

SPECIAL MEETING

AGENDA AND NOTICE OF THE MEETING OF THE
SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS
CAPITAL PROJECTS AND CONSTRUCTION COMMITTEE
MONDAY, FEBRUARY 27, 2023 - 12:00 PM
Teleconference Meeting



Zoom Link:

<https://us06web.zoom.us/j/88447397513?pwd=NUIlQTRDK3Z6N3lVWXdoTEExSHd0Zz09>

Youtube Link: <https://youtube.com/live/RpGMrN95gxI?feature=share>

CHAIR

Cory Moss

Mayor, City of Industry
ACE City

VICE CHAIR

Tim Hepburn

Mayor, City of La Verne
SGVCOG President Alt.

MEMBERS

Becky Shevlin

SGVCOG President
Mayor, City of Monrovia
Northwest District

Hon. Hilda Solis

LA County Supervisor
District 1

Ed Reece

Mayor, City of Claremont
Northeast District

Ruth Low

Councilmember, City of
Diamond Bar
Southeast District

Cynthia Sternquist

Mayor, City of Temple
City
Southwest District

Sean Dang

Mayor, City of Rosemead
Central District

Angie Jimenez

Councilmember, City of
Montebello
ACE City

Tim Sandoval

Mayor, City of Pomona
ACE City

The San Gabriel Valley Council of Governments (SGVCOG)'s Capital Project and Construction Committee consists of five (5) regional districts; Northeast, Southeast, Central, Southwest, Northwest, the County of Los Angeles and the San Gabriel Valley Council of Governments. Members of the former Alameda Corridor-East Construction Authority (ACE) Board shall maintain a seat on the Committee unless or until completion of all ACE Project(s) in their respective cities. Each member or alternate shall have one vote. A quorum is 50% of its membership. Action taken by the Committee shall be by simple majority of the members present. All disclosable public records related to this meeting are available at <https://www.sgvco.org/capitalprojects> and viewing at the Rivergrade Road office during normal business hours.

MEETINGS: Regular meetings of the Capital Projects and Construction Committee are held on the fourth Monday of each month at 12:00 PM at the San Gabriel Valley Council of Government's (SGVCOG) board room, 1333 S. Mayflower Ave., Suite 360, Monrovia, CA 91016. The agenda packet is available at the San Gabriel Valley Council of Government's (SGVCOG) Office, 1333 S. Mayflower Ave., Suite 360, Monrovia CA, and on the website, www.sgvco.org. Copies of the agenda are available via email upon request (sgv@sgvco.org). Documents distributed to a majority of the Committee after the posting will be available for review in the SGVCOG office and on the SGVCOG website. Your attendance at this public meeting may result in the recording of your voice.

PUBLIC PARTICIPATION: Your participation is welcomed and invited at all Capital Projects and Construction Committee meetings. Time is reserved at each regular meeting for those who wish to address the Board. SGVCOG requests that persons addressing the meeting refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE COMMITTEE: At a regular meeting, the public may comment on any matter within the jurisdiction of the SGVCOG during the public comment period at the beginning of the agenda, on any item(s) that is on the Consent Calendar prior to action taken on the Consent Calendar, and on any other agenda item prior to the time it is considered by the Committee. At a special meeting, the public may only comment on items that are on the agenda. Members of the public are requested to state their name prior to speaking, and comments are limited to a maximum of three minutes per person. The Committee Chair may impose additional time limits if comments become repetitious, an individual member of the public seeks to speak on numerous items, or a large number of members of the public seek to speak on an item. The Committee may not take action on items not on the agenda and is restricted in discussing items on the agenda.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SGVCOG office at (626) 962-9292. Notification 48 hours prior to the meeting will enable the SGVCOG to make reasonable arrangement to ensure accessibility to this meeting.



AGENDA ITEMS: The Agenda contains the regular order of business of the Committee. Items on the Agenda have generally been reviewed and investigated by the staff in advance of the meeting so that the Committee can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion on these items unless a Committee member so requests. In this event, the item will be removed from the Consent Calendar and considered after the Consent Calendar.

***MEETING MODIFICATIONS DUE TO THE STATE AND LOCAL EMERGENCY RESULTING FROM THE THREAT OF COVID-19:** AB 361 (Rivas), signed by California Governor Gavin Newsom on September 16, 2021, authorizes local agencies to hold public meetings via teleconferencing and allows for members of the public to observe and address the meeting telephonically or electronically to promote social distancing due to the state and local emergency resulting from the threat of the Novel Coronavirus (COVID-19).

To follow the new provisions in AB 361 and ensure the safety of Committee Members and staff for the purpose of limiting the risk of COVID-19, in-person public participation at the Capital Projects and Construction Committee meeting will not be allowed. To allow for public participation, the Capital Projects and Construction Committee will conduct its meeting through Zoom Video Communications. To participate in the meeting, download Zoom on any phone or computer device and copy and paste the following link into your browser to access the live meeting: <https://us06web.zoom.us/j/88447397513?pwd=NUIIQTRDK3Z6N3lVWXdoTEExESHd0Zz09> You may also access the meeting via the livestream link on the front of the agenda page.

Instructions for Public Comments: For those wishing to make public comments on agenda and non-agenda items, but within the SGVCOG's subject matter jurisdiction, you may submit written comments via email or provide a verbal comment by participating through Zoom.

Written Comments (Email): If you wish to submit written public comments to be distributed to the committee members prior to or during the meeting, please submit these materials via email to CapitalProjects@sgvcog.org at least 1 hour prior to the scheduled meeting time. Please indicate in the Subject Line of the email "FOR PUBLIC COMMENT." Emailed public comments will be read into the record and will be part of the recorded meeting minutes. Written public comments may include, but are not limited to letters, reports, and presentations. While there is no page or word count limit for written comments, the time for reading written public comments into the record will be limited to three minutes, which is the same time allotted for verbal comments.

Verbal Comments (Zoom): Through Zoom, you may provide a verbal comment by using the web interface "Raise Hand" feature. Wait to be called upon by staff, and then you may provide verbal comments for up to 3 minutes. Public comment is taken at the beginning of the meeting for items not on the agenda. Public comment is also accepted at the beginning of each agenda item.

Any member of the public requiring reasonable accommodation to participate in this meeting should contact SGVCOG Senior Administrative Assistant/Capital Projects and Construction Committee liaison, Yanin Rivera, at least 48 hours prior to the meeting at (626) 962-9292 or at CapitalProjects@sgvcog.org.

PRELIMINARY BUSINESS

1. Pledge of Allegiance
2. Roll Call
3. Public Comment

CONSENT CALENDAR

4. Meeting Minutes of January 23, 2023 *(Pages 5-7)*
Recommended Action: Adopt Capital Projects and Construction Committee meeting minutes.
5. Governing Board Meeting Minutes of February 16, 2023 *(Pages 8)*
Recommended Action: Adopt Capital Projects and Construction Committee meeting minutes.
6. Approval of Task Order No. 2 Revision 13 with HNTB for the Turnbull Canyon Road Grade Separation Project
Recommended Action: Authorize the Executive Director to issue Task Order No. 2 Revision 13, not to exceed (“NTE”) \$94,474, to HNTB for performing additional design work and program management, utility and Right-of-Way coordination for the Turnbull Canyon Grade Separation Project between June 30, 2022 and June 30, 2023. (Pages 9-10)
7. Approval of Annual Task Order No. 4 Revision 16 with HDR for the Turnbull Canyon Road Grade Separation Project.
Recommended Action: Authorize the Executive Director to issue Task Order No. 4 Revision 16, not to exceed (“NTE”) \$268,726.55, to HDR for performing additional acquisition and negotiation, appraisal and appraisal review and assisting legal with pending litigation for the Turnbull Canyon Grade Separation Projects. (Pages 11-12)
8. Approval of Funding Agreement (FA#3) with Metro for the State Route 57/60 Chokepoint Relief Program Phase 2 - SR 57/60 Interchange Improvement Project
Recommended Action: Authorize the Executive Director to execute Funding Agreement (FA#3) between SGVCOG and the Los Angeles County Metropolitan Transportation Authority (Metro) for the reimbursement of direct costs associated with construction of the State Route 57/60 Interchange Improvements Project, the second and final phase of the State Route 57/60 Chokepoint Relief Program. (Pages 13-15)
9. Approval of Task Order No. 2 Revision 5 with Anser Advisory Management, LCC for the State Route 57/60 Confluence Chokepoint Relief Program – Phase 1 Diamond Bar Golf Course Project
Recommended Action: Authorize the Executive Director to issue Task Order 2 Revision No. 5, not to exceed (“NTE”) \$715,000.00 to Anser Advisory Management, LLC to continue construction management services for the Diamond Bar Golf Course Project, Phase 1 of the State Route 57/60 Confluence Chokepoint Relief Program. (Pages 16-18)
10. Approval of Plans, Specifications and Estimate for the Montebello Boulevard Grade Separation Project
Recommended Action: Authorize the Executive Director to adopt the plans, specifications, and estimate (PS&E) for the Montebello Boulevard Grade Separation Project (“Montebello Project”) located in the City of Montebello, and authorization for staff to solicit bids for the project. (Pages 19-21)
11. Approval of Task Order 4, Revision 26 with Moffatt & Nichol (Agreement No. 15-02) for the Montebello Boulevard Grade Separation Project
Recommended Action: Authorize the Executive Director to issue Task Order No. 4, Revision 26 to Moffatt & Nichol (“M&N”), Agreement No. 15-02, for a not-to-exceed amount of \$50,350 for Phase III – Final Design: Montebello Boulevard Grade Separation Project (“Montebello Project”). (Pages 22-23)
12. Approval of Task Order No. 5 with Moffatt & Nichol for Design Support During Construction
Recommend Action: Authorize the Executive Director to issue Task Order No. 5 to Moffatt & Nichol (“M&N”), Agreement No. 15-02, for a not-to-exceed amount of \$3,322,500 for as-needed

Design Support During Construction for the Montebello Boulevard Grade Separation Project (“Montebello Project”). (Pages 24-25)

ACTION ITEMS

13. Approval of Award of Construction Contract to Skanska USA Civil West for the State Route 57/60 Chokepoint Relief Program Phase 2 - SR57/60 Interchange Improvement Project *Recommended Action: Authorize the Executive Director to award a Contract to Skanska USA Civil West for constructing the State Route 57/60 Interchange Improvements Project - the second and final phase of the State Route 57/60 Confluence Chokepoint Relief Program, in the not-to-exceed amount of \$ 266,900,000. (Pages 26-30)*
14. Approval of Real Property Sale – 405 South Del Mar, San Gabriel, CA
Recommended Action: Authorize the approval of a Purchase and Sale Agreement in the amount of \$4,105,000 for real property located at 405 South Del Mar, San Gabriel, CA in substantially the form as attached and authorize Board President Becky Shevlin to execute same on behalf of the Capital Projects and Construction Committee (“Committee”). (Pages 31-32)

UPDATE ITEMS

15. Director of Capital Projects Monthly Report *(Pages 33-35)*
16. Active Construction Projects – Verbal Report
17. Chair’s Report
18. Announcements/ Member Comments

ADJOURNMENT



Capital Projects & Construction Committee Unapproved Minutes
January 23, 2023
12:00pm
Teleconference Meeting Via Zoom

PRELIMINARY BUSINESS

1. Pledge of Allegiance
 President Ruth Low led the pledge of allegiance.

2. Roll Call

Members Present:

Cory Moss, Chair, City of Industry
 Tim Hepburn, Vice Chair, La Verne
 Becky Shevlin, Monrovia
 Cynthia Sternquist, Temple City
 Ruth Low, Diamond Bar
 Ed Reece, Claremont
 Tim Sandoval, Pomona

Members Absent:

Hilda Solis, LA County
 Angie Jimenez, Montebello
 Sean Dang, Rosemead

Staff/Guests:

Marisa Creter, Executive Director
 David DeBerry, General Counsel
 Kevin Lai, Director of Capital Projects
 Rene Coronel, Senior Project Manager
 John Beshay, Senior Project Manager
 Carrie Inciong, Senior Project Manager
 Gary Cardamone, Senior Project Manager
 Yanin Rivera, Senior Administrative Assistant
 Stephanie Wong, Management Analyst
 Ricky Choi, Director of Gov. and Comm. Relations

3. Public Comment
 There were no public comments at this meeting.

CONSENT CALENDAR

4. Adoption of Resolution 23-01-CPCC Making Specified Findings to Enable the Capital Projects and Construction Committee to Continue to Hold Meetings Via Teleconferencing
Recommended for Action: Adopt Resolution 23-01-CPCC making certain findings that the existence of a local and state of emergency in California caused by the ongoing COVID-19 pandemic continues to directly impact the ability of the SGVCOG to hold public meetings safely in person thereby necessitating an ability to continue holding meetings via teleconferencing.
5. Meeting Minutes of November 21, 2022
Recommended Action: Adopt Capital Projects & Construction Committee minutes.
6. Governing Board Meeting Minutes of November 12, 2022

Recommended Action: Adopt Capital Projects and Construction Committee meeting minutes.

7. Approval of Amendment No. 3 to Agreement 22-10 with National Railroad Safety Services, Inc. for Railroad Flagging Services for Fairway Drive Grade Separation Project.
Recommended Action: Authorize the Executive Director to execute Amendment No. 3 to Agreement 22-10 in an amount of \$325,000 to National Railroad Safety Services (“NRSS”) to continue to provide railroad flagging services for the Fairway Drive Grade Separation Construction Project.

There was a motion to approve the consent calendar. (M/S T. Sandoval/T. Hepburn)

[Motion Passed]

AYES:	C. Moss, T. Hepburn, B. Shevlin, R. Low, E. Reece, C. Sternquist, T. Sandoval
NOES:	
ABSTAIN:	
ABSENT:	H. Solis, S. Dang, A. Jimenez

UPDATE ITEMS

8. Major Capital Projects Progress Reports – FY22/23 Second Quarter
 K. Lai provided an update.
9. Director of Capital Projects Monthly Report
 K. Lai provided an update.
10. Active Construction Projects – Presentation of Progress Photos
 Project Managers provided a verbal update presentation with construction progress photos.
11. Chair’s Report
 Chair Moss welcomed the new committee members Ruth Low, Cynthia Sternquist, Sean Dang and the new Director of Capital Projects Kevin Lai. She also mentioned the approval of \$67.8 million for construction of the Montebello Blvd. Grade Separation Project, \$49 million from SB 1(TCEP) and \$18.8 million from Prop 1B (TCIF). This funding allocation will permit staff to prepare to release the project for bids from contractors. CTC also awarded the SGVCOG \$5.9 million grant through the state’s Active Transportation Program (ATP) Cycle 6 for pedestrian improvements at two at-grade crossings on Greenwood Ave. and Vail Ave. in Montebello. Another important news, last week staff submitted an application to CalSTA requesting \$30 million in funding from the 2022 Port and Freight Infrastructure Program for the Turnbull Canyon Rd. project. Last, reminded that as of February 28th we will be going back to in person meetings at our new office in Monrovia.

ANNOUNCEMENTS/MEMBER COMMENTS

Member Sternquist mentioned that she was very happy to be part of our committee. Member Low also mentioned that she was very happy to be part of our committee. Vice Chair Hepburn welcomed everyone, thanked staff for their hard work and efforts and wished everyone a

SGVCOG Capital Project & Construction Committee

January 23, 2023 Unapproved Meeting Minutes

Page 3 of 4

Happy New Year. Member Sandoval commented that CalPoly Pomona now has access to reliable public transport directly on campus and hopefully will take more people off our freeways. Member Reece thanked everyone for a warm welcomed. Chair Moss ended our meeting remembering all the people from the tragedy in Monterey Park over the weekend.

ADJOURN

The meeting was adjourned at 12:29 PM.



Capital Projects & Construction Committee Unapproved Meeting Minutes

Date: February 16, 2023
Time: 4:00 PM
Location: Zoom Virtual Meeting

CONVENE SPECIAL MEETING OF THE CAPITAL PROJECTS & CONSTRUCTION COMMITTEE

1. Call to Order

Committee Chair, Cory Moss, called the Special Meeting of the Capital Projects and Construction Committee to order at 4:02pm.

2. Roll Call

Members Present:

Cory Moss, Chair, City of Industry
Tim Hepburn, Vice Chair, La Verne
Ed Reece, Claremont
Becky Shevlin, Monrovia
Ruth Lowe, Diamond Bar
Cynthia Sternquist, Temple City
Tim Sandoval, Pomona
Hilda Solis, LA County

Members Absent:

Sean Dang, Rosemead
Angie Jimenez, Montebello

ACTION ITEM

3. Adopt Resolution 23-02-CPCC of the Capital Projects & Construction Committee Making Findings to Enable Them to Continue to Hold Meetings Via Teleconferencing

There was a motion to adopt Resolution 23-02-CPCC.

(M/S: B. Shevlin/H. Solis) [Motion Passed]

AYES:	C. Moss, T. Hepburn, E. Reece, B. Shevlin, R. Low, C. Sternquist, T. Sandoval, H. Solis
NOES:	
ABSTAIN:	
ABSENT:	S. Dang, A. Jimenez

ADJOURN

The meeting was adjourned at 4:07pm.

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **TASK ORDER 2 REVISION 13 WITH HNTB FOR THE TURNBULL CANYON ROAD GRADE SEPARATION PROJECT**

RECOMMENDED ACTION

Authorize the Executive Director to issue Task Order No. 2 Revision 13, not to exceed (“NTE”) \$94,474, to HNTB for performing additional design work and program management, utility and Right-of-Way coordination for the Turnbull Canyon Grade Separation Project between December 5, 2022 and June 30, 2023.

BACKGROUND

The Turnbull Canyon Road Grade Separation Project (“Turnbull Canyon Project”) is located within the jurisdictions of the City of Industry and Los Angeles County. Ranked 18th on the California Grade Separation Fund Priority List for FY 2020-2021, Turnbull Canyon Project was awarded \$5 million of Section 190 funding by the California Public Utilities Commission (CPUC) and is programmed to receive \$29 million in State SB1 Trade Corridor Enhancement Program (TCEP) funds. The California Transportation Commission will consider allocating the TCEP funding for the Project by May 2023. HNTB has been under contract to provide design services. Additional budget is being recommended for HNTB to complete design plans for construction.

CURRENT ISSUES

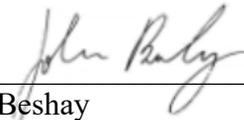
The recommended amendment encompasses five specific tasks (see detail explanations and assumptions in Attachment 2: Scope of Work):

- Additional Utility coordination and Right-of-Way Plats and Legal Plans Updates: **\$21,856**
- Additional design revisions in response to Los Angeles County’s review comments: **\$27,429**
- Additional budget for Program Management, including the progress reports: **\$14,754**
- Provide support for the California Transportation Commission Grant package submittals (Optional Task): **\$12,456**
- Revise Final Plans, Specification & Estimate in response to final review comments: **\$17,979**

FISCAL IMPACT

The project is programmed to receive \$5 million in Section 190 funds from the CPUC and \$29 million of SB1 funds from the CTC. The recommended Task Order revision will be necessary to finalize the design and obtain the construction agreement with UPRR. This revision will help meeting the CTC funding allocation May 2023 deadline, executing funding Section 190 agreement

with the CPUC and completing necessary property acquisitions for the project. This Task Order revision will result in increased costs of \$94,474 to the Turnbull Canyon Project. Staff is actively pursuing additional grant opportunities to fully fund the project to completion.

Prepared by: 
John Beshay
Senior Project Manager

Reviewed by: 
Kevin Lai
Director of Capital Projects

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment A: Task Order 2, Revision 13](#)

[Attachment B: Detail Scope of Work and Cost Estimate by Tasks](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **ANNUAL TASK ORDER 4 REVISION 16 WITH HDR FOR THE TURNBULL CANYON ROAD GRADE SEPARATION PROJECTS**

RECOMMENDED ACTION

Authorize the Executive Director to issue Task Order No. 4 Revision 16, not to exceed (“NTE”) \$268,726.55, to HDR for performing additional acquisition and negotiation, appraisal and appraisal review and assisting legal with pending litigation for the Turnbull Canyon Grade Separation Projects.

BACKGROUND

At the May 23, 2022 Committee meeting, the Committee approved an annual task order to the contract with HDR in the amount of \$427,609.52 for Right-of-Way Acquisitions services for the Turnbull Canyon Grade Separation Project. These services consist of acquisition and negotiation, appraisal and appraisal review, title and escrow and other right of way services for 20 parcels.

Turnbull Canyon Project was awarded \$5 million of Section 190 funding by the California Public Utilities Commission (CPUC) and is programmed to receive \$29 million in State SB1 Trade Corridor Enhancement Program (TCEP) funds. The California Transportation Commission will consider allocating the TCEP funding for the Project by May 2023. In order to meet the California Transportation Commission allocation of the TCEP funding by May 2023, HDR was tasked with proceeding and expediting the acquisitions and assist legal with pending litigation matters of 8 parcels through condemnation in addition to close of escrow of the remaining 12 parcel.

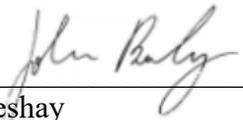
CURRENT ISSUES

The recommended amendment encompasses four specific tasks (see detail explanations and assumptions in Attachment B: Scope of Work):

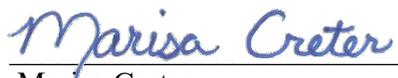
- Perform new offer packages for all 20 parcels Right-of-Way Acquisitions and assist legal with pending litigation by HDR: **\$119,339.05**
- Perform inspections, real estate appraisals for 9 parcels by Tom Pike & Associates: **\$16,250**
- Perform inspections, real estate appraisals for 14 parcels by Intergra Realty Resources: **\$97,637.50**
- Perform inspections, real estate appraisals for 24 parcels by Hennessey & Hennessey: **\$35,500**

FISCAL IMPACT

The recommended Annual Task Order revision is a necessary and prudent allocation of resources. Funds for the annual Task Order contract is being funded with various state grants, local funds and UPRR contribution.

Prepared by: 
John Beshay
Senior Project Manager

Reviewed by: 
Kevin Lai
Director of Capital Projects

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

- [Attachment A: Task Order 4, Revision 16](#)
- [Attachment B: Detail Scope of Work and Cost Estimate by Tasks](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **APPROVAL OF FUNDING AGREEMENT (FA#3) WITH METRO FOR THE STATE ROUTE 57/60 CHOKEPOINT RELIEF PROGRAM PHASE 2- SR 57/60 INTERCHANGE IMPROVEMENTS PROJECT**

RECOMMENDED ACTION

Authorize the Executive Director to execute Funding Agreement (FA#3) between SGVCOG and the Los Angeles County Metropolitan Transportation Authority (Metro) in the amount of \$266,900,000 for the reimbursement of direct costs associated with construction of the State Route 57/60 Interchange Improvements Project, the second and final phase of the State Route 57/60 Chokepoint Relief Program.

BACKGROUND

The Los Angeles County Metropolitan Transportation Authority (Metro) serves as the implementing agency for the design phase of the State Route 57/60 Confluence Chokepoint Relief Program. Through Funding Agreement (FA#1) dated July 30, 2019, Metro programmed \$29,525,000 for SGVCOG's labor costs and allowable expenses associated with utility relocations, acquire rights of way, construction procurement, and construction management throughout Phase 1 (Diamond Bar Golf Course Project) and Phase 2 (SR 57/60 Interchange Improvements Project). Through Funding Agreement (FA#2) dated October 15, 2021, Metro programmed \$91,000,000 for SGVCOG's costs and allowable expenses associated with construction of the Diamond Bar Golf Course, right-of-way acquisitions and needs, and utility relocations. At that time, a third and final funding agreement was expected to cover the costs for the construction of the SR 57/60 Interchange Improvements Project. Since SGVCOG and Metro began working on the State Route 57/60 Confluence Chokepoint Relief Program, the following milestones have been completed:

- Diamond Bar Golf Course Project construction began in September of 2021
- Design for SR 57/60 Interchange Improvements was completed in December of 2021
- Right-of-way acquisitions were completed in March of 2022
- Right-of-way was certified in June of 2022
- Caltrans approved Final Design for SR 57/60 Interchange Improvements Project on June of 2022
- Final Bid Package for the SR 57/60 Interchange Improvements Project were completed in October of 2022 and Invitation for Bids were released on October 18, 2022.
- Bids for SR 57/60 Interchange Improvements Project were opened on December 9, 2022

The SR-57 and SR-60 serve as key components of the National Freight Highway Network (NFHN). The SR 57/60 Interchange Area serves trucking from both the Port of Los Angeles and Port of Long Beach as well as several warehousing, educational, manufacturing, and other businesses across the county and state. The SR 57/60 Interchange area also serves commuters from four California counties, Los Angeles, San Bernardino, Orange County, and Riverside. In 2022 The American Transportation Research Institute ranked the SR 57/60 Interchange Area as the worst truck bottleneck in California and seventh worst in the United States. The existing lane configuration of the shared alignment of both the SR 57/60 creates a chokepoint that results in severe congestion and numerous accidents.

CURRENT ISSUE

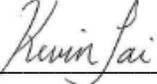
Phase 2 (SR57/60 Interchange Improvements Project) involves complex physical modifications and reconstruction to the eastbound SR-60 and SR-57. The general project limits stretch from just south of the northbound SR-57 and SR-60 merge, to eastbound SR-60 and south of the Golden Springs Drive overpass and along a portion of Grand Avenue from the City of Industry to the City of Diamond Bar. Project scope also includes constructing an eastbound on-ramp bypass lane from SR-60, constructing a new eastbound general purpose-lane on the mainline, reconfiguring Grand Avenue westbound on-ramp and eastbound on- and off-ramps, replacing the existing Grand Avenue overcrossing, constructing an eastbound SR-60 off-ramp bypass from the northbound split, and reconstructing the eastbound SR-60 Diamond Bar Blvd on-ramp

At its January 26, 2023 Regular Board Meeting, Metro was authorized to program for SGVCOG's entire costs associated with construction throughout Phase 2 (SR 57/60 Interchange Improvements Project). The State Route 57/60 Confluence Chokepoint Relief Program is being funded in part through the State of California Trade Corridor Enhancement Program (TCEP), Los Angeles County Metropolitan Transportation Authority Measure M funds, State of California Senate Bill 1 (SB1) Funds, and United States Department of Transportation Infrastructure for Rebuilding America (INFRA) funds.

FISCAL IMPACT

SGVCOG will abide by Metro's Services Reporting and Expenditure Guidelines, and timely process invoices and submit for reimbursements.

Prepared by: 
Rene Coronel
Senior Project Manager

Reviewed by: 
Kevin Lai, PE
Director of Capital Projects

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment 1: Metro Board Report. January 26, 2023](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **APPROVAL OF TASK ORDER 2 REVISION 5 WITH ANSER ADVISORY MANAGEMENT, LCC FOR THE STATE ROUTE 57/60 CONFLUENCE CHOKEPOINT RELIEF PROGRAM – PHASE 1 DIAMOND BAR GOLF COURSE PROJECT**

RECOMMENDED ACTION

Authorize the Executive Director to issue Task Order 2 Revision No. 5, not to exceed (“NTE”) \$715,000.00 to Anser Advisory Management, LLC to continue construction management services for the Diamond Bar Golf Course Project, Phase 1 of the State Route 57/60 Confluence Chokepoint Relief Program.

BACKGROUND

The Los Angeles County Metropolitan Transportation Authority (Metro) serves as the implementing agency for the design phase of the State Route 57/60 Confluence Chokepoint Relief Program. Through an agreement dated July 30, 2019, Metro delegated the San Gabriel Valley Council of Governments (SGVCOG) the overall responsibility to coordinate utility relocations, acquire right-of-way, and oversee the bid, award and construction of the State Route 57/60 Confluence Chokepoint Relief Program, Phase 1 (Diamond Bar Golf Course Project) and Phase 2 (SR 57/60 Interchange Improvements Project).

Current construction to the Diamond Bar Golf Course is necessary to mitigate and minimize impacts, specifically the widening of the freeway into the current golf course. The Golf Course Project contractor is realigning the golf course in order to free up approximately 9.13 acres of frontage for the Interchange Improvements Project. Also included in the construction scope are a new fully-equipped maintenance facility, new irrigation system, relocation of a storm drain, and the relocation of Southern California Edison (SCE) electrical transmission facilities. Since the golf course is closed during construction, a separate Loss of Revenue Agreement and monetary compensation to the Los Angeles County Parks and Recreation Department agreement has been executed.

At the November 16, 2020 Capital Projects and Construction Committee meeting, Anser Advisory Management was selected to provide construction management services for the Diamond Bar Golf Course Project. The scope of work for the construction management services include the following tasks:

- Progress Management Services
- Progress Schedule
- Changes/Claims Administration
- Conferences / Meetings
- Contractor Insurance
- Reports & Records

SGVCOG Capital Projects and Construction Committee
Diamond Bar Golf Course Project
Answer Advisory Management Task Order 2 Revision No. 5
February 27, 2023
Page 2 of 3

- Construction Safety
- Cost Engineering / Estimating
- Utility coordination
- Environmental Services
- Progress Payments
- Quality Assurance
- Special Work Assignments
- Submittals, Requests for Information & Plans
- Document control
- Survey Support (QA)
- Material testing & support services
- Labor compliance & SBE monitoring (support)
- As-Built Drawings
- Traffic Control and Traffic Handling
- Public Affairs (support)
- Contract Closeout

CURRENT ISSUES

Construction on the Diamond Bar Golf Course began on September 1, 2021. The California Department of Fish and Wildlife issued the Streambed Alteration Permit after construction started, which included requirements for Biological Monitoring. Metro’s environmental consultant originally performed the biological monitoring, but it was decided it was best for the construction manager to undertake those responsibilities. The construction manager has also taken an additional effort in monitoring labor compliance.

In addition to the additional level of effort set by permitting agencies, the construction schedule has been impacted due to additional qualifying weather days and delays experienced by the adjacent city project. The project was originally scheduled to be completed in March 2023, but is now scheduled to be completed in May 2023 with minor work to be completed after the city project is completed. The construction manager is required to be on-site to oversee the quality and progress of the work.

FISCAL IMPACT

The recommended contract adjustment for Task Order No. 2 (see Attachment A) is within the budgeted amount. The entire Diamond Golf Course Project expenses, including the SGVCOG staff time, are fully reimbursable by the Metro.

Task Orders	Amount
Task Order No. 2: Construction Management services (NTE)	\$4,054,805
Task Order No. 2: Revision 1	\$0.00
Task Order No. 2: Revision 2	\$0.00
Task Order No. 2: Revision 3	\$111,822.00
Task Order No. 2: Revision 4	\$293,658.50
Task Order No. 2: Revision 5	\$715,000.00
Contract Value To-date NTE Value	\$5,175,285.50

Prepared by: 
Rene Coronel
Senior Project Manager

Reviewed by: 
Kevin Lai
Director of Capital Projects

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

[Attachment 1: Task Order No. 2 Rev 5](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **ADOPTION OF PLANS, SPECIFICATIONS AND ESTIMATE FOR THE MONTEBELLO BOULEVARD GRADE SEPARATION PROJECT**

RECOMMENDED ACTION

Authorize the Executive Director to adopt the plans, specifications, and estimate (PS&E) for the Montebello Boulevard Grade Separation Project (“Montebello Project”) located in the City of Montebello, and authorization for staff to solicit bids for the project.

BACKGROUND

The Montebello Project, a component of the Alameda Corridor-East Program, is comprised of a proposed grade separation on Montebello Boulevard and at-grade crossing safety improvements at Vail Avenue, Maple Avenue, and Greenwood Avenue in the City of Montebello, along the Union Pacific Railroad (UPRR) Los Angeles Subdivision corridor.

Scope of Work: The project includes constructing a roadway underpass, with Montebello Boulevard lowered beneath the UPRR right-of-way, and construction of a rail bridge structure for the UPRR Los Angeles Subdivision tracks, which consist of two mainline tracks and one commercial spur located immediately east of the crossing. The existing intersection of Montebello Boulevard and Olympic Boulevard, located north of the UPRR crossing, will also be grade-separated with the construction of a new roadway bridge for Olympic Boulevard to span the lowered portion of Montebello Boulevard. Safety improvements will be constructed for the at-grade intersections of the UPRR tracks with Vail Avenue, Maple Avenue, and Greenwood Avenue. These at-grade crossing safety improvements include the installation of pedestrian gates and four-quadrant gates, and the construction of new medians.

Major components of the work consist of the construction of temporary tracks (also known as shoofly tracks), the UPRR rail bridge, the Olympic Boulevard bridge, retaining walls, the lowered Montebello Boulevard roadway, improvements to private properties to ensure access is maintained during and after the project construction, major utility relocations and modifications, a pump station, traffic striping and signing, and landscaping and irrigation.

All work associated with this project will be done while maintaining the two existing rail mainline operations at all times. Montebello Boulevard will be temporarily closed while work on the bridges, retaining walls, and lowered roadway are underway. Traffic will be diverted to Greenwood Avenue and Vail Avenue during the closure.

Environmental Clearance: A Notice of Statutory Exemption for the Montebello Boulevard Grade Separation component of the project was filed on November 3, 2017, satisfying the requirements of the California Environmental Quality Act (CEQA). Notices of Categorical Exemption for the Vail

SGVCOG Capital Projects and Construction Committee
Adoption of Plans, Specifications and Estimate for the
Montebello Boulevard Grade Separation Project
February 27, 2023

Avenue, Maple Avenue, and Greenwood Avenue at-grade crossing safety components of the project were filed on November 2, 2017.

Right-of-Way Acquisition: Fifty-four (54) acquisitions, including permanent full or partial acquisitions, and permanent and temporary easements, have been acquired to allow for the construction of this project.

Utility Relocations: Electric, phone, fiber optic, water, gas and cable lines need to be relocated and will occur before, during, and after construction. All arrangements and any cost sharing of franchise utility relocations have been established.

Union Pacific Railroad: A Construction, Operations, and Maintenance Agreement for the grade separation was executed on September 27, 2022 between SGVCOG, UPRR, and the City of Montebello. A construction and maintenance agreement for the at-grade crossings is currently pending the design of signal systems by UPRR.

Public Utilities Commission: The California Public Utilities Commission granted authorization of the grade separation component of the project on October 6, 2020. A separate authorization for the at-grade crossings will be obtained pending the design of signal systems by UPRR.

Estimated Contract Cost: The estimated value of this contract is \$136 million. This does not include other construction activities that are part of the project such as UPRR force account work and construction engineering costs.

Contract Schedule: It is anticipated that the project will go out to bid in March 2023 and construction will begin shortly after a construction contract is executed in June 2023. Construction is expected to be completed by May 2027. A Disadvantaged Business Enterprise goal of 22.2 percent has been tentatively established for this construction contract, pending confirmation from the State.

BUDGET IMPACT:

The Montebello Project has been approved to receive funding from the State Senate Bill 1 Trade Corridor Enhancement Program (TCEP), Proposition 1B Trade Corridor Improvement Fund (TCIF), Caltrans Section 190 program, and State Active Transportation Program-Cycle 6.

Prepared by: Carrie Inciong
Carrie Inciong
Senior Project Manager

Reviewed by: Kevin Lai
Kevin Lai, PE
Director of Capital Projects

**SGVCOG Capital Projects and Construction Committee
Adoption of Plans, Specifications and Estimate for the
Montebello Boulevard Grade Separation Project
February 27, 2023**

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENT

[Attachment A: Title Sheet](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **APPROVAL OF TASK ORDER 4, REVISION 26 WITH MOFFATT & NICHOL (AGREEMENT NO. 15-02) FOR THE MONTEBELLO BOULEVARD GRADE SEPARATION PROJECT**

RECOMMENDED ACTION

Authorize the Executive Director to issue Task Order No. 4, Revision 26 to Moffatt & Nichol (“M&N”), Agreement No. 15-02, for a not-to-exceed amount of \$50,350 for Phase III – Final Design: Montebello Boulevard Grade Separation Project (“Montebello Project”).

BACKGROUND

The Montebello Project, a component of the Alameda Corridor-East Program, is comprised of a proposed grade separation on Montebello Boulevard and at-grade crossing safety improvements at Vail Avenue, Maple Avenue, and Greenwood Avenue along the Union Pacific Railroad Los Angeles Subdivision rail corridor.

The Montebello Project has been approved to receive \$49 million in State Senate Bill 1 Trade Corridor Enhancement Program (TCEP) funds, \$18.851 million from the Proposition 1B Trade Corridor Improvement Fund (TCIF), \$15 million under a Section 190 agreement with Caltrans, and \$5.906 million from the State Active Transportation Program-Cycle 6. In accordance with requirements of the TCEP funding, the construction contract for the Montebello Project must be executed by June 2023. SGVCOG staff is currently working with M&N to prepare the bid documents and release the bid package in March 2023 in order to meet the June 2023 deadline for executing the construction contract.

CURRENT ISSUES

The recommended Revision 26 to Task Order No. 4 will allow M&N to prepare revised designs for Retaining Wall 10 and the associated meandering walkway. The redesigns are required in order to accommodate the UPRR approved relocation of the SCE underground facilities along the proposed easterly re-alignment of Montebello Boulevard, as well as the proposed relocation of the AT&T facility in the same area.

FISCAL IMPACT

The recommended Task Order revision is a necessary and prudent allocation of resources. The services to be provided by M&N will help to ensure a successful delivery of the Montebello Project. We expect to complete a funding arrangement with Metro for the Montebello Corridor Project prior to starting construction in mid-2023.

Prepared by: Carrie Inciong
Carrie Inciong
Senior Project Manager

Reviewed by: Kevin Lai
Kevin Lai, PE
Director of Capital Projects

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENT

[Attachment A: Task Order 4 Revision 26](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **APPROVAL OF TASK ORDER 5 WITH MOFFATT & NICHOL (AGREEMENT NO. 15-02) FOR THE MONTEBELLO BOULEVARD GRADE SEPARATION PROJECT**

RECOMMENDED ACTION

Authorize the Executive Director to issue Task Order No. 5 to Moffatt & Nichol (“M&N”), Agreement No. 15-02, for a not-to-exceed amount of \$3,322,500 for as-needed Design Support During Construction for the Montebello Boulevard Grade Separation Project (“Montebello Project”).

BACKGROUND

The Montebello Project, a component of the Alameda Corridor-East Program, is comprised of a proposed grade separation on Montebello Boulevard and at-grade crossing safety improvements at Vail Avenue, Maple Avenue, and Greenwood Avenue along the Union Pacific Railroad Los Angeles Subdivision rail corridor.

The Montebello Project has been approved to receive \$49 million in State Senate Bill 1 Trade Corridor Enhancement Program (TCEP) funds, \$18.851 million from the Proposition 1B Trade Corridor Improvement Fund (TCIF), \$15 million under a Section 190 agreement with Caltrans, and \$5.906 million from the State Active Transportation Program-Cycle 6. In accordance with requirements of the TCEP funding, the construction contract for the Montebello Project must be executed by June 2023. SGVCOG staff is currently working with M&N to prepare the bid documents and release the bid package in March 2023 in order to meet the June 2023 deadline for executing the construction contract.

CURRENT ISSUES

The recommended Task Order No. 5 will be issued on a time-and-materials basis and is comprised of the tasks summarized below (see detailed explanations and assumptions in Attachment 2: Scope of Work):

- Design support for project management and administration: **\$642,588**
- Design support during bidding phase: **\$126,727**
- Design support during construction phase: **\$1,428,252**
- Design support during closeout phase: **\$173,624**
- Staff augmentation for program management: **\$798,528**
- Shoring design for SCE jacking/receiving pits: **\$110,472**
- Total other direct costs: **\$42,309**

FISCAL IMPACT

The recommended Task Order revision is a necessary and prudent allocation of resources. The services to be provided by M&N during the critical bidding and construction phases will help to ensure a successful delivery of the Montebello Project. We expect to complete a funding arrangement with Metro for the Montebello Corridor Project prior to starting construction in mid-2023.

Prepared by: Carrie Inciong
Carrie Inciong
Senior Project Manager

Reviewed by: Kevin Lai
Kevin Lai, PE
Director of Capital Projects

Approved by: Marisa Creter
Marisa Creter
Executive Director

ATTACHMENT

[Attachment A: Task Order 5](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: APPROVAL OF AWARD OF CONSTRUCTION CONTRACT TO SKANSKA USA CIVIL WEST FOR THE STATE ROUTE 57/60 CHOKEPOINT RELIEF PROGRAM PHASE 2 – SR 57/60 INTERCHANGE IMPROVEMENTS PROJECT

RECOMMENDED ACTION

Authorize the Executive Director to award a Contract to Skanska USA Civil West for constructing the State Route 57/60 Interchange Improvements Project - the second and final phase of the State Route 57/60 Confluence Chokepoint Relief Program, in the not-to-exceed amount of \$266,900,000.

BACKGROUND

The Los Angeles County Metropolitan Transportation Authority (Metro) serves as the implementing agency for the design phase of the State Route 57/60 Confluence Chokepoint Relief Program. Through an agreement dated July 30, 2019, Metro delegated the San Gabriel Valley Council of Governments (SGVCOG) the overall responsibility to coordinate utility relocations, acquire right-of-way, and oversee the bid, award and construction of the State Route 57/60 Confluence Chokepoint Relief Program, Phase 1 (Diamond Bar Golf Course Project) and Phase 2 (SR 57/60 Interchange Improvements Project).

The SR-57 and SR-60 are key components of the National Freight Highway Network (NFHN). The SR 57/60 Interchange Area serves trucking from both the Port of Los Angeles and Port of Long Beach as well as several warehousing, educational, manufacturing, and other businesses across the county and state. The SR 57/60 Interchange area also serves commuters from four Southern California counties, Los Angeles, San Bernardino, Orange County, and Riverside. In 2022, the American Transportation Research Institute ranked the SR 57/60 Interchange Area as the worst truck bottleneck in California and seventh worst in the United States. The existing lane configuration of the shared alignment of both the SR-57 and SR-60 creates a chokepoint that results in severe congestion and numerous accidents.

Complex physical modifications and reconstruction to the eastbound SR-60 are the core of the SR 57/60 Interchange Improvements Project. As shown below, the general project limits stretch from just south of the northbound SR 57/60 merge, to eastbound SR-60 and south of the Golden Springs Drive overpass and along a portion of Grand Avenue from the City of Industry to the City of Diamond Bar. Project scope also includes constructing an eastbound on-ramp bypass lane from SR-60, constructing a new eastbound general purpose-lane on the mainline, reconfiguring Grand

Avenue westbound on-ramp and eastbound on- and off-ramps, replacing the existing Grand Avenue overcrossing, constructing an eastbound SR-60 off-ramp bypass from the northbound split, and reconstructing the eastbound SR-60 Diamond Bar Blvd on-ramp.



Picture 1: Project Vicinity Map, Courtesy of Metro

CURRENT ISSUES

Consistent with the Agency’s procurement process, an Invitation for Bids (IFB) was issued on October 18, 2022. The IFB was advertised in various publications (newspapers of local circulation, minority and business publications, and SGVCOG website). Formal communications throughout the procurement process were tracked via the Agency’s bidding system (PlanetBids). A mandatory in person pre-bid conference and DBE networking event was held on November 2, 2022.

At the bid closing on December 9, 2022, five bids were received. All bids were reviewed and determined to be accurate (see Table 1). Official bid results were publicized on January 18, 2023.

Company Name	Bid Amount
1. Skanska USA Civil West	\$ 266,900,000.00
2. OHLA USA, Inc.	\$ 272,536,108.75
3. MCM Construction, Inc.	\$ 279,516,159.50
4. Griffith-Atkinson JV	\$ 298,997,093.50
5. Steve P. Rados, Inc.	\$ 341,028,763.50

Throughout the bid process, staff closely monitored the on-going cost escalations in construction and anticipated to receive higher bid prices for this Project. Specifically, skyrocketing steel and concrete costs, longer lead time along the entire supply chain, and shortage in skilled labors pose challenges in receiving responsive bids for our projects. Staff reviewed and determined Skanska USA Civil West’s submission as complete and responsive. Although Skanska USA Civil West’s bid price is nearly 6% lower than the Agency’s in-house estimate, staff concluded its proposed

price was reasonable and justified. If we reject Skanska's current bid amount and proceed to re-bid the Project, we could risk of getting even higher cost proposal in addition to 3-6 months of schedule delay.

The IFB was issued under the Disadvantaged Business Enterprise (DBE) Program currently in place. With the Caltrans established 24% DBE goal on the project, Skanska USA Civil West is committed to meet or exceed the 24% DBE goal through the life of the contract.

The protest period concluded on January 25, 2023 and a bid protest was received from the second lowest bidder, OHLA USA, Inc. Skanska USA Civil West was requested and submitted a rebuttal to the bid protest. Both the bid protest and rebuttal documents were submitted to SGVCOG's construction legal counsel for review and analysis. Legal counsel responded with the following:

OHLA's protest sets forth two arguments.

1. The Skanska bid included a material deviation that allowed Skanska to obtain a competitive advantage over OHLA.

Legal Counsel's response: The protest is based on the assertion that Skanska had materially deviated from the Solicitation by proposing a subcontractor not employing vibratory stone column installation. That is not correct. As Skanska sets forth in its response, the Agency amended 19-12.01A and 19-12.03 in Amendment 7 to the Solicitation. Where those sections initially called for the use of vibro-replacement (wet) method below the retaining wall, the Solicitation "has been amended to allow for alternative means for the construction of the stone columns." Accordingly, it is incorrect that Skanska needed to show that Drill Tech & Shoring, Inc. had experience in completing a vibratory stone column project.

The follow-on argument that Skanska obtained an improper price advantage by proposing a non-vibratory method is not well founded. There is no documentation or supporting calculation showing that the Skanska price advantage over OHLA is due in part of whole to the use of a Subcontractor using a non-vibratory stone column installation. This follow-on argument is moot. For the reasons set forth above, the first OHLA argument is rejected.

2. The Skanska bid relied on a DBE subcontractor that is not NAICS certified for the type of work listed.

Legal Counsel's response: The protest is based on the OHLA position that Tipco Engineering, Inc. "does not have an NAICS code for pile driving." Based on that position, OHLA claims Skanska has made a "material error" in its proposal. The OHLA presumption that the Solicitation required Skanska to use a subcontractor with a specific NAICS code is incorrect. Skanska argues that Tipco can perform the work using NAICS codes 237310 (Highway, Street and Bridge Construction) or NAICS code 237990 (Other Heavy and Civil Engineering Construction. Neither proposer provides any support for the underlying argument that a particular NAICS code was required of Tipco Engineering.

The NAICS Association states that such codes are self-assigned. "What this means is a company selects the code that best depicts their primary business activity and then uses it when asked for their code." "The system was developed for statistical Legal Counsel's response, however, various government agencies, trade associations, and regulatory boards have adapted the NAICS classification system for their internal needs."

There is nothing in the Solicitation or NAICS documentation suggesting that the failure to use a particular NAICS code is a material. The NAICS Association does not suggest that an NAICS code should be used as suggested by OHLA. This is to be distinguished from the California licensing system, where, by statute, a contractor can only perform work for which it has a license. There is no basis provided by OHLA, based on the Solicitation or in law, to find that Tipco's failure to use the code identified by OHLA constitutes a material error in the Skanska bid. Accordingly, the first portion of the second OHLA argument is rejected.

OHLA also argues that "without" Tipco's bid, the Skanska DBE percentage goal would drop. OHLA fails to point out that even at that hypothetically reduced participation, Skanska's DBE percentage goal still exceeds OHLA's DBE percentage goal.

OHLA fails to explain the basis in the Solicitation requirements or law to grant a protest based on the hypothetical reduction in the DBE percentage goal.

For the reasons set forth above, the second OHLA argument is rejected. OHLA was asked to present their arguments at the Capital Projects and Construction Committee on February 27, 2023, but decided to withdraw their protest after received a draft of staff's recommendation.

CONCLUSION:

The OHLA bid protest is rejected. The Agency intends to proceed with award of a contract pursuant to the Solicitation to Skanska USA Civil West California District, Inc.

On this basis, staff is recommending the Committee reject the bid protest and proceed with the award of the Contract to the low bidder, Skanska USA Civil West.

FISCAL IMPACT

The costs for SGVCOG to oversee the SR 57/60 Interchange Improvements Project construction activities are fully reimbursable by Metro.

Prepared by: 
Rene Coronel
Senior Project Manager

Reviewed by: 
Kevin Lai, PE
Director of Capital Projects

Approved by: 
Marisa Creter
Executive Director

ATTACHMENTS

- [Attachment A: Contract Award](#)
- [Attachment B: OHLA Protest](#)
- [Attachment C: Skanska Response](#)
- [Attachment D: Legal Counsel's Response](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee

FROM: Marisa Creter, Executive Director

RE: REAL PROPERTY SALE- 405 South Del Mar, San Gabriel, CA

RECOMMENDED ACTION

Approve a Purchase and Sale Agreement in the amount of \$4,105,000 for real property located at 405 South Del Mar, San Gabriel, CA in substantially the form as attached and authorize Board President Becky Shevlin to execute same on behalf of the Capital Projects and Construction Committee (“Committee”).

BACKGROUND

At its November 21, 2022 meeting, the Committee, authorized the Executive Director to negotiate the sale of real property located at 405 South Del Mar, San Gabriel, CA. The San Gabriel Valley Council of Governments (SGVCOG) owns the property, which it acquired as part of a larger parcel for the San Gabriel Trench Project. The Project is now complete and the remaining property has been declared surplus. Pursuant to the SGVCOG Governing Board Bylaws, the Committee has been delegated the authority to dispose of property that is no longer needed for the Project.

Surplus land, that is not otherwise exempt, must be disposed of pursuant to the Surplus Land Act, which requires, among other things, that the surplus land be first offered to developers for affordable housing. The SGVCOG has completed the Surplus Land Act process and negotiations have been terminated with the City of San Gabriel, which expressed interest in developing the property for affordable housing. However, after months of negotiation, the parties were unable to reach an agreement. The City of San Gabriel is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT) and supports the SGVRHT as the purchaser of the property. In November 2022, the SGVRHT Board approved negotiating the purchase of the property from the SGVCOG, anticipating the potential for use of the property as affordable housing along the lines of the affordable housing development previously being proposed by the City of San Gabriel.

Except in limited situations which do not apply here, the SGVCOG is required to sell the surplus land for fair market value. In an appraisal completed October 11, 2022, the fair market value of the land as multi-family residential was presented at \$4,105,000 to \$4,415,000. This figure includes a reduction in value assuming Vapor Intrusion Mitigation will be required to develop the site for residential use and the range in value reflects a range in the estimated cost of remediation. A second appraisal was done appraising the property based on its current zoning of industrial on December 23, 2022, and estimated the fair market value as \$4,540,000 assuming no environmental mitigation is required. Both appraisals were conducted under what the appraiser referenced as an extraordinary assumption, that being that a developer would be able to utilize approximately 2,000 square feet of adjoining property owned by the City of San Gabriel, which assumption likely increased the appraisals’ conclusions as to fair market value.

Staff is proposing to sell the property at the lower range of the fair market value residential appraisal of \$4,105,000. It is somewhat unlikely that the City would provide its property to an industrial developer because as noted above, the City has expressed its desire to see the property developed for affordable housing. In addition, the property is listed as a proposed 56-unit housing development in the City’s 2021-29 Housing Element Update.

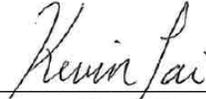
The sale of the property to SGVRHT will advance the SGVCOG’s interest in that it would receive fair market value for the property, which can be accomplished in a relatively short period of time from the approval of both agencies and without contingencies, escrow or broker commissions. Proceeds from the sale would be placed back into the SGVCOG’s capital projects program. The sale would be realized through a Purchase and Sales Agreement (PSA) which is attached in draft form.

NEXT STEPS

The SGVRHT Board will consider the PSA at its February 28th meeting. If approved by the Committee and the SGVRHT Board, staff will ensure the PSA is executed and proceeds are transferred to the capital projects account to support future or ongoing projects.

Prepared by: 

Yanin Rivera
Senior Administrative Assistant

Reviewed by: 

Kevin Lai, PE
Director of Capital Projects

Approved by: 

Marisa Creter
Executive Director

ATTACHMENTS

- [Attachment A: Draft Purchase and Sales Agreement](#)
- [Attachment B: Residential Appraisal](#)

REPORT

DATE: February 27, 2023

TO: Capital Projects and Construction Committee Members & Alternates

FROM: Marisa Creter, Executive Director

RE: **DIRECTOR OF CAPITAL PROJECTS' MONTHLY REPORT**

RECOMMENDED ACTION

Receive and file.

BACKGROUND

Each month committee members receives an update on key programs. Committee members may contact staff for clarifications on any of the reported items prior to the scheduled meeting. The following are items of note since the last meeting:

I. PROJECTS

Diamond Bar Golf Course Renovation Project

Construction continues at the Diamond Bar Golf Course. Contractor started installation of the netting for the newly installed poles. The demolition of concrete cart paths, a maintenance building, and drainage culverts had left a large pile of debris. The contractor continued using a rock crusher to recycle the material which will be used as the base for new cart paths, access roads, and construction of new maintenance building. The roofing and the exterior walls for the maintenance building continued this month. Rough shaping and rough grading operations are substantially completed on the west side and turf seeding is scheduled upon favorable weather conditions.

Fairway Drive Grade Separation Project

Work on retaining walls and private property sound walls continued this month. Irrigation and electrical conduit work in Fairway was completed this month. Also this month the Contractor began construction of curb, gutter, and sidewalk in Fairway Drive and fine grading work for Lead Track 2 and Spur Track 2. Inclement weather in November, December and January coupled with other delays has pushed the opening of Fairway Drive and substantial completion of the project to late May of 2023.

Montebello Corridor Project

SGVCOG staff attended the December 7-8, 2022 meeting of the California Transportation Commission (CTC) in support of the agency's funding requests for the Montebello Grade Separation Project. The CTC approved the allocations from Senate Bill 1 (SB1) Trade Corridor Enhancement Program (TCEP), \$18,851,000 from Proposition 1B (Prop 1B) Trade Corridor Improvement Fund (TCIF), and \$5,906,000 from Active Transportation Program (ATP) Cycle 6

for construction of the grade separation project and at-grade safety improvements. SGVCOG's design consultant, Moffatt & Nichol, is completing the PS&E package for adoption by the committee this month. Staff anticipate issuing the construction contract by June 2023.

Fullerton Road Grade Separation Project

The Fullerton Road Grade Separation Project began implementation of Stage 2C at San Jose and Rowland intersections north of the tracks along Fullerton. Contractor made substantial progress with the acceleration of the shoofly tracks construction within the UPRR ROW and completed the shoofly by February 1st as required by UPRR. Unfortunately, the UPRR cutover of the 1st shoofly track, originally scheduled for February 11th, was delayed two weeks by UPRR to February 25th. This delay will also impact final project completion.

La Verne Gold Line Pedestrian Bridge Project

The design consultant, KPFF completed the 95% design plans and submitted the draft GO-88B application to the California Utilities Public Commission (CPUC). NEPA documentation is underway in support of the recently granted federal earmark.

Turnbull Canyon Grade Separation Project

The Resolution of Necessity for property acquisitions were adopted at the December Governing Board meeting. The project team is working on obtaining the Construction, Operations, and Maintenance (COM) Agreement with UPRR, City of Industry, and Los Angeles County.

State Route 57/60 Interchange Improvements Project

Invitations for Bids were released on October 18, 2022 with bids received on December 09, 2022. The Engineer's Estimate for the construction phase of the Project is approximately \$285M and the apparent lowest responsible bid is approximately \$267M. The Agency has received a protest to the bid and a hearing will be held for the bid protest. Construction is tentatively scheduled to start at the beginning of Spring 2023.

II. COMMUNITY OUTREACH UPDATE

- Distributed over 290 construction alert notices regarding the 6-month closure of North Fullerton Road between Rowland Street/San Jose Avenue and Arenth Avenue for roadway widening improvements for the Fullerton Road Grade Separation Project. The notices were also posted on the SGVCOG and ACE Project websites, Twitter, Facebook, Instagram and Nextdoor.
- Conducted ongoing community outreach and business support activities for the Fairway Drive, Fullerton Road, Turnbull Canyon Road and Montebello Corridor Grade Separation Project, and the Diamond Bar Golf Course Renovation Project.

Prepared by: Kevin Lai
Kevin Lai, PE
Director of Capital Projects

Approved by: Marisa Creter
Marisa Creter
Executive Director