environmental review regarding the overall project (CEQA Negative Declaration) was completed on February 24, 1988. Subsequent environmental re-validations were completed on June 1, 2004 and May 5, 2014.

**LEGAL REVIEW**

This amendment has been reviewed and approved by City Attorney's office.

**Attachments:**

1. Resolution 17-0104
2. Amendment No. 4
3. HDR Proposed Scope of Work
4. Project Expenditure Analysis