



Legislation Text

File #: RES 18-0047, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Stephanie Katsouleas, Public Works Director
Prem Kumar, City Engineer

SUBJECT:

Resolution No. 18-0047 Approving a Payment to Tin Roof Bistro of \$55,515 for Storage Relocation Costs in Connection with the Sepulveda Bridge Widening Project (Public Works Director Katsouleas).
ADOPT RESOLUTION NO. 18-0047 APPROVING PAYMENT

RECOMMENDATION:

Staff recommends that City Council adopt Resolution No. 18-0047 authorizing the City Manager to execute a purchase and sale agreement between the City and TRB, LLC, a California limited liability company, dba The Tin Roof Bistro, for compensation in the amount of \$55,515 in connection with the Sepulveda Bridge Widening Project.

FISCAL IMPLICATIONS:

A combination of federal, state and local funds in the amount of approximately \$18.86 million is available for this project; no additional funding appropriation is necessary.

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 feet 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 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 progress made over the last 18 months. On December 8, 2016, City Council approved miscellaneous agreements related to the Sepulveda Bridge Widening Project with Caltrans, Chevron, RREEF America Reit II Corp. BBB, and the joint owners of 3500 Sepulveda Blvd. These agreements were necessary in order to advance toward construction of the Sepulveda Bridge. The purchase and sale agreement attached to this staff report resolves one of the few remaining issues with an existing tenant.

DISCUSSION:

The City has reached a negotiated settlement with TRB, LLC, a California limited liability company, dba The Tin Roof Bistro ("Tin Roof"), to compensate Tin Roof for the impacts to its leasehold interest resulting from the project. The parties have agreed to settle Tin Roof's claim for damages resulting from the project for \$55,515. In addition, the City has agreed to construct a protected walkway in the temporary construction easement area, and to remove, demolish and haul away existing cabinets and lockers as part of the project contract.

The total compensation set forth above includes compensation to Tin Roof for the following items, for which Tin Roof is responsible:

- Furnish and install 114 linear feet of full height cabinets and lockers on the west side of the building; and
- Furnish a temporary storage container, to be located on the northeast corner of the real property, for a projected eighteen-month construction term.

The City will provide Tin Roof with written notice to commence the work identified above per the terms of the agreement. The agreement also outlines other terms and the timelines that each party must adhere to while completing this work, all of which commence after a construction contract has been executed following approval by City Council. Therefore, staff recommends that City Council approve the purchase and sale agreement with Tin Roof for compensation in the sum of \$55,515.

ENVIRONMENTAL REVIEW

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

Attachments:

1. Resolution No. 18-0047
2. Purchase and Sale Agreement