

TO: Andrew P. Powers, City Manager

FROM: Nader Heydari, Public Works Director

DATE: May 20, 2025

SUBJECT: **Thousand Oaks Boulevard Landscape Improvements Phase 2 (CI 5653)**

RECOMMENDATION:

1. Approve the project design, plans, specifications, and Addenda No. 1 through No. 5 for construction of the Thousand Oaks Boulevard Landscape Improvements Phase 2 (CI 5653).
2. Award construction contract for the Thousand Oaks Boulevard Landscape Improvements Phase 2 (CI 5653) to Environmental Construction, Inc. of Woodland Hills, CA, in the amount of \$2,425,743.70, plus a contingency of \$245,000.
3. Approve First Amendment to Professional Services Contract No. 13592-2024 with D&D Engineering, Inc. (D&D) of North Hollywood, CA, for Construction Phase Support Services for the Thousand Oaks Boulevard Landscape Improvements Phase 2 (CI 5653) in the amount of \$116,795, for a revised not-to-exceed amount of \$412,510, and extend the term of the agreement to June 30, 2026.
4. Approve budget appropriation in the amount of \$860,525 from A/C #142-0000-311-1000 (Landscape Fund, Fund Balance) to A/C #142-5310-632-8300 (Landscape Fund - CI 5653 Thousand Oaks Boulevard Landscape Improvements Phase 2).
5. Authorize expenditure in the amount of \$2,787,538.70 (\$2,425,743.70 construction contract, \$245,000 construction contract contingency, and \$116,795 construction support services), from A/C 142-5310-632-8300 (Landscape Fund - CI 5653 Thousand Oaks Blvd Landscape Improvements).
6. Delegate authority to the City Engineer to approve changes in the design, plans, specifications, and working details of the project on work directives and change orders up to the project-approved contingency amount.
7. Find that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15301(a), 15301(h), and 15304.

LEVINE ACT ITEM: Yes

FINANCIAL IMPACT:

\$860,525 Increase to Adopted FY 2024-25 Landscape Fund Budget. A \$860,525 increase to Adopted FY 2024-25 Landscape Fund Budget is requested. \$2,011,190 is available in the FY 2024-25 Landscape Fund Budget for CI 5653.

BACKGROUND:

In 2017, the City adopted the citywide Forestry Master Plan (FMP), which included comprehensive citywide street tree and understory planting palettes focused on water conservation, sustainability, and community input. In 2019, the City constructed five demonstration sites to provide visual examples of the new plant palettes identified in the FMP and closely monitored the plants' maintenance and establishment challenges in anticipation of citywide landscape improvement projects.

The proposed project under CI 5653 will retrofit approximately 3,800 linear feet of landscaping in the center medians along Thousand Oaks Boulevard between Duesenberg Drive and the eastern city limit near Via Colinas (Attachment #1). The medians within the project limits currently contain mostly dead and dying ornamental turf, along with non-climate adaptive trees.

Phase 1 of the project, completed in January 2025, involved the removal of 38 existing trees in the medians that were not climate-appropriate or were in poor health, which included one unhealthy oak tree. This work was completed in advance of the Landscape Improvements Project Phase 2 to avoid impacts to birds during nesting season. The tree removals were completed under a \$72,500 contract with Mariposa Tree Management Inc. through an informal bid and award process per the City's purchasing guidelines.

On April 9, 2024, City Council approved a Professional Services Agreement with D&D in the amount of \$295,715 for the design and engineering of the Phase 2 project, plus extra services of \$29,175. The Phase 2 design work was completed in December 2024.

The Phase 2 landscape design incorporates the recommendations outlined in the FMP as well as staff's experience with the demonstration projects. The design includes new high-efficiency irrigation systems and California-friendly, drought-resistant plant materials and trees. This project aligns with the City's sustainability goals by incorporating low water use landscape infrastructure and plantings and

includes the addition of 37 new oak trees in the medians on Thousand Oaks Boulevard.

DISCUSSION/ANALYSIS:

On December 3, 2024, City Council authorized staff to advertise the Thousand Oaks Boulevard Landscape Improvements Phase 2 for construction bids. On February 28, 2025, the Notice Inviting Bids was published in the Acorn newspaper and was posted on the City's OpenGov procurement site. Four bids were received and publicly opened on April 23, 2025. The bid results are as follows:

Bidder		Bid
1.	Superb Engineering, Inc. Banning, CA	\$1,873,179.53
2.	Environmental Construction, Inc., Woodland Hills, CA	\$2,425,743.70
3.	Marina Landscape, Inc., Orange, CA	\$2,515,823.65
4.	C.S. Legacy Construction, Inc, Chino, CA	\$3,527,000.97

The lowest bidder, Superb Engineering, Inc., was deemed non-responsive due to their failure to properly complete Bid Form No. 6 in the bid package. The form requires all bidders to list at least three projects with similar scope and complexity in the last five years. Additionally, Superb Engineering's concrete subcontractor listed on Bid Form No. 5 did not have the required contractor's license for performing the concrete work.

The bid package submitted by the second lowest bidder, Environmental Construction, Inc., in the amount of \$2,425,743.70 has been reviewed and found to be in order. The bid is higher than the engineer's estimate of \$2,100,000, which is partially attributed to the high level of traffic control and special work hours required to minimize overall public impact on the project. The bid protest period has elapsed with no formal protests received. Staff recommends the award of the construction contract to the lowest responsive bidder, Environmental Construction, Inc., for the bid amount of \$2,425,743.70.

Engineering Support During Construction

D&D is the project engineer of record and will provide design support services during the construction of the project. These support services will include responding to requests for information, reviewing material submittals, reviewing irrigation layout, preparation of final project punch list, and preparation of record drawings upon completion. The services will also include Storm Water Pollution Prevention Plan (SWPPP) inspection and field observations throughout the construction period. Providing engineering support services during construction was part of the qualification-based selection process outlined in the original Request For Proposals/Qualifications (RFP/Q). Staff recommend approval of the First Amendment to Contract No. 13592-2024 with D&D in the amount of \$116,795

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(Attachment #2) for a revised not-to-exceed amount of \$412,510, and an agreement term extension to June 30, 2026.

The estimated overall project cost breakdown is as follows:

Engineering/Design including Extra Services (approved)	\$324,890.00
City Furnished Material and Supplies (approved)	\$5,000.00
Phase 1 Construction Contract (tree removal) (approved)	\$72,500.00
Purchase of Irrigation Controller Enclosures (approved)	\$20,359.00
Installation of Irrigation Controller Enclosures (future on-call)	\$35,000.00
Third-Party Audit of the New Irrigation System (future on-call)	\$15,000.00
Phase 2 Construction Contract (this action)	\$2,425,743.70
Phase 2 Construction Contingency (this action)	\$245,000.00
Construction Support Services (this action)	\$116,795.00
Total Estimated Costs	\$ 3,260,287.70

The estimated project timeline is as follows:

Construction Start	June 2025
Construction Completion	December 2025
Completion of 90-day Plant Establishment Period	March 2026

The project design, specifications, and Addenda No.1 through No. 5 are available for review by request to the Public Works Department by e-mail at publicworks@toaks.gov or by phone at (805) 449-2400.

This project is categorically exempt from the CEQA pursuant to 14 CCR Section 15304 (minor alteration of existing topographic features for grading within the landscaped median along Thousand Oaks Boulevard), including Section 15301(a) (alteration of existing plumbing and electrical for the irrigation system), and Section 15301(h) (maintenance of existing landscaping within the median area).

Community Outreach: Staff has established a public outreach plan for the project, with a particular focus on the businesses/residents located adjacent to the project as well as the general public. A citywide public outreach meeting was also held on October 30, 2024, to educate the public about the project. Various communication tools and strategies, including press releases, website updates, and social media posts, will continue to be utilized to inform the public and receive feedback. A dedicated project website has been created at www.toaks.gov/toblandscape where updated project information will continue to be provided throughout the construction phase of the project.

This project meets City Council's Top Ten Priorities #6, "Environmental Sustainability," and #7, "Public Works + Infrastructure Investments across the community."

CIP PROJECT PRIORITY (as outlined in FY 2023-24 and FY 2024-25 CIP Program Budget)

Priority Two – Necessary, but not essential, and there could be consequences if deferred.

LEVINE ACT (California Government Code § 84308):

This item is subject to the Levine Act. City Councilmembers who have received a campaign contribution of more than \$500 (aggregated) within the preceding 12 months from a party or their agent/representative, or a financially-interested participant involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; or if applicable (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the official knew or should have known about the contribution, and participate in the proceeding.

All parties and their agents/representatives must disclose on the record of this proceeding any aggregated contribution of more than \$500 made to any Councilmember within the preceding 12 months. Councilmembers are prohibited from accepting, soliciting, or directing a campaign contribution of more than \$500 (aggregated) from a party, their agent/representative, or a financially-interested participant during a proceeding and for 12 months following the date a final decision is made. In addition, a party, their agent/representative, or a financially-interested participant is prohibited from contributing more than \$500 (aggregated) to a Councilmember during a proceeding and for 12 months following the date a final decision is made. The completed Levine Act form is included in the Agreement (Attachment #2).

COUNCIL GOAL COMPLIANCE:

Meets the following City Council goals:

C. Operate City government in a fiscally and managerially responsible and prudent manner to ensure that the City of Thousand Oaks remains one of California's most desirable places to live, work, visit, recreate, and raise a family.

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F. Provide and enhance essential infrastructure to ensure that the goals and policies of the Thousand Oaks General Plan are carried out and the City retains its role and reputation as a leader in protecting the environment and preserving limited natural resources.

PREPARED BY: Elaine Camia, Associate Engineer

Attachments:

Attachment #1 – Vicinity and Location Maps

Attachment #2 – First Amendment to Contract No. 13592-2024 with D&D

Documents Provided Under Separate Cover:

#1 – Project Plans, Specifications and Addendum No. 1 thru No. 5