



Administrative Report

H.9., File # 26-0790

Meeting Date: 8/4/2026

To: MAYOR AND CITY COUNCIL

From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

ACCEPT AS COMPLETE THE SCE ROW WEST OF PCH LANDSCAPE IMPROVEMENTS PROJECT, JOB NO. 30850, AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER, AND AUTHORIZE RELEASE OF THE FINAL RETENTION PAYMENT UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AFTER SAID RECORDATION AND NO CLAIMS BEING FILED ON THE PROJECT

EXECUTIVE SUMMARY

On May 6, 2025, the City Council awarded Marina Landscape, Inc. (Marina) a public works contract for \$946,560.50 for construction of the SCE ROW West of PCH Landscape Improvements - Phase 1 Project, Job No. 30850. The Project includes the construction of new walking paths and the planting of native vegetation within the City's licensed area of Southern California Edison's right-of-way along Herondo Street, now known as Bill Brand Gateway Park. City staff issued four change orders for the Project, totaling \$79,356.94, bringing the final contract amount to \$1,025,917.44.

The contractor has completed all Phase 1 work and the Project is ready for City Council acceptance. Additionally, staff recommends authorization be given to release the final retention amount of \$51,295.87 to the contractor upon expiration of the 35-day lien period and there being no claims filed on the Project.

BACKGROUND

In April 2021, the City entered into preliminary discussions with Southern California Edison (SCE) regarding the potential licensing of their right-of-way space located along Herondo Street and Catalina Avenue. On June 1, 2022, a 5-year license agreement was executed with SCE to allow the City to develop two parcels of land (License Site) into passive park space.

The majority of the 5.1-acre License Site was vacant with the exception of six transmission towers connected by 220 kV and 66 kV lines, a soil retaining wall, trees and shrubs fronting Catalina Avenue, chain link fencing, utility cabinets, and buried pipelines. It remained underutilized except for occasionally serving as an overflow parking lot during large community events or for construction project staging. This project supports the City's Strategic Plan goals to Advance Environmental Sustainability and Climate Resilience and to Expand and Enhance Public Spaces, Amenities and Programs.

On February 18, 2025, the City Council approved the plans and specifications for the full development of the 5.1-acre site and authorized the advertisement of competitive bids for Phase 1, which covered the easterly 2.3-acre upper plateau. The Project was advertised on March 6, 2025, and five bids were received and publicly opened on April 2, 2025. On May 6, 2025, the City Council awarded the Project contract to Marina Landscape, Inc. in an amount of \$946,560.50.

Construction began on October 1, 2025 and during the construction period, four change orders were issued to address unforeseen conditions and to enhance the final project. This included utility potholing, material substitutions, grounding of fencing and site furnishings, installation of jute netting, extension of temporary fencing rental, and grading adjustments. All four change orders fell within the City Engineer's authorization limit per the City's Administrative Policy and Procedure 14.1.

Substantial completion of construction was finished on April 2, 2026, after which the three-month landscape maintenance period commenced. The Project is now ready for City Council to accept the work as complete and to authorize the City Engineer to file a Notice of Completion with the Los Angeles County Registrar-Recorder's Office. Approval of staff's recommendation will conclude the administrative closeout of the construction contract and authorize the release of the retention in 35 days, assuming no claims are made against the Project.

On July 14, 2026, the City Council approved a resolution naming the improved open space area as "Bill Brand Gateway Park" and a ribbon cutting ceremony was held at the site on July 28, 2029.

COORDINATION

The Public Works Department coordinated with Southern California Edison to ensure all project activities were aligned with utility requirements and site conditions.

FISCAL IMPACT

The total cost to complete the SCE ROW West of PCH Landscape Improvements - Phase 1 Project, including construction management, inspection services, and contingency, was \$1,042,917.44. Funding for the Project was included in the adopted Capital Improvement Program.

Funding:

Expenditures:

Herondo/PCH Open Space Project #30850	\$ 1,042,917.44	Construction Contract	\$ 946,560.50
		Change Orders	\$ 79,356.94
		CM & Inspection	\$ <u>17,000</u>
Total	\$ 1,042,917.44	Total	\$ 1,042,917.44

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Bill Brand Gateway Park - Phase 1 Acceptance