



AGENDA REPORT

Meeting Date: November 15, 2011
Item Number: G-14
To: Honorable Mayor & City Council
From: Ara Maloyan, Deputy City Engineer 
Tristan Malabanan, Civil Engineer
Subject: ACCEPTANCE OF THE CONTRACT WORK FOR THE STREET LIGHTING PROJECT – PHASE III COMMERCIAL BY STEINY AND COMPANY, INC., IN THE FINAL AMOUNT OF \$8,924,766.98 AND AUTHORIZATION OF CITY CLERK TO RECORD NOTICE OF COMPLETION
Attachments: 1. Notice of Completion
2. Project Location Map

RECOMMENDATION

Staff recommends that the City Council accept the described work with Steiny and Company, Inc. and authorize the City Clerk to record the attached Notice of Completion.

INTRODUCTION

This report provides information to the City Council for acceptance of the contract work in the final amount of \$8,924,766.98 and authorization for the recordation of the Notice of Completion by the City Council with Los Angeles County Recorder.

DISCUSSION

The main purpose of the Phase III Commercial project was to convert the original 5,000-volt series circuit system to a modern 240-volt multiple circuit system on many City commercial streets. The scope of work included the installation of new conduit, conductor wires, electrical services, new light fixtures on existing and new light poles, holiday lighting systems (GFI electrical duplexes on new street light poles and on trees), and empty conduit and pull boxes for future technology use in the commercial areas of the City. See table below for a street versus feature summary.

STREET VS. FEATURES TABLE					
	New fixture on existing pole	New fixture, pole w/ GFI duplex	New ped. fixture	Tree GFI duplex	Empty conduit
Robertson Blvd.		X	X	X	X
S. Beverly Dr.		X	X	X	X
Olympic Blvd.	X			X	X
La Cienega Blvd.	X			X	X
Wilshire Blvd.		X		X	X
BUSINESS TRIANGLE (excluding UD streets)					
Linden Dr.		X		X	X
Roxbury Dr.		X		X	X
Bedford Dr.		X		X	X
Camden Dr.		X		X	X
Crescent Dr.		X			X
S. Santa Monica Blvd.		X		X	X

On February 2, 2010, a contract in the amount of \$8,457,391.80 was awarded to Steiny and Company, Inc. on the basis of sealed competitive bids received after public advertising in the Beverly Hills Courier, Beverly Hills Weekly, on the City's website, and on several other construction industry websites such as Bid Ocean, McGraw-Hill, and Reed Construction Data.

Steiny and Company, Inc. mobilized and construction commenced on March 15, 2010. Key highlights of new infrastructure installed are 35 electrical service cabinets, 174 decorative reproduction cast aluminum bases (for Wilshire Blvd.), 639 fixtures, 354 street light poles, over 11,000 square feet of sidewalk, and over 36 miles of conduit. Change orders were approved during construction for: a) additional time clocks and contactors for the electrical services, b) additional potholing for unforeseen conditions (additional utilities not on shown on the plans, miscellaneous obstructions, disclosed concrete substructures, and protruding subterranean garage structures), c) installation of two modified street light foundations for attachment to a garage structure (on Camden Drive), and d) purchase of spare street light poles and uprights for the downtown area.

The project duration was extended for several major reasons. First, Staff restricted the contractor from mobilizing additional crews to construct on both Wilshire and Olympic Boulevards at the same time (35 days). Working both major east-west streets would have crippled traffic flow and drawn negative press to the project and Beverly Hills. Second, there were rain days that made working conditions unsafe (40 days). Third, added work (such as replacing substandard/damaged sidewalks) and encountering unforeseen conditions (such as subterranean garages and unknown substructures) slowed productivity and time extensions were appropriate (60 days). And lastly, coordination with Southern California Edison (SCE) proved to be the most challenging. SCE was responsible to design service maps, spot vault connections, core drill into vaults for connections, install wire from vaults to new services, energize services, supply and install meters, and finally decommission the old high voltage services. SCE staff

made valiant efforts to keep up with the City's aggressive schedule, but because of their massive workload and emergency work responding to outages, SCE could not commit full time crews to the City's project. Steiny & Company, Inc. also assisted SCE with traffic control and cleanup to help expedite their work. The estimated impact to the project was several months (approximately 90 days).

Steiny and Company, Inc. completed the project construction work on August 19, 2011. Civil Engineering Division personnel inspected all the work and are satisfied that the work was completed in accordance with the contract documents approved for this project.

FISCAL IMPACT

The original construction contract purchase order (which included a \$1,268,608.20 contingency amount) was \$9,726,000.00. The final contract amount is \$8,924,766.98 leaving a purchase order balance \$801,233.02.

The current amount paid on the contract is \$8,478,528.63 with a balance of \$446,238.35 due to be paid 35 days after the recordation of the Notice of Completion. Funds for this project were provided in the following 2009-2010 fiscal year funds account:

ACCOUNT NUMBER	FUNDING SOURCE	AMOUNT SPENT	RETENTION EARNED	BALANCE
35060629-85040	General Find -Street Lighting	\$ 8,478,528.63	\$ 446,238.35	\$ 801,233.02
TOTALS		\$ 8,478,528.63	\$ 446,238.35	\$ 801,233.02

 David Gustavson
Approved By

Attachment 1

Requested by _____

AFTER RECORDING MAIL TO:

CITY CLERK'S OFFICE
Room 290, City Hall
455 North Rexford Drive
Beverly Hills, CA 90210

Space above this line for recorder's use

NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner of the interest or estate stated below in the property hereinafter described.
2. The full name of the undersigned is **City of Beverly Hills**
3. The full address of the undersigned is **455 North Rexford Drive, Beverly Hills, CA 90210**
4. The nature of the title of the undersigned is: **In fee.**
5. The full names and addresses of all persons who hold title with the undersigned are:
None
6. A work of improvement on the property hereinafter described was completed on November 15, 2011
7. The name of the contractor, if any, for such work of improvement was
STEINY AND COMPANY, INC.
8. The property on which said work of improvement was completed is in the City of **Beverly Hills**, County of **Los Angeles**, State of **California**, as is described as:
Street Lighting Project – Phase III Commercial within the City of Beverly Hills
9. The street address of said property is None

Dated: _____

STATE OF CALIFORNIA	}	Signature of	}
COUNTY OF LOS ANGELES	}	Owner or Owners	}

_____, being duly sworn, says: That he is the City Clerk of the **City of Beverly Hills**, the corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that he makes this verification of behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.

Signature of
Corporate Officer
Named Above X _____

Attachment 2

