



Administrative Report

H.9., File # 25-0508

Meeting Date: 5/6/2025

To: MAYOR AND CITY COUNCIL
From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

ADOPT BY 4/5 VOTE AND TITLE ONLY, RESOLUTION NO. CC-2505-025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AUTHORIZING A FISCAL YEAR 2024-2025 BUDGET MODIFICATION TO APPROPRIATE \$338,560 IN SUBDIVISION PARK TRUST FUNDS FROM AVAILABLE FUND BALANCE TO THE SCE ROW WEST OF PCH LANDSCAPE IMPROVEMENTS - PHASE 1, JOB NO. 30850, PROJECT

ADOPT BY TITLE ONLY RESOLUTION NO. CC-2505-026, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDED A CONTRACT TO MARINA LANDSCAPE, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF \$946,560.50 FOR THE SCE ROW WEST OF PCH LANDSCAPE IMPROVEMENTS - PHASE 1, JOB NO. 30850, PROJECT

EXECUTIVE SUMMARY

A license agreement was negotiated with Southern California Edison (SCE) to allow the City to develop two parcels of land along Herondo Street and Catalina Avenue (License Site) into a passive park space. The License Agreement commenced on June 1, 2022 and has a five-year term. To support the goal of the City's Strategic Plan to assess, prioritize, and plan for open space acquisition, the project was designed to transform the License Site into a traversable area with decomposed granite pathways and new native landscaping. Comprehensive development of the License Site will be executed over two phases. This item pertains to the first phase of the project which will improve the eastern (upper) half of the License Site.

The total construction cost including contingency, project management, construction, and inspection costs is estimated to be \$1,096,560. The Capital Improvement Program includes \$758,000 in funding for the SCE Right of Way (ROW) West of PCH Landscape Improvements Project. To cover the shortfall, staff is recommending adoption of the proposed Budget Resolution to appropriate \$338,560 from the Subdivision Park Trust (Quimby) Fund to construct phase 1.

Staff also recommends that Council adopt a resolution to award a contract to Marina Landscape, Inc. (Marina Landscape) in the amount of \$946,560.50 for project construction, which is expected to begin in Fall 2025 and be completed within 75 working days.

BACKGROUND

In September 2019, SCE completed a Method of Service study to determine the feasibility of

removing the power lines along SCE's 190th Street right-of-way. The study verified that the lines along the 190th corridor can be removed or relocated once the AES power plant is retired. This finding presented an opportunity for the City to consider developing the right-of way into a greenbelt with passive open space.

In April 2021, the City entered into preliminary discussions with SCE regarding the licensing of their right-of-way space located along Herondo Street and Catalina Avenue. The majority of the 5.1-acre License Site is 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, and utility cabinets. Currently, the License Site is covered in both invasive and native vegetation with dispersed mounds of foreign soil and other mixed dirt material. This project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition. The License Site has been underutilized except for occasionally serving as an overflow parking lot during large community events or for construction project staging.

In July 2021, the City submitted a land license application and required supporting documentation to the SCE Vegetation & Land Management Division. The City's application and proposal were accepted and approved in April 2022. Staff engaged Architerra Design Group (ADG) to develop conceptual design options for the License Site and these items were brought to City Council for discussion in June 2022. The City Council approved the conceptual designs and authorized the completion of the final design and construction documents.

The SCE ROW West of PCH Landscape Improvements Project involves construction of meandering pathways, installation of a new irrigation and storm drainage system, and planting of native landscaping. Decomposed granite will be installed to promote pedestrian access throughout the License Site. Amenities such as benches and trash receptacles will be located along the walking paths. A combination of cobble swales and inlets will be constructed to collect stormwater runoff safely and efficiently. Various species of plants, ranging from grasses to shrubs, will be sown to transform the License Site into an urban passive park space.

The City worked extensively with multiple SCE Departments for 2 years to ensure that the design of the project abides by SCE's right-of-way guidelines and restrictions. After numerous plan submittals, City staff met with Edison representatives in the field on January 8, 2024 to discuss the scope and intent of the SCE Corridor Nature Park project. At the field meeting, SCE directed the City to split the project into two phases due to the size of the License Site. The City and ADG amended the plans to implement improvements on the eastern half of the License Site as Phase 1. Official approval from SCE to proceed with the contractor bidding process for Phase 1 was received on February 4, 2025.

On February 18, 2025, the City Council approved the project plans and specifications and authorized the City Clerk to advertise the project for competitive bids. The project was advertised on March 6, 2025, and 5 bids were received and publicly opened on April 2, 2025. After reviewing the bids, Marina Landscape, Inc., with a bid of \$946,560.50 was found to be the lowest responsible bidder.

Staff reviewed the bids, checked references, and verified qualifications of the apparent lowest bidder, Marina Landscape. All of their licenses are active and valid and they possessed adequate references. As such, City staff has determined Marina Landscape to be a responsible bidder with the lowest responsive bid for the project. Therefore, it is recommended that City Council approve a resolution to award Marina Landscape a contract in the amount of \$946,560.50 for the SCE ROW

West of PCH Landscaping Improvements - Phase 1, Job No. 30850, Project. Construction of the project is to be completed within 75 working days and is expected to begin this fall.

The current Capital Improvement Program budget includes \$758,000 from the Capital Projects Fund, Subdivision Trust Fund, and Open Space Acquisition Fund for the SCE ROW West of PCH Landscape Improvements Project. The total cost of construction, including contingency, inspection, and project management, is estimated to be \$1,096,560. Additional Subdivision Park Trust Funds in the amount of \$338,560 are available for appropriation to this project to cover the difference in cost and funding. Therefore, it is recommended that the City Council approve a budget resolution appropriating an additional \$338,560 from the Subdivision Park Trust Fund (Quimby Funds) to the SCE ROW West of PCH Landscape Improvements Project.

COORDINATION

The project was coordinated with SCE and the Public Works Department's Parks and Engineering Services Divisions. The City Attorney's Office approved the resolutions as to form.

FISCAL IMPACT

A total of \$758,000 is currently appropriated to complete the SCE ROW West of PCH Landscape Improvements Project. An additional appropriation of \$338,560 from the Subdivision Trust Fund will sufficiently fund construction.

<u>Funding:</u>		<u>Expenditures:</u>	
SCE ROW West of PCH Landscape Improvements	\$ 758,000	Construction Contract	\$ 946,560
		Contingency	\$ 125,000
Transfer from Subdivision Park Trust Fund	\$ <u>338,560</u>	CM & Inspection	\$ <u>25,000</u>
Total	\$ 1,096,560	Total	\$ 1,096,560

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2505-025 Authorizing a Fiscal Year 2024-2025 Budget Modification
- Reso - No. CC-2505-026 Awarding a Contract to Marina Landscape, Inc.
- Bid Results