SPECIAL MEETING AGENDA
EL SEGUNDO CITY COUNCIL
COUNCIL CHAMBER - 350 Main Street

The City Council, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the City Council regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the City Clerk's office during normal business hours. Such Documents may also be posted on the City's website at www.elsegundo.org and additional copies will be available at the City Council meeting.

Unless otherwise noted in the Agenda, the Public can only comment on City-related business that is within the jurisdiction of the City Council and/or items listed on the Agenda during the Public Communications portions of the Meeting. Additionally, the Public can comment on any Public Hearing item on the Agenda during the Public Hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the City Council, please come to the podium and state: Your name and residence and the organization you represent, if desired. Please respect the time limits.

Members of the Public may place items on the Agenda by submitting a Written Request to the City Clerk or City Manager's Office at least six days prior to the City Council Meeting (by 2:00 p.m. the prior Tuesday). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the City Clerk two (2) working days prior to the meeting and they do not exceed five (5) minutes in length.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk, 524-2305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SPECIAL MEETING OF THE EL SEGUNDO CITY COUNCIL
TUESDAY, MARCH 31, 2015 – 7:00 P.M.

7:00 P.M. SESSION

CALL TO ORDER

INVOCATION – Mona Shilling, Acting Deputy City Clerk II

PLEDGE OF ALLEGIANCE – Council Member Dugan

ROLL CALL
PUBLIC COMMUNICATIONS – *(Related to City Business Only – 5 minute limit per person, 30 minute limit total)* Individuals who have received value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

CITY COUNCIL COMMENTS – *(Related to Public Communications)*

A. PROCEDURAL MOTIONS

Consideration of a motion to read all ordinances and resolutions on the Agenda by title only.
Recommendation – Approval.

B. NEW BUSINESS

1. A Status Report on the City's Residential Sound Insulation (RSI) Program, with focus on higher bid pricing received on Groups 62, 66, 69, 70, 71, 72 and 73 compared to estimates for the projects (compared to other projects) *(Fiscal Impact: None)*
Recommendation – 1) Receive and file this report; 2) Alternatively, discuss and take other action related to this item.

C. CONSENT AGENDA

*All items listed are to be adopted by one motion without discussion and passed unanimously. If a call for discussion of an item is made, the item(s) will be considered individually under the next heading of business.*

2. Consideration and possible action regarding rejecting all bids for Project RSI 14-33 (Group 62 of the City's Residential Sound Insulation Program). *(Fiscal Impact: Estimated construction costs and retention: None at this time)*
Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.

3. Consideration and possible action regarding rejecting all bids for Project RSI 14-32 (Group 66 of the City's Residential Sound Insulation Program). *(Fiscal Impact: Estimated construction costs and retention: None at this time)*
Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.
4. Consideration and possible action regarding rejecting all bids for Project RSI 14-27 (Group 69 of the City's Residential Sound Insulation Program).
   (Fiscal Impact: Estimated construction costs and retention: None at this time)
   Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.

5. Consideration and possible action regarding rejecting all bids for Project RSI 15-01 (Group 70 of the City's Residential Sound Insulation Program).
   (Fiscal Impact: Estimated construction costs and retention: None at this time)
   Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.

6. Consideration and possible action regarding rejecting all bids for Project RSI 15-02 (Group 71 of the City's Residential Sound Insulation Program).
   (Fiscal Impact: Estimated construction costs and retention: None at this time)
   Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.

7. Consideration and possible action regarding rejecting all bids for Project RSI 15-03 (Group 72 of the City's Residential Sound Insulation Program).
   (Fiscal Impact: Estimated construction costs and retention: None at this time)
   Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.

8. Consideration and possible action regarding rejecting all bids for Project RSI 15-04 (Group 73 of the City's Residential Sound Insulation Program).
   (Fiscal Impact: Estimated construction costs and retention: None at this time)
   Recommendation – 1) Reject all bids; 2) Alternatively, discuss and take other action related to this item.

9. Consideration and possible action to approve an amendment to the bylaws established for the Economic Development Advisory Council (EDAC).
   (Fiscal Impact: None)
   Recommendation – 1) Adopt the amended bylaws; 2) Alternatively, discuss and take other action related to this item.

D. REPORTS – CITY MANAGER

E. REPORTS – CITY ATTORNEY
F. REPORTS – CITY CLERK

G. REPORTS – CITY TREASURER

H. REPORTS – CITY COUNCIL MEMBERS

Council Member Fellhauer –

Council Member Atkinson –

Council Member Dugan –

Mayor Pro Tem Jacobson –

Mayor Fuentes –

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person, 30 minute limit total) Individuals who have receive value of $50 or more to communicate to the City Council on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the City Council. Failure to do so shall be a misdemeanor and punishable by a fine of $250. While all comments are welcome, the Brown Act does not allow Council to take action on any item not on the agenda. The Council will respond to comments after Public Communications is closed.

CLOSED SESSION

The City Council may move into a closed session pursuant to applicable law, including the Brown Act (Government Code Section §54960, et seq.) for the purposes of conferring with the City’s Real Property Negotiator; and/or conferring with the City Attorney on potential and/or existing litigation; and/or discussing matters covered under Government Code Section §54957 (Personnel); and/or conferring with the City’s Labor Negotiators.

REPORT OF ACTION TAKEN IN CLOSED SESSION (if required)

ADJOURNMENT

POSTED:

DATE: 8-26-15

TIME: 5:00 pm

NAME: [Signature]

4
EL SEGUNDO CITY COUNCIL

MEETING DATE: March 31, 2015

AGENDA STATEMENT

AGENDA DESCRIPTION:
A Status Report on the City's Residential Sound Insulation (RSI) Program, with focus on higher bid pricing received on Groups 62, 66, 69, 70, 71, 72 and 73 compared to estimates for the projects (compared to other projects).

RECOMMENDED COUNCIL ACTION:
1. Receive and file status report; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Program map (labeled “Exhibit A”)

FISCAL IMPACT: Undetermined

Amount Budgeted: N/A
Additional Appropriation: N/A
Account Number(s): N/A

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

Status Report

As of December 31, 2014, the City’s Residential Sound Insulation (RSI) Program has completed 54 “Groups” of construction, and the number of homes acoustically retrofitted is now 1,650 homes (of the 5,634 originally impacted, and 4,537 included in the current eligible areas). Current analysis shows that the City has completed:

- 55.03% (1401 of 2,546) of the Green areas
- 12.31% (245 of 1991) of the Yellow areas

* an additional 4 homes were originally treated in an area previously, but no longer, eligible

With funding approved by Los Angeles World Airports (LAWA) in April of last year, City staff put together its most aggressive schedule to date – anticipating to have construction completed at approximately 750 homes in calendar year 2015, outlined on the attached Gantt chart (exhibit A). This was a very aggressive schedule, and relied on encountering very few “challenges.” It also relied on a document that allowed the City of El Segundo to continue work through December.
31, 2015, not the September 30, 2015 deadline outlined in the Program Guidance Letter (PGL) 12-09 issued to all RSI programs by the FAA.

After being verbally informed by LAWA that they would not allow the City of El Segundo to have work performed at homes in the yellow areas (as shown on the attached map) after September 30, 2015, City staff appealed to the FAA on the basis of the letter the City had received. Ultimately, LAWA acknowledged that the City would be allowed to have construction performed on homes in the yellow areas, but only after complying with the PGL 12-09 requirement that such homes would have to be acoustically tested first to confirm their eligibility (with a test showing that the interior noise levels were above a Community Noise Equivalent Level (CNEL) of 45 decibels (dB)).

The time it took to resolve this important question left very little practical opportunity for the City to have construction completed at the approximately 250 homes anticipated during that short window of opportunity without great risk to the City’s General Fund. (The City had also been informed during those discussion that not only would physical construction work have to be completed, but final payments to the contractors made and final reports completed for the City to utilize LAWA funding for those homes.)

Therefore, City staff presented a revised plan to the City Council on November 18, 2014 informing the City Council and the public that the plan had been revised to complete 500 homes from January 1 through September 30, 2015 (as was part of the original plan), but that the additional 250 homes would have to be dropped from the plan.

I am proud to say that City staff worked diligently and completed designs for 486 homes and advertised for construction bids for those homes as “Groups” numbered 55 – 73.

It is disheartening to report that it appears that the City cannot move forward with construction for 191 of those homes due to a combination of higher bid prices for those projects (Groups 62, 66, 69, 70, 71, 72 and 73) and lack of time to rebid those projects prior to funding deadlines and or additional regulations that would be required after September 30, 2015. The City has sought authorization to award the contracts to the lowest bidder for each project, but that request has been denied.

Two of those projects (Groups 62 and 70) are comprised of 60 homes located in the “green areas” (shown on the attached map), and continue to meet the first requirement of a two-part eligibility criteria after September 30th – to be inside of the “existing” contour. The second part of that eligibility is the acoustical testing described above. However, the City has been directed by LAWA to not perform such testing until a testing protocol is finalized by LAWA and approved by the FAA.

The other 5 projects (Groups 66, 69, 71, 72 and 73) are comprised of 131 homes located in the “yellow areas,” would not meet the first part of that criteria, and therefore will not receive anticipated RSI improvements.

LAWA, however, is in the process of completing an update to the Noise Exposure Map (NEM) for Los Angeles International Airport (LAX). It is possible that some, although likely not a
majority, of the homes in the “yellow areas” will be located inside of a revised contour, and therefore may – once again – meet the first criteria of the two part eligibility requirement. City staff is hopeful that the City will receive a finalized updated NEM prior to the end of 2015, and will update City Council and owners of affected properties at that time.

Although discussions with FAA and LAWA have not resulted in an extension of deadlines nor exemptions from regulations that are set to go into effect after September 30, 2015, the City anticipates continuing such discussions in hope that work can proceed for the maximum number of homes possible, and as soon as possible.

With the construction prevented from occurring at the 191 homes in Groups 62, 66, 69, 70, 71, 72 and 73, staff anticipates that 295 homes will have construction completed in 2015, bringing the total completed to 1,945. In the event that no yellow homes become eligible with a revised NEM, construction of RSI improvements will be complete at 63% (1,604 of the 2546) of the homes in the remaining eligibility area (the current “green areas”).
AGENDA DESCRIPTION:
Consideration and possible action regarding rejecting all bids for Project RSI 14-33 (Group 62 of the City's Residential Sound Insulation Program).
(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 14-33

FISCAL IMPACT: Included in Adopted Budget

| Amount Budgeted: | $14,000,000 |
| Additional Appropriation: | N/A |
| Account Number(s): | 116-400-0062-8960 |

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On January 27, 2015 the City Clerk’s office opened sealed bids for RSI 14-33 (Group 62 of the City’s Residential Sound Insulation (RSI) Program). The results were as follows:

1. Big West Construction Corporation .........................$1,034,000
2. Spec Construction Co., Inc. .................................$1,106,252

As City Council is aware, the City received four (4) bids in response to the City’s original Notice Inviting Sealed Bids for the project (RSI 14-19), but those bids were rejected due to the three lowest being non-responsive and the presumption that advertising for new bids would result in multiple responsive bids. The City received no bids in response to the second Notice Inviting Sealed Bids for the project (RSI 14-29).

The staff estimate for the project was $631,488. The lowest current bid represents a price that is approximately 64% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.

Although staff believes that the staff estimate for the project was undervalued, staff also believes that the undervaluing would not make up the 54% difference between a “10% overage” and the lowest bid.
Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:

1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09

The request to award to contracts was denied, citing the City's conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
CITY OF EL SEGUNDO  
BID/RFP LOG  
BID NO. #RSI 14-33  
City of El Segundo  
Residential Sound Insulation Group 62 (Re-Re-Bid) (RSI 14-29 & RSI 14-19)  

<table>
<thead>
<tr>
<th>COMPANY NAME/ADDRESS</th>
<th>Total BID Amount</th>
</tr>
</thead>
</table>
| 1. Spec Construction Co., Inc.  
1870 S. Carlos Ave.  
Ontario, CA 91761 | $1,104,252.00 |
| 2. Big West Construction | $1,024,000.00 |
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Date of BID Opening: Tuesday, January 27 2015  
Time of BID Opening: 11:00 A.M.  
Place of BID Opening: City Clerk's Office  

Staff Present:  

City Clerk's Office  
City Clerk's Office  
RSI, Representative
CONSIDERATION and possible action regarding rejecting all bids for Project RSI 14-32 (Group 66 of the City’s Residential Sound Insulation Program).

(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 14-32

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $14,000,000
Additional Appropriation: N/A
Account Number(s): 116-400-0066-8960

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On January 22, 2015 the City Clerk’s office opened sealed bids for RSI 14-32 (Group 66 of the City’s Residential Sound Insulation (RSI) Program). The results were as follows:

1. Spec Construction Co., Inc. ..............................................$1,353,299
2. Big West Construction Corporation .................................$1,390,014

As City Council is aware, the City received one (1) bid in response to the City’s original Notice Inviting Sealed Bids for the project (RSI 14-24), but that bid was rejected and the presumption that advertising a new Notice Inviting Sealed Bids would result in multiple responsive bids.

The staff estimate for the project was $984,342.50. The lowest current bid represents a price that is approximately 37% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.
Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:

1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09
3. Properties in the "yellow areas" becoming ineligible for funding after December 31, 2015 unless eligibility requirements change (including revisions to the Noise Exposure Map)

The request to award to contracts was denied, citing the City’s conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
**CITY OF EL SEGUNDO**  
**BID/RFP LOG**  
**BID NO. #RSI 14-32**  
City of El Segundo  
Residential Sound Insulation Group 66 (Re-Bid) (RSI 14-24)

**Date of Bid Opening:** Thursday, January 22, 2015  
**Time of Bid Opening:** 11:00 A.M.  
**Place of Bid Opening:** City Clerk’s Office

<table>
<thead>
<tr>
<th>COMPANY NAME/ADDRESS</th>
<th>Total Bid Amount</th>
</tr>
</thead>
</table>
| 1. Spec Construction Co., Inc.  
1870 S. Carlos Ave.  
Ontario, CA 91761         | $ 1,363,299.00   |
| 2. Big West Construction Corp.  
15331 Normandie  
Irvine, CA 92604          | $ 1,390,014.00   |
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**Staff Present:**  
[Signature]  
City Clerk’s Office

[Signature]  
City Clerk’s Office

[Signature]  
RSI, Representative
AGENDA DESCRIPTION:
Consideration and possible action regarding rejecting all bids for Project RSI 14-27 (Group 69 of the City's Residential Sound Insulation Program).
(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 14-27

FISCAL IMPACT: Included in Adopted Budget

Amount Budgeted: $14,000,000
Additional Appropriation: N/A
Account Number(s): 116-400-0069-8960

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On January 27, 2015 the City Clerk’s office opened sealed bids for RSI 14-27 (Group 69 of the City’s Residential Sound Insulation (RSI) Program). The results were as follows:

1. Spec Construction Co., Inc. ..............................................$1,796,989
2. Big West Construction Corporation .................................$1,800,000

The staff estimate for the project was $934,392. The lowest current bid represents a price that is approximately 92% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.

Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:
1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09
3. Properties in the “yellow areas” becoming ineligible for funding after December 31, 2015 unless eligibility requirements change (including revisions to the Noise Exposure Map)
The request to award to contracts was denied, citing the City's conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
Date of BID Opening: Tuesday, January 27, 2015  
Time of BID Opening: 11:30 A.M.  
Place of BID Opening: City Clerk's Office

<table>
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<tr>
<th>COMPANY NAME/ADDRESS</th>
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</table>
| 1. Spec Construction Co., Inc.  
1870 S. Carlos Ave.  
Ontario, CA 91761 | $1,796,989.00 |
| 2. Big West Construction | $1,800,000.00 |
| 3. | |
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| 9. | |
| 10. | |

Staff Present:  
City Clerk's Office  
City Clerk's Office  
RSI, Representative
AGENDA DESCRIPTION:
Consideration and possible action regarding rejecting all bids for Project RSI 15-01 (Group 70 of the City’s Residential Sound Insulation Program).
(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 15-01

FISCAL IMPACT: Included in Adopted Budget

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>$14,000,000</th>
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<td>Account Number(s):</td>
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</table>

ORIGINATED BY: James S. O'Neill, Program Manager  
REVIEWED BY: Sam Lee, City Manager  
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
On February 19, 2015 the City Clerk’s office opened sealed bids for RSI 15-01 (Group 70 of the City’s Residential Sound Insulation (RSI) Program). The results were as follows:

1. Karabuild Development, Inc. .................. $1,534,764
2. Spec Construction Co., Inc. .................. $1,617,395
3. Big West Construction Corporation ............. $1,697,764

The staff estimate for the project was $1,096,703. The lowest current bid represents a price that is approximately 40% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.

Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:
1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09
The request to award to contracts was denied, citing the City’s conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
CITY OF EL SEGUNDO
BID/RFP LOG
BID NO. RSI 15-01
City of El Segundo
Residential Sound Insulation Group 70

Date of Bid Opening: Thursday, February 19 2015
Time of Bid Opening: 11:00 A.M.
Place of Bid Opening: City Clerk's Office

<table>
<thead>
<tr>
<th>COMPANY NAME/ADDRESS</th>
<th>Total Bid Amount</th>
</tr>
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</table>
| 1. Spec Construction Co., Inc.  
1870 S. Carlos Ave.  
Ontario, CA 91761 | $1,617,345.00 |
| 2. Big West Construction Corp.  
15331 Normandie  
Irvine, CA 92604 | $1,697,570.00 |
17337 Ventura Blvd., #215  
Encino, CA 91316 | $1,534,764.00 |
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| 10. | |

Staff Present:  

City Clerk's Office  
City Clerk's Office  
RSI, Representative

FORMSBIDOPENLOG1
EL SEGUNDO CITY COUNCIL
AGENDA STATEMENT

AGENDA DESCRIPTION:
Consideration and possible action regarding rejecting all bids for Project RSI 15-02 (Group 71 of the City's Residential Sound Insulation Program).
(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item,

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 15-02

FISCAL IMPACT: Included in Adopted Budget

<table>
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<th>Amount Budgeted:</th>
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<td>Additional Appropriation:</td>
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</tr>
<tr>
<td>Account Number(s):</td>
<td>116-400-0071-8960</td>
</tr>
</tbody>
</table>

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:

On March 2, 2015 the City Clerk’s office opened sealed bids for RSI 15-02 (Group 71 of the City’s Residential Sound Insulation (RSI) Program). The results were as follows:

1. Karabuild Development, Inc. ...........................................$1,101,111
2. Spec Construction Co., Inc. ...........................................$1,142,789
3. Big West Construction Corporation .................................$1,263,153

The staff estimate for the project was $753,147. The lowest current bid represents a price that is approximately 46% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.

Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:
1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09
3. Properties in the “yellow areas” becoming ineligible for funding after December 31, 2015 unless eligibility requirements change (including revisions to the Noise Exposure Map)
The request to award to contracts was denied, citing the City’s conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
CITY OF EL SEGUNDO  
BID/RFP LOG  
BID NO. #RSI 15-02  
City of El Segundo  
Residential Sound Insulation Group 71

<table>
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<tr>
<th>COMPANY NAME/ADDRESS</th>
<th>Total BID Amount</th>
</tr>
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<tbody>
<tr>
<td>1. Spec Construction Co., Inc</td>
<td>$1,142,789.00</td>
</tr>
</tbody>
</table>
| 1870 S. Carlos Ave.  
Ontario, CA 91761                                                               |                     |
| 2. Big West Construction                                                            | $1,203,153.00       |
| 3. Karabuild Development, Inc.                                                      | $1,101,111.00       |
| 17337 Ventura Blvd., #215  
Encino, CA 91316                                                               |                     |
| 4.                                                                                   |                     |
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| 10.                                                                                  |                     |

Date of BID Opening: Monday, March 2, 2015  
Time of BID Opening: 11:00 A.M.  
Place of BID Opening: City Clerk’s Office  

Staff Present:  

City Clerk’s Office  
City Clerk’s Office  
RSI, Representative  

FORMS/BID/OPENLOG31
AGENDA DESCRIPTION:
Consideration and possible action regarding rejecting all bids for Project RSI 15-03 (Group 72 of the City's Residential Sound Insulation Program).
(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 15-03

FISCAL IMPACT: Included in Adopted Budget

<table>
<thead>
<tr>
<th>Amount Budgeted:</th>
<th>$14,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Appropriation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Account Number(s):</td>
<td>116-400-0072-8960</td>
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</tbody>
</table>

ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY:   Sam Lee, City Manager
APPROVED BY:   Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
On March 2, 2015 the City Clerk's office opened sealed bids for RSI 15-03 (Group 72 of the City's Residential Sound Insulation (RSI) Program). The results were as follows:

1. Spec Construction Co., Inc. ...........................................$1,359,755
2. Big West Construction Corporation .................................$1,398,795
3. Karabuild Development, Inc. ....................................$1,508,191

The staff estimate for the project was $661,894. The lowest current bid represents a price that is approximately 105% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.

Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:
1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09
3. Properties in the "yellow areas" becoming ineligible for funding after December 31, 2015 unless eligibility requirements change (including revisions to the Noise Exposure Map)
The request to award to contracts was denied, citing the City’s conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
CITY OF EL SEGUNDO  
BID/RFP LOG  
BID NO. #RSI 15-03  
City of El Segundo  
Residential Sound Insulation Group 72

<table>
<thead>
<tr>
<th>COMPANY NAME/ADDRESS</th>
<th>Total BID Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Big West Construction</td>
<td>$1,398,795.00</td>
</tr>
</tbody>
</table>
| 2. Spec Construction Co., Inc.  
1870 S. Carlos Ave.  
Ontario, CA 91761 | $1,359,755.00 |
17337 Ventura Blvd., #215  
Encino, CA 91316 | $1,508,191.00 |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

Staff Present:  
[Signatures]  
City Clerk’s Office  
City Clerk’s Office  
RSI, Representative
AGENDA DESCRIPTION:
Consideration and possible action regarding rejecting all bids for Project RSI 15-04 (Group 73 of the City's Residential Sound Insulation Program).
(Estimated construction costs and retention: None at this time)

RECOMMENDED COUNCIL ACTION:
1. Reject all bids; and/or
2. Alternatively discuss and take other action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
1. Bid Log for RSI 15-04

FISCAL IMPACT: Included in Adopted Budget

<table>
<thead>
<tr>
<th>Amount Budgeted</th>
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<td>Additional Appropriation</td>
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<td>Account Number(s)</td>
<td>116-400-0073-8960</td>
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ORIGINATED BY: James S. O'Neill, Program Manager
REVIEWED BY: Sam Lee, City Manager
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
On March 2, 2015 the City Clerk’s office opened sealed bids for RSI 15-04 (Group 73 of the City’s Residential Sound Insulation (RSI) Program). The results were as follows:

1. Big West Construction Corporation ..................$1,078,555
2. Spec Construction Co., Inc. ..............................$1,100,565
3. Karabuild Development, Inc. ..............................$1,217,885

The staff estimate for the project was $729,882. The lowest current bid represents a price that is approximately 46% over the staff estimate for the project.

As the lowest bid is more than 10% higher than the staff estimate, concurrence is required of the Los Angeles World Airports (LAWA) and the Federal Aviation Administration (FAA) prior to the City awarding a contract to the lowest responsible bidder to comply with grant requirements.

Despite the higher costs, staff requested the authorization to award based on extenuating circumstances, including:
1. Multiple bids were received for the project
2. Required acoustical testing for properties to be treated after September 30, 2015 in accordance with Program Guidance Letter 12-09
3. Properties in the “yellow areas” becoming ineligible for funding after December 31, 2015 unless eligibility requirements change (including revisions to the Noise Exposure Map)
The request to award to contracts was denied, citing the City’s conclusion that bids were significantly higher than the estimates for the work. It was further emphasized that the regulation for concurrence is rightfully in place to safeguard against what an auditor, or other members of the public, might conclude to be unreasonable pricing for the project.
CITY OF EL SEGUNDO  
BID/RFP LOG  
BID NO. #RSI 15-04  
City of El Segundo  
Residential Sound Insulation Group 73

<table>
<thead>
<tr>
<th>COMPANY NAME/ADDRESS</th>
<th>Total BID Amount</th>
</tr>
</thead>
</table>
| 1. Spec Construction Col, Inc.  
  1870 S. Carlos Ave.  
  Ontario, CA 91761 | $1,100,505.00 |
| 2. Big West Construction | $1,078,535.00 |
  17337 Venutra Blvd., #215  
  Encino, CA 91316 | $1,217,855.00 |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |

Date of BID Opening: Monday, March 2, 2015  
Time of BID Opening: 12:00 P.M.  
Place of BID Opening: City Clerk's Office

Staff Present: [Signatures]  
City Clerk's Office  
City Clerk's Office  
RSI, Representative
AGENDA DESCRIPTION:
Consideration and possible action to approve an amendment to the bylaws established for the Economic Development Advisory Council (EDAC). (Fiscal Impact: None)

RECOMMENDED COUNCIL ACTION:
1. Adopt the attached amended bylaws; and/or,
2. Alternatively, discuss and take other possible action related to this item.

ATTACHED SUPPORTING DOCUMENTS:
City of El Segundo Economic Development Advisory Council Bylaws

FISCAL IMPACT: None

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount Budgeted</th>
<th>Additional Appropriation</th>
<th>Account Number(s)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>N/A</td>
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</table>

ORIGINATED BY: Sam Lee, Director of Planning and Building Safety
REVIEWED BY: Sam Lee, Director of Planning and Building Safety
APPROVED BY: Greg Carpenter, City Manager

BACKGROUND AND DISCUSSION:
During the March 23, 2015 EDAC meeting, the Economic Development Advisory Council unanimously voted to approve and recommend an amendment to the bylaws (attached). The change would allow no less than 12 members and no more than 18 members. Currently, EDAC is limited to 11 members.

The bylaws call for the composition of EDAC members to be a cross section of predominant industries currently in the City along with residents. The purpose of the increase in the number of members is to allow greater representation and engagement.
CITY OF EL SEGUNDO
ECONOMIC DEVELOPMENT ADVISORY COUNCIL

BYLAWS

ARTICLE I – NAME

The name of this organization shall be the Economic Development Advisory Council otherwise known as EDAC.

ARTICLE II – PURPOSE

The purpose of the EDAC is to provide support and guidance to staff and to advise the City Council on business attraction and retention as well as the implementation of the City’s Economic Development Program. The EDAC shall serve as a forum for effective collaboration leading to the identification of responsible development strategies.

ARTICLE III – QUALIFICATIONS

Members of the EDAC shall represent a cross section of the community including both residents and non-residents who are actively conducting business within the City of El Segundo.

ARTICLE IV – MEMBERSHIP

The EDAC shall be composed of a minimum of twelve (12) member and a maximum of eighteen (18) members appointed by the City of Council. EDAC membership is not limited to Residents of El Segundo however, non-residents should represent a business actively engaged in the City of El Segundo. The purpose of the EDAC requires that its members represent a broad and diverse cross section of business and residents including but not limited to the following areas and/or organizations:

- Real Estate Development
- Smoky Hollow
- Retail and Restaurant
- Hotel
- Commercial Real Estate
- Manufacturing (Large & Mid size)
- Aerospace
- High Growth/Technology
- Fortune 100
- Chamber of Commerce

The City Council shall appoint two (2) members of the City Council to serve as liaison members to the City Council and shall have no voting rights.

Section I – Selection of members
The City of El Segundo shall advertise and solicit applications to fill any vacant position that might occur. After the application period has closed the Chair and two (2) members of the EDAC shall review the applications with the sole purpose of making a
recommendation for selection to the Mayor and members of the City Council. The City Council shall make final selection and appointments.

Section II – Term of Office
There is no term expiration for members of the EDAC

Section III – Compensation
EDAC members shall serve without compensation

Section IV – Removal
Members are expected to attend all meetings. When any member has three or more absences in a 12 month-period, the EDAC shall forward this information to the City Council for review and possible removal of the member.

ARTICLE V – MEETINGS

All meetings shall be open and public pursuant to the Government Code of the State of California.

Section I – Regular Meetings
Regular meetings of the Board Shall be monthly, meeting on the third Wednesday at 4:30 PM

Section II – Special Meetings
Special Meetings of the Board may be held at any time upon the call of the Chairman or by a majority of the voting members or the City Council following at least 48 hours notice to each member. The Chairman or a majority of the EDAC shall determine the time and place of the Special Meeting.

Section III – Study Sessions/Workshops/Seminars
The EDAC may be convened as a whole or as a committee of the whole in the same manner as prescribed for the calling of a special meeting for the purpose of holding a study session, workshop or attending a seminar provided that no official action will be taken and no quorum shall be required.

Section IV – Annual Meeting
There shall be an annual meeting of the EDAC at the regular meeting in January of each year.

Section V – Quorum
A majority of the EDAC shall constitute a quorum. A quorum is necessary for action by the EDAC

Section VI – Voting
Each member shall have one vote.

Section VII – Meeting Procedures
Except as otherwise provided by these Bylaws or City Council Resolutions the EDAC will follow the latest edition of Robert’s Rules of Order for the orderly conduct of meetings.

ARTICLE VI – OFFICERS

Officers of the EDAC shall be a Chairman, a Vice Chairman and a Secretary who shall serve at the pleasure of the EDAC. Term of office shall be for one (1) year. Duties of the officers shall conform to the regular parliamentary duties as set for by Robert’s Rules of Order, Revised, unless otherwise stated.

Section I – Chairman
The Chairman shall preside over the meetings of the EDAC

Section II – Vice-Chairman
During the absence, disability, or disqualification of the Chairman, the Vice Chairman shall perform all the duties and be subject to all the responsibilities of the Chairman. The Vice Chairman shall succeed the Chairman if he/she vacates the office before the term expires. A new Vice Chairman shall be elected at the next regular meeting.

Section III – Secretary
The Secretary shall be responsible for the minutes of all actions of the EDAC.

Section IV – Duties of the Economic Development Advisory Council
It is intended that the EDAC shall be an advisory body to the City Council. Nothing herein contained shall be construed as a limitation on the power of the City Council or the administrative staff of the City in their supervision or authority over property or personnel under their jurisdictions.

ARTICLE VII – OFFICIAL DOCUMENTS

Section I – Minutes
Minutes of all meetings shall be prepared and maintained with the EDAC records. Copies shall be distributed to each EDAC Member, City Council Member and to the City Clerk.

Section II – Distribution of Documents
Preparation and distribution of EDAC documents to the members, City Council and City Clerk shall be the responsibility of a designated employee as identified by the City Manager.

ARTICLE VIII – CONDUCT OF MEMBERS

Section I – Personal
EDAC members shall make no personal commitment to speak on behalf of the EDAC without majority approval.

Section II – Conflict of Interest
Members of the EDAC shall abstain from participating in any matter to come before the EDAC in which he or she has any direct or indirect economic interest. Should conflict of interest exist, the EDAC member shall remove himself/herself from discussions and
abstain from voting. A yearly Conflict of Interest Statement shall be filed with the City Clerk.

ARTICLE IX – ASSISTANCE OF STAFF

The City Manager of the City of El Segundo shall provide the EDAC with such information and staff assistance as the EDAC may from time to time request subject to the limitations imposed by the City Council. The staff member designated by the City Manager shall attend meetings of the EDAC and submit such reports as said EDAC may request and as deemed necessary or desirable, subject to limitations imposed by the City Council.

ARTICLE X – AMENDMENTS

These Bylaws as well as any operating procedures may be amended by simple majority of those voting at any legal meeting of the Economic Development Advisory Council (EDAC) meeting subject to approval by the City Council

PASSED AND ADOPTED by the Economic Development Advisory Council (EDAC)

PASSED AND ADOPTED by the El Segundo City Council