



AGENDA REPORT

Meeting Date: February 2, 2010

Item Number: F-11

To: Honorable Mayor & City Council

From: Ara Maloyan, Deputy City Engineer *AM*
Tristan Malabanan, Civil Engineer *TM*

Subject: APPROVAL OF THE AWARD OF A CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, STEINY AND COMPANY, INC., FOR STREET LIGHTING PROJECT – PHASE III COMMERCIAL WITHIN THE CITY OF BEVERLY HILLS, CALIFORNIA IN THE AMOUNT OF \$8,457,391.80; APPROVAL OF THE PLANS AND SPECIFICATIONS THEREFOR; AND

APPROVAL OF THE ISSUANCE OF A PURCHASE ORDER TO STEINY AND COMPANY, INC. IN THE AMOUNT OF \$9,726,000.00, FOR THE PROJECT

Attachments:

1. Agreement
2. Categorical Exemption
3. Project Location Map
4. Sketches of Proposed Poles and Fixtures

RECOMMENDATION

Staff recommends that the City Council move to: 1) approve the award of a contract to Steiny and Company, Inc. in the amount of \$8,457,391.80 for the conversion of the original 5,000-volt series circuit system to a modern 240-volt multiple circuit system on many City commercial streets; 2) approve the plans and specifications for the project, dated November 9, 2009; 3) approve a 15% contingency amount of \$1,268,608.20 for change orders approved by the City; and 4) approve the issuance of a purchase order in the amount of \$9,726,000.00.

INTRODUCTION

This report is a request for City Council approval to award a contract to the lowest responsible bidder for the conversion of the original existing 5,000-volt series street lighting circuit system to a modern 240-volt multiple circuit system. The original series circuit configuration has been outdated for years, and has been costly and difficult to maintain.

This project is the final portion of the Street Lighting Projects. Phase I of the street lighting improvements (completed 2001) involved a small-scale project consisting of test circuits with different types of luminaires in two residential areas (area 1 – Maple Drive/Palm Drive/Oakhurst Drive from Wilshire Boulevard to Burton Way and Dayton Way/Clifton Way/Burton Way from Oakhurst Drive to Maple Drive; area 2 – Shirley Place from Olympic Boulevard to Spalding Drive, Spalding Drive from Olympic Boulevard to Hillgreen Place, Roxbury Drive from Olympic Boulevard to south city limit, Hillgreen Place from Hillgreen Drive to Beverly Green Drive, Hillgreen Drive from Heath Avenue to the south end cul-de-sac, and Beverly Green Drive from Hillgreen Place to the south city limit). Phase II of the project (completed 2003) included all residential areas north of Santa Monica Boulevard North and luminaires in the test areas (of Phase I) were replaced to make them consistent with the luminaires that were installed in Phase II. Phase III was divided into a residential and a commercial component because an earlier attempt in 2003 to award the combined Phase III project resulted in only one bid. The residential component of Phase III was completed and accepted in 2006. Completion of the Street Lighting Project – Phase III Commercial will complete the overall City system upgrade.

Phase III Commercial involves the installation of new conduit, conductor wires, electrical services, and new light fixtures on existing and new light poles in the commercial areas of the City (Olympic Boulevard, La Cienega Boulevard, Crescent Drive, Robertson Boulevard, S. Beverly Drive, Wilshire Boulevard, and Business Triangle – excluding streets upgraded as part of the Urban Design Project). Four poles in the north parking lot of the historic Beverly Hills Post Office are also scheduled to receive new lighting fixtures as part of Phase III Commercial, since they currently run off the City's lighting system. Holiday lighting systems, which include GFI electrical duplexes on new street light poles and on trees, are also included for the S. Beverly Drive, Wilshire Boulevard, and Business Triangle (excluding streets upgraded as part of the Urban Design Project). Also, additional scope of work totaling approximately \$1.56M (see page 4 of this report) added by Council Members at the July 7, 2009 City Council meeting includes: a) the installation of empty conduit and pull boxes for future technology use, b) upgrading proposed concrete poles to steel with GFI duplexes on both Crescent Drive and Robertson Boulevard, and c) adding holiday tree lighting systems to Olympic, Robertson, and La Cienega Boulevards.

The construction duration is approximately one year long and the tentative construction start will be late in March 2010. Construction for 455 N. Crescent Garage project (which is managed by the Project Administration Division) and the Wallis Annenberg Center for the Performing Arts at 470 N. Cañon Drive (location of the historic Beverly Hills Post Office) have tentative start dates of March 2010 and August 2010, respectively. The proposed street light installation adjacent to the future Wallis Annenberg Center for the Performing Arts on Crescent Drive (between Santa Monica Boulevard North and South Roadways) and at the north parking lot of post office will be deleted from the current street lighting project and installed as part of the 455 N. Crescent Garage project and the Annenberg Center project, respectively.

BACKGROUND

During the design phase, staff made extensive efforts towards community outreach and public relations as summarized below:

MEETINGS/PRESENTATIONS:

- Public Works Commission, February 12, 2009
- Public Works Commission, March 12, 2009
- Chamber of Commerce Government Affairs Committee, March 19, 2009
- Chamber of Commerce SoBev Association, April 20, 2009
- Community Meeting at City Hall, May 21, 2009
- Technology Committee, June 11, 2009
- Public Works Commission, June 11, 2009
- City Council, July 7, 2009

OTHER EFFORTS:

- City Website page
- Newspaper ads in the Beverly Hills Weekly and the Beverly Hills Courier
- Posters and flyers in City Hall and the Library
- Survey by the Chamber of Commerce dated April 27, 2009

In addition, staff evaluated many different lighting fixtures, including many L.E.D. alternatives from BetaLED, Leotek, and LED Folio. There are very limited LED fixtures available for commercial street use. Financially, LED products were not attractive because payback periods were calculated to be 5 years for a standard cobra head and 8 years for a decorative fixture. Staff did recommend an LED fixture for the proposed pedestrian lighting on Robertson Boulevard.

See Attachment 4 for sketches of proposed poles and light fixtures. On La Cienega and Olympic Boulevards where existing poles are to remain, new cobra heads will be installed identical to those proposed for Robertson Boulevard.

On July 7, 2009, when staff presented the project (with the proposed poles and fixtures together with unfunded options recommended by the Technology Committee), City Council directed staff to add the following scope to the proposed project:

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL
1) Conduit for future technology use	41,000	LF	19.80	811,800.00
2) Pull boxes for future technology use	140	EA	745.00	104,300.00
3) Steel pole w/ GFI duplex upgrade on Crescent Dr.	25	EA	3,000.00	75,000.00
4) Steel pole w/ GFI duplex upgrade on Robertson Blvd.	52	EA	3,000.00	156,000.00
5) GFI duplexes on trees on Olympic Blvd.	176	EA	575.00	101,200.00
6) Conduit for tree lighting system on Olympic Blvd.	16,420	LF	7.10	116,582.00
7) GFI duplexes on trees for on Cienega Blvd.	72	EA	7.15	514.80
8) Conduit for tree lighting system on La Cienega Blvd.	7,000	LF	8.50	59,500.00
9) GFI duplexes on trees on Robertson Blvd.	102	EA	715.00	72,930.00
10) Conduit for tree lighting system on Robertson Blvd.	8,420	LF	7.40	62,308.00
			TOTAL	\$ 1,560,134.80

The cost of \$1.56 M is based on Steiny and Company, Inc.'s unit bid prices and is included in the total project bid amount of \$8,457,391.80.

DISCUSSION

On December 15, 2009, bids were opened after public advertising. Six responsive bids were received as follows:

Steiny and Company, Inc.	\$ 8,457,391.80
Terno, Inc.	\$ 8,672,515.00
Comet Electric, Inc.	\$ 9,827,700.00
J. Fletcher Creamer & Son, Inc.	\$ 10,279,590.00
Manuel Bros., Inc.	\$ 10,775,000.00
KDC, Inc. dba Dynalectric	\$ 11,568,630.04

These amounts were tabulated using unit prices, which take precedence over the submitted total bid amounts. All documents submitted by these bidders were in order, and the apparent low bidder is Steiny and Company, Inc., which is the same company that satisfactorily completed the Street Lighting Project – Phase III Residential for the City of Beverly Hills in 2006. Caltrans, Los Angeles County Public Works, and the City of Santa Monica were contacted regarding previous construction projects (lighting, traffic signal, and conduit installation for well monitoring) that they had with Steiny and Company, Inc. All references for Steiny and Company, Inc. have been positive and staff recommends that the lowest bid be accepted and awarded.

The Engineer's Estimate was \$15,000,000. The large discrepancy between the estimate and the low bid of \$ \$8,457,391.80 can be mainly attributed to the current bidding environment. Staff has had discussions with several contractors and they indicated that they are aggressively bidding projects to secure work for their crews and are consequently reducing profit margins. Sales representatives for different lighting companies also have told staff that they are heavily discounting their products to compete for participation in this project.

FISCAL IMPACT

A contingency allowance in the amount of \$1,268,608.20 has been included in the total purchase order amount of \$9,726,000.00. Any change orders that require expenditures from this allowance shall be made only upon written request in accordance with the Municipal Code Section 3-3-111 regarding change orders.

Funds for this project are provided as follows:

DEPT	FUND	PROJECT NUMBER	SUB-PROJECT NUMBER	FUNDING SOURCE	AMOUNT
35	06	0629	35-06-0629-85040	General Fund – Street Lighting	\$9,726,000.00



Scott Miller
Finance Approval



David Gustavson
Approved By

AGREEMENT

THIS AGREEMENT, made and entered into this 2nd day of **February, 2010**, by and between the CITY OF BEVERLY HILLS, a municipal corporation, hereinafter referred to as "City", and

Steiny and Company, Inc.
12907 East Garvey Avenue
Baldwin Park, CA 91706-9923

hereinafter referred to as "Contractor";

WITNESSETH

In this consideration of their covenants the parties hereto agree as follows:

1. Contractor shall furnish all labor, materials and equipment necessary to perform the following work in the City of Beverly Hills, California, strictly in accordance with the Notice to Bidders, Proposal form, Plans and Specifications for such improvement, Standard Contractual Requirements and inclusive of Addendums, each of which documents are made a part of this Contract as though fully set forth herein:

STREET LIGHTING PROJECT – PHASE III COMMERCIAL

2. In consideration of such work City agrees to pay Contractor and Contractor agrees to accept the sum of **Eight Million, Four Hundred Fifty-seven Thousand, Three Hundred Ninety-One and Eighty Cents (\$8,457,391.80)** in the manner provided in subject Plans and Specifications and subject to adjustment provided therein.

3. Concurrently with the execution of this Contract, Contractor shall file with the City the bonds and certificates of insurance specified in said Standard Contractual Requirements.

4. This Contract shall not be assigned without the written permission of the City Council.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

ATTEST:

CITY OF BEVERLY HILLS,
A municipal corporation

BYRON POPE, City Clerk

NANCY KRASNE, Mayor

APPROVED AS TO CONTENT:

CONTRACTOR: Steiny and Company, Inc.

JEFF KOLIN, City Manager

KARL KIRKMAN, Risk Manager

DAVID D. GUSTAVSON, Director
Of Public Works & Transportation

APPROVED AS TO FORM:

FUNDS AVAILABLE:

LAURENCE WIENER, City Attorney

SCOTT MILLER, Director of Administrative Services/Chief
Financial Officer

CITY OF BEVERLY HILLS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Categorical Exemption

NAME OF PROJECT Street Lighting Project - Phase III Commercial

LOCATION Various locations, City-wide.

TYPE OF BUSINESS (IF COMMERCIAL) _____

PROJECT DESCRIPTION Convert existing 5000-volt series circuit lighting system to a modern 240-volt multiple circuit system, install new fixtures on existing & new poles, holiday lighting systems, and empty conduit for future use.

APPLICANT'S NAME City of Beverly Hills PHONE (310) 285-1000

APPLICANT'S ADDRESS 455 North Rexford Drive

CITY Beverly Hills, CA ZIP 90210

IF DIFFERENT, PROVIDE:

AGENT'S NAME _____ PHONE _____

AGENT'S ADDRESS _____

CITY _____ ZIP _____

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

Applicable Exemption Class Class 1 Existing Facilities and Class 3 New Construction or Conversion of Small Structures

COMMENTS Determined exempt under Article 19 (15301), Class 1(c) for existing highways and streets, sidewalks, gutters, bicycles and pedestrian trails and similar facilities. Also exempt under Article 19 (15303), Class 3(d) for water main, sewage, electrical, gas and other utility extensions, including street improvements.

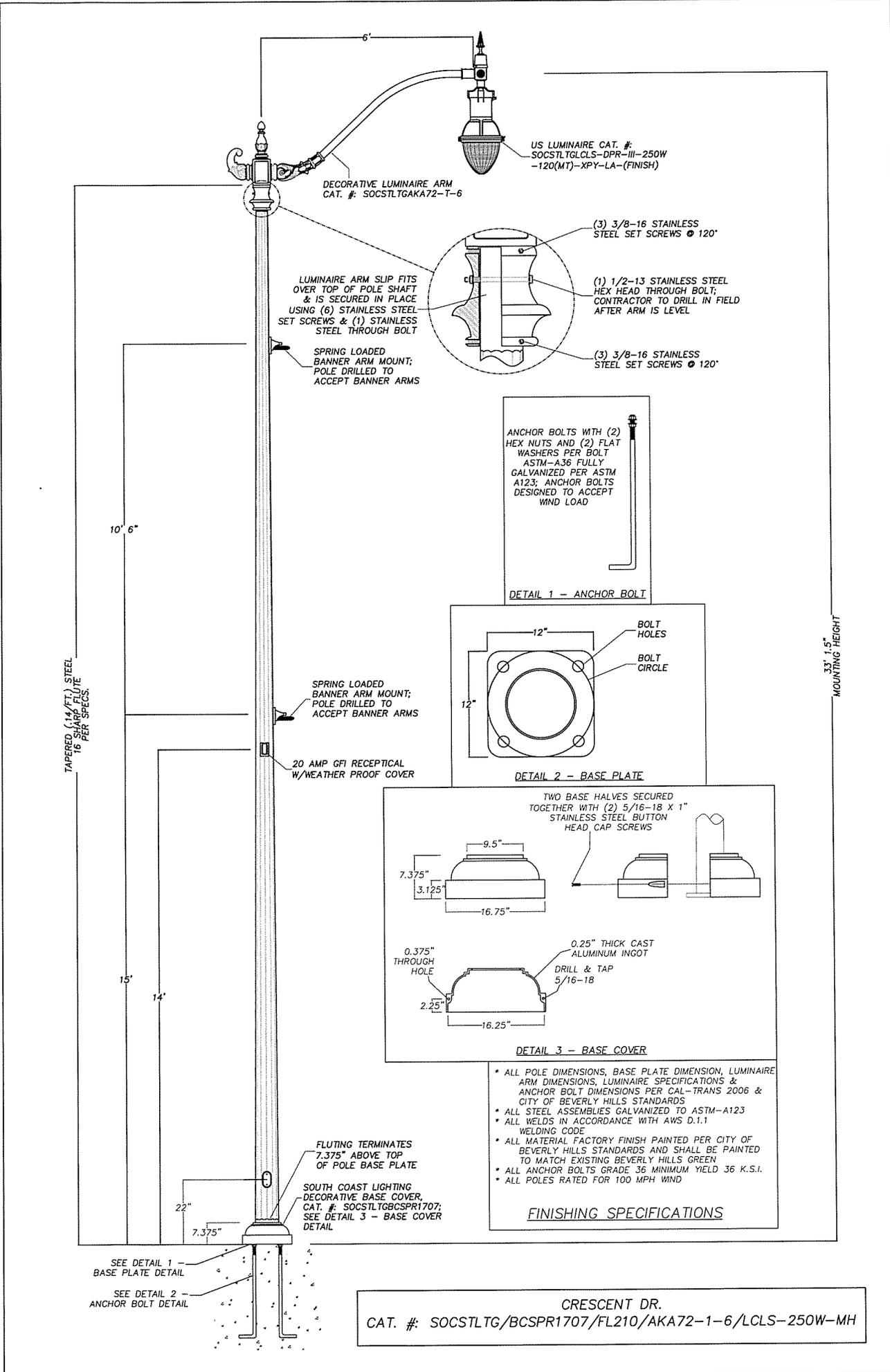
Reviewed by Shena Rojemann Date 12/23/09

Fee (\$20.80)



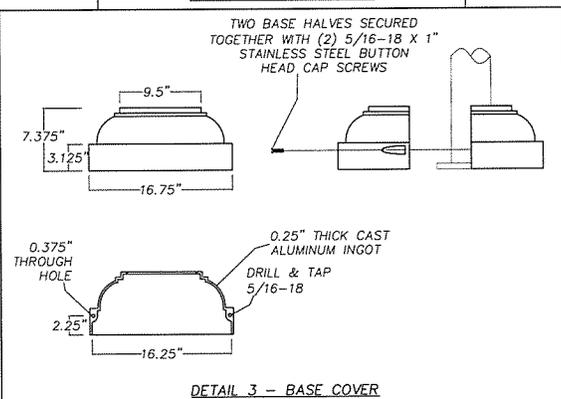
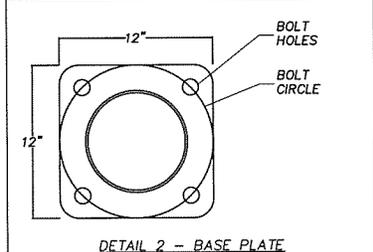
Sample Photo: typical metal halide G.E. cobra head fixture

These typical cobra head fixtures are proposed for installation on existing poles on La Cienega and Olympic Boulevards.



ANCHOR BOLTS WITH (2) HEX NUTS AND (2) FLAT WASHERS PER BOLT ASTM-A36 FULLY GALVANIZED PER ASTM A123; ANCHOR BOLTS DESIGNED TO ACCEPT WIND LOAD

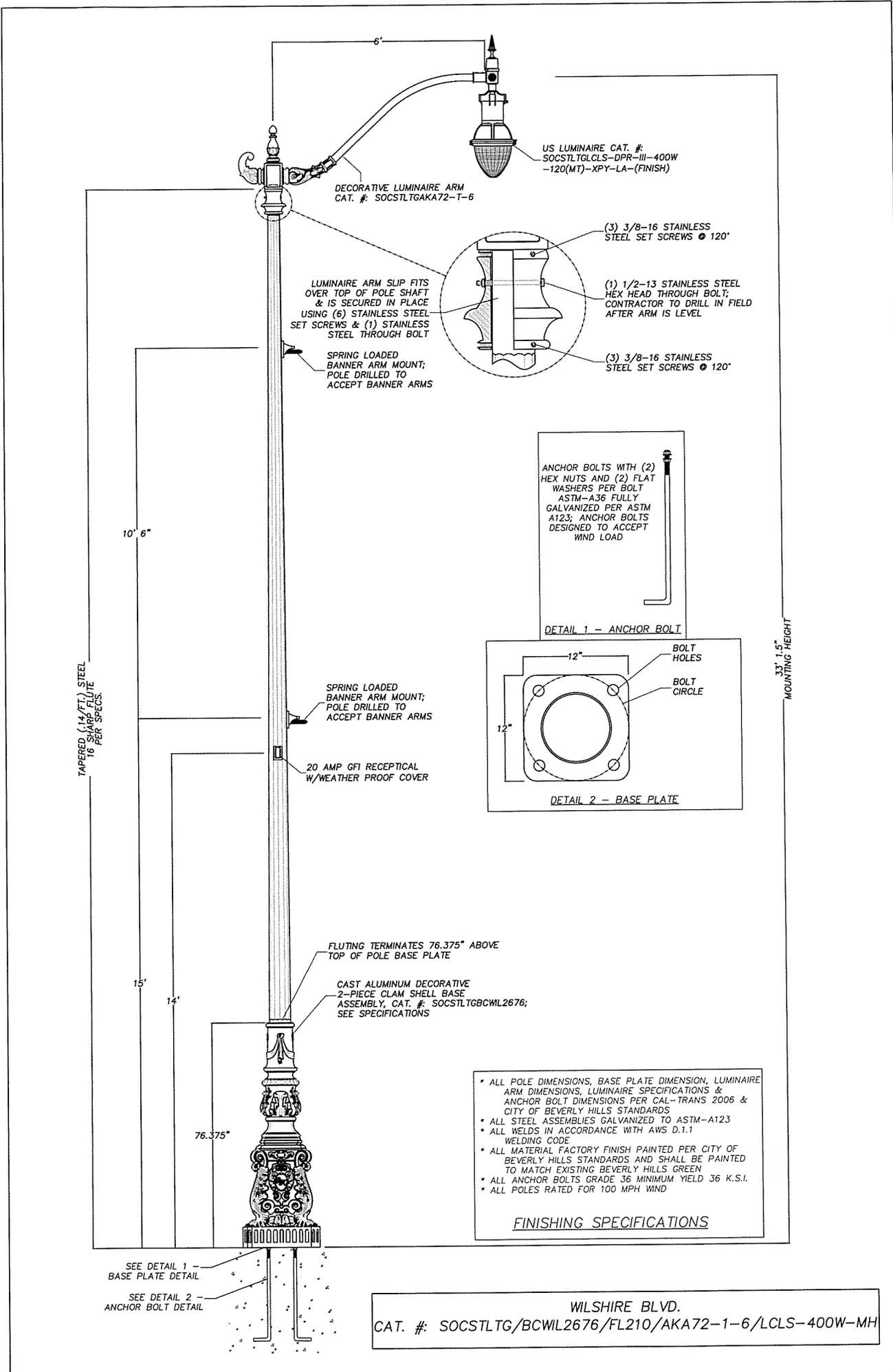
DETAIL 1 - ANCHOR BOLT

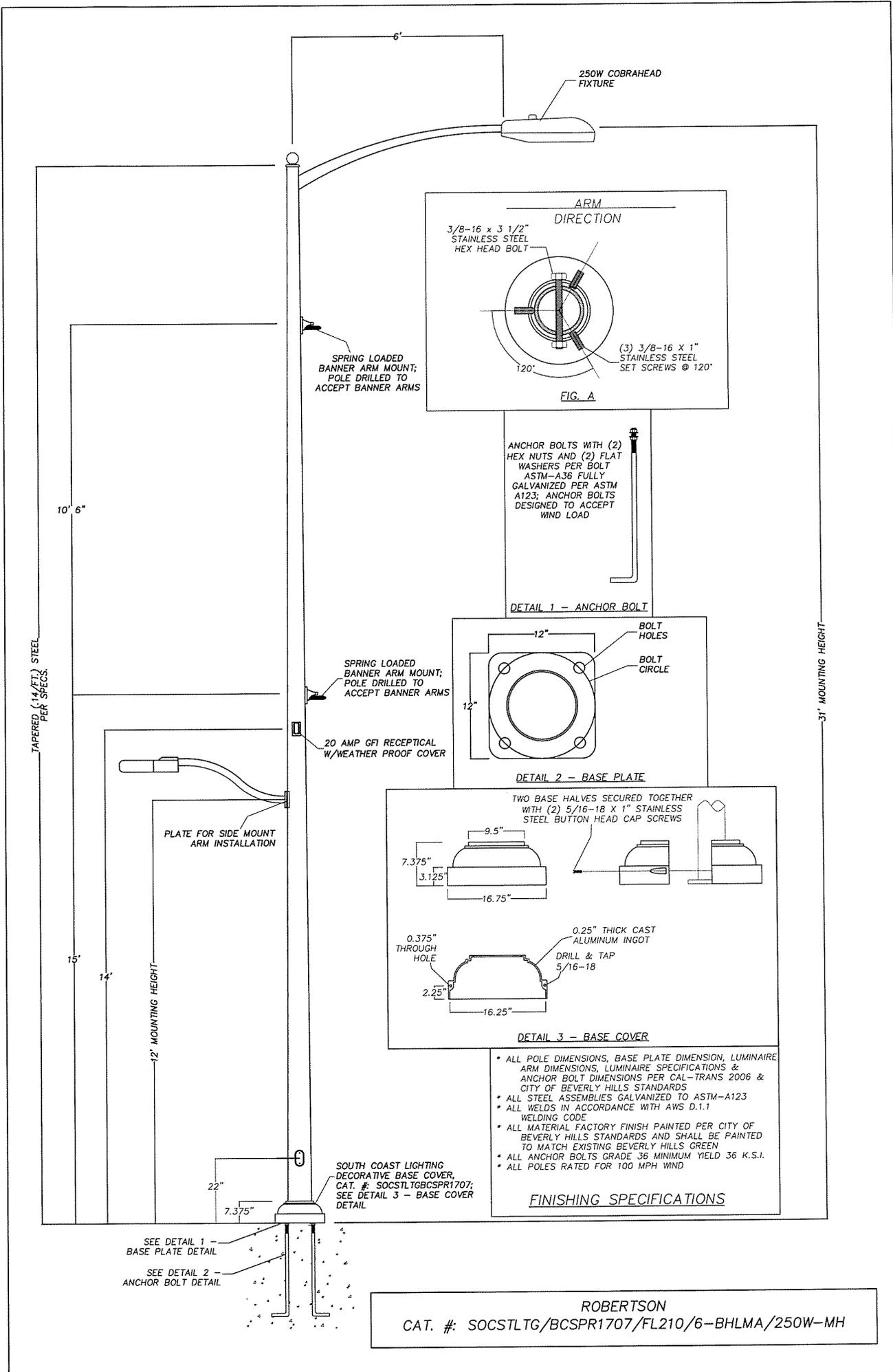


FINISHING SPECIFICATIONS

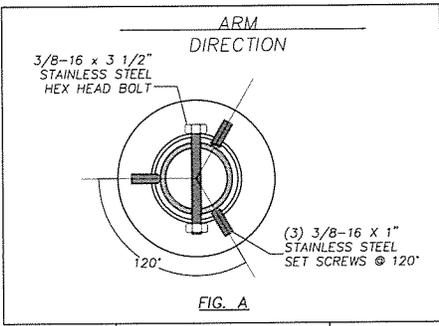
- * ALL POLE DIMENSIONS, BASE PLATE DIMENSION, LUMINAIRE ARM DIMENSIONS, LUMINAIRE SPECIFICATIONS & ANCHOR BOLT DIMENSIONS PER CAL-TRANS 2006 & CITY OF BEVERLY HILLS STANDARDS
- * ALL STEEL ASSEMBLIES GALVANIZED TO ASTM-A123
- * ALL WELDS IN ACCORDANCE WITH AWS D.1.1 WELDING CODE
- * ALL MATERIAL FACTORY FINISH PAINTED PER CITY OF BEVERLY HILLS STANDARDS AND SHALL BE PAINTED TO MATCH EXISTING BEVERLY HILLS GREEN
- * ALL ANCHOR BOLTS GRADE 36 MINIMUM YIELD 36 K.S.I.
- * ALL POLES RATED FOR 100 MPH WIND

CRESCENT DR.
 CAT. #: SOCSTLTG/BCSPR1707/FL210/AKA72-1-6/LCLS-250W-MH





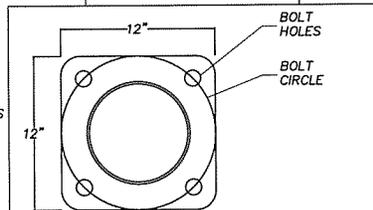
250W COBRAHEAD
FIXTURE



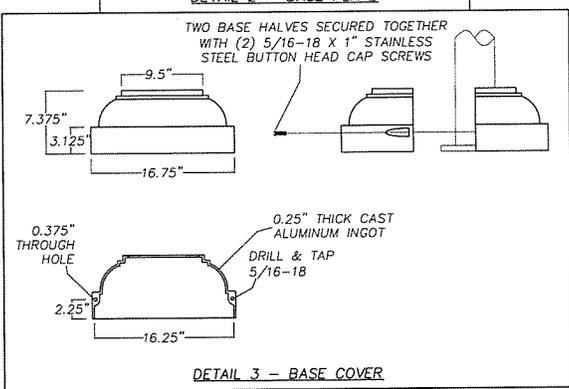
SPRING LOADED
BANNER ARM MOUNT;
POLE DRILLED TO
ACCEPT BANNER ARMS

ANCHOR BOLTS WITH (2)
HEX NUTS AND (2) FLAT
WASHERS PER BOLT
ASTM-A36 FULLY
GALVANIZED PER ASTM
A123; ANCHOR BOLTS
DESIGNED TO ACCEPT
WIND LOAD

DETAIL 1 - ANCHOR BOLT



DETAIL 2 - BASE PLATE



DETAIL 3 - BASE COVER

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FINISHING SPECIFICATIONS

SOUTH COAST LIGHTING
DECORATIVE BASE COVER,
CAT. #: SOCSTLTGBCSPR1707;
SEE DETAIL 3 - BASE COVER
DETAIL

SEE DETAIL 1 -
BASE PLATE DETAIL

SEE DETAIL 2 -
ANCHOR BOLT DETAIL

ROBERTSON
CAT. #: SOCSTLTG/BCSPR1707/FL210/6-BHLMA/250W-MH

TAPERED (1/4") STEEL
PER SPECS.

10' 6"

15'

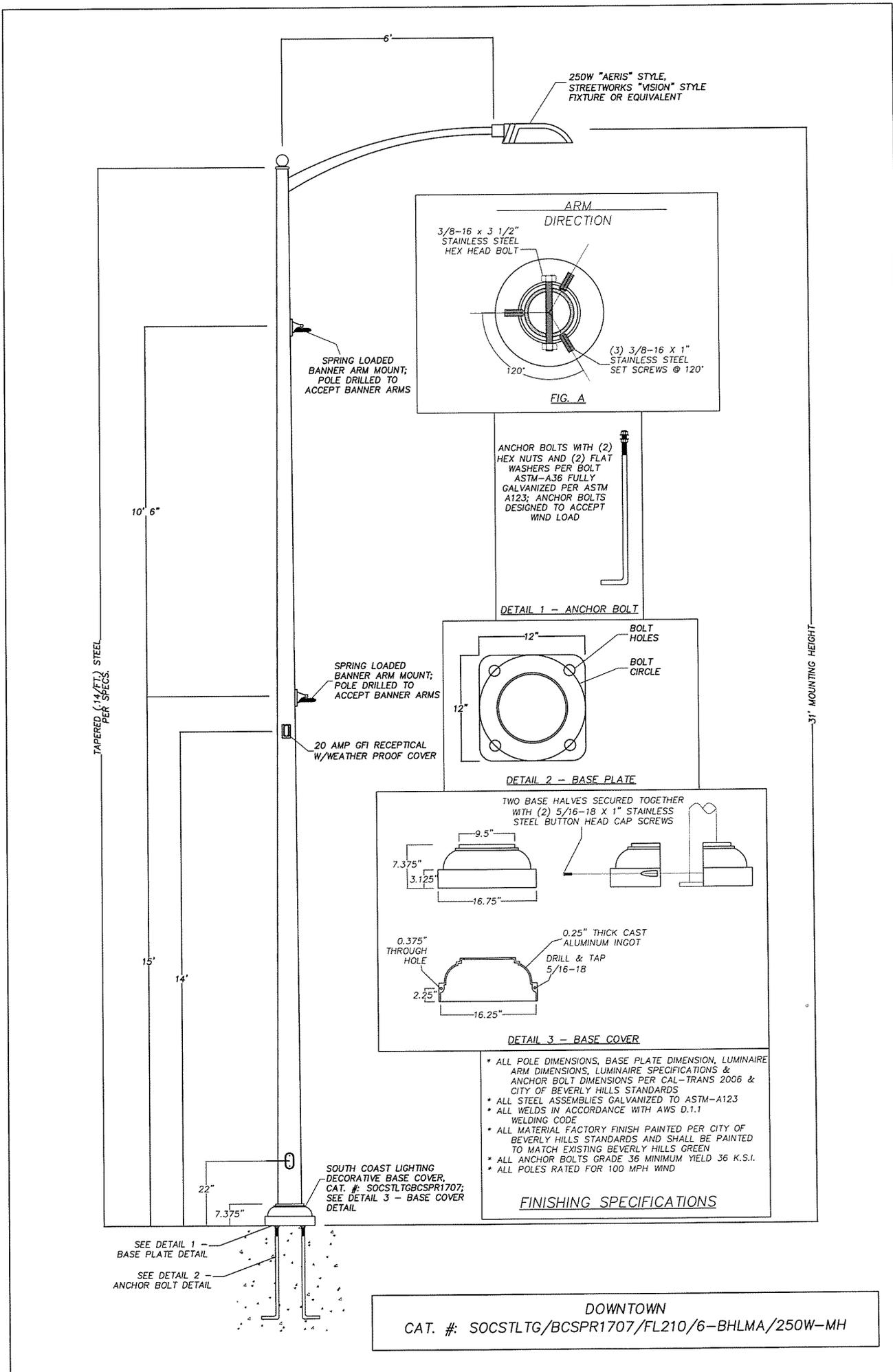
14'

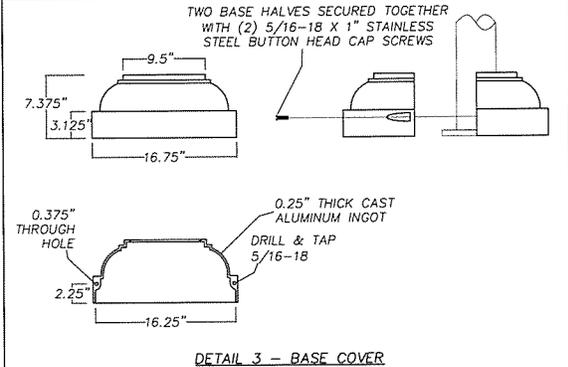
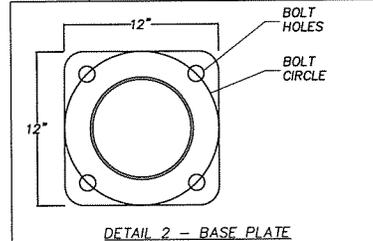
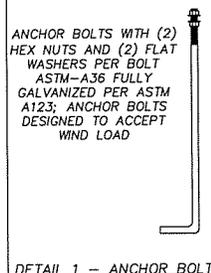
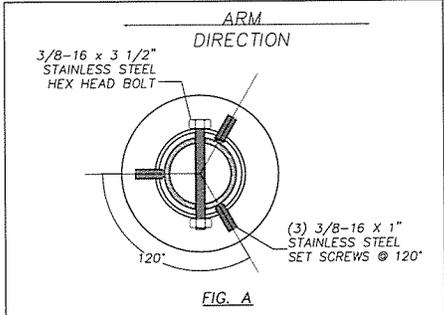
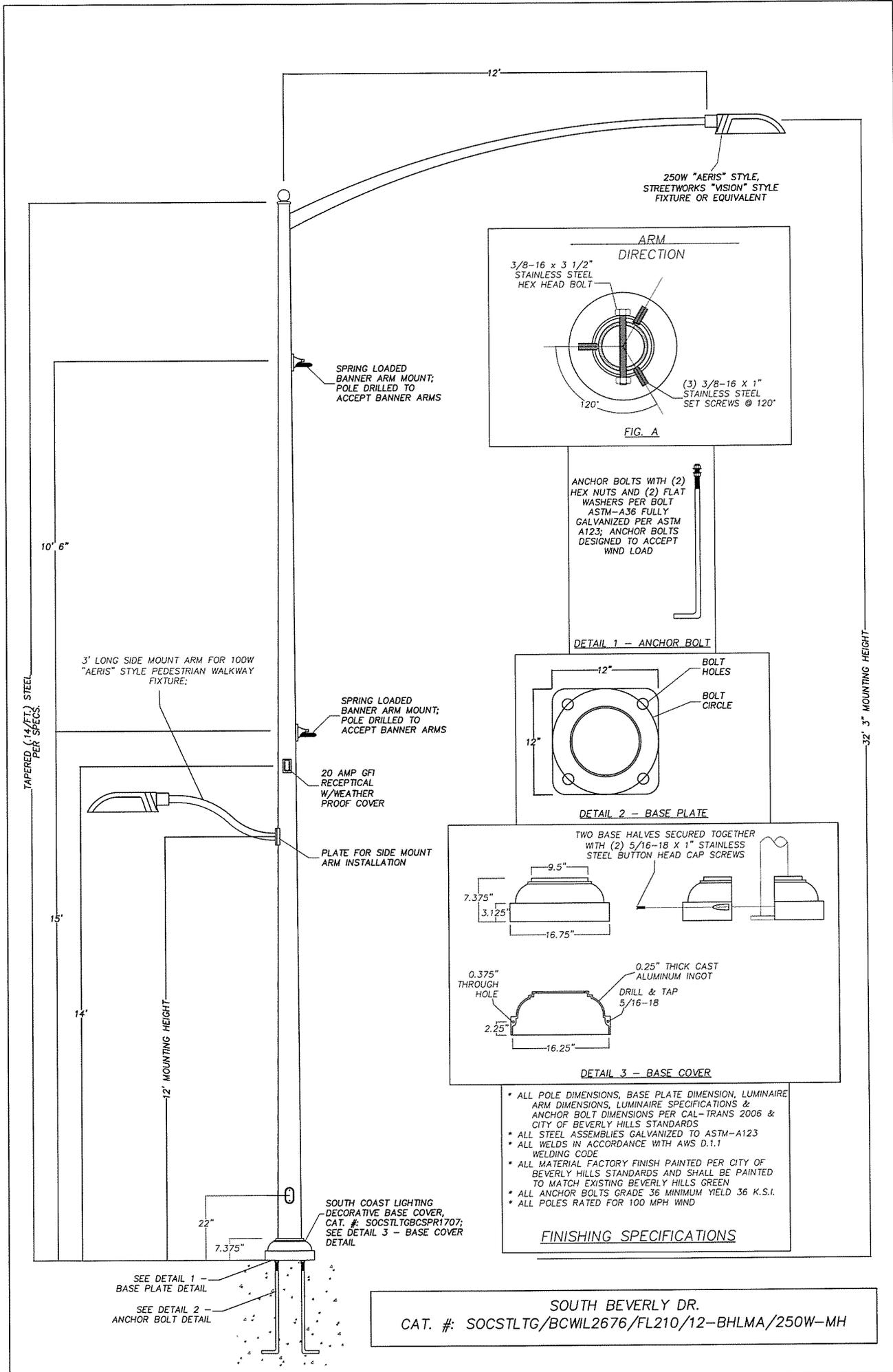
12' MOUNTING HEIGHT

22"

7.375"

31' MOUNTING HEIGHT





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SOUTH BEVERLY DR.
 CAT. #: SOCSTLTG/BCWL2676/FL210/12-BHLMA/250W-MH