

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

**SUBJECT: Approve conceptual project for Torrance Bridge maintenance and beautification.
Expenditure: N/A**

RECOMMENDATION

Recommendation of the City Council Citizen Development and Enrichment Committee that City Council approve a conceptual project for the maintenance and beautification of the Torrance Bridge.

FUNDING

Upon approval of the project conceptually, staff will seek funding for the project and preservationist through grants, capital projects or other sources.

BACKGROUND/ANALYSIS

The City Council Committee on Citizen Development and Enrichment held a meeting with the public on August 2, 2011 to discuss the interest, process and direction for the maintenance and beautification of the Torrance Bridge in conjunction with the City of Torrance Centennial Celebration in 2012. During the meeting, several members of the Historical Society, the Centennial Committee, and Torrance residents discussed their enthusiasm with the idea that the bridge would be restored to highlight Irving Gill's original work, and create a pleasant entry way into the city.

The proposed improvements would include the following:

- Repair spalls, delamination, and cracking on the bridge deck and columns
- Repair broken wooden railings
- Remove and/or trim old plants and ivy overgrowth from the bridge surface
- Properly remove graffiti and paint, while adding a protective coating
- Add energy efficient flood lights to highlight bridge arches (not to be attached to bridge)

Additionally, the following action items were proposed, during the committee meeting:

- Staff was directed to seek the services of a qualified professional, experienced in historical preservation, to provide oversight of the plans, specifications, and construction of the proposed improvements. The intent of this oversight will be to insure that the design and construction of the work is performed in a manner that will preserve all historical characteristics of the bridge.
- In lieu of a lighted sign on the bridge, the committee was in favor of replacing a missing entryway monument sign, which had been removed by the railroad agency on one occasion, and, once replaced, damaged by a vehicle on a separate occasion. As such, staff would like to add the entryway sign as part of this project. Because the railroad agency will not allow the sign

to be installed within its easement, the sign would be located in the parkway along the northern curb line of Torrance Boulevard, outside of the railroad easement.

Staff has researched these items and found the following costs associated with each:

1. Structural Engineer/Preservationist with bridge preservation experience to design the bridge repair items according to the Secretary of Interior Standards- Includes full plans and specifications: ~ \$15,600
2. New "Torrance Monument Sign" ~ \$17,000
3. Construction of bridge repairs to include proposed improvements above ~ \$36,000

With Your Honorable Body's concurrence, staff will seek funding for the above mentioned design work and proposed improvements, as well as hire a consultant to provide the requested oversight.

Respectfully submitted,

CITY COUNCIL COMMITTEE ON CITIZEN
DEVELOPMENT AND ENRICHMENT



Councilman Tom Brewer, Chair



Councilman Gene Barnett



Councilman Pat Furey

- Attachments: A) Staff Report from the CD & E Committee Meeting of August 2, 2011
B) CD & E Committee Meeting Notes of August 2, 2011
C) Staff PowerPoint Presentation of August 2, 2011

Committee Meeting of
August 2, 2011

Honorable Chair and Members of the
City Council Citizen Development and Enrichment Committee

City Hall
Torrance, California

Members of the Committee and Board:

SUBJECT: Meeting of the Torrance City Council Citizen Development and Enrichment Committee and Public Works to discuss Torrance Bridge Maintenance and Beautification.

RECOMMENDATION

Recommendation of the City Manager and the Public Works Department that the Torrance City Council Citizen Development and Enrichment Committee provide direction on the proposed Torrance Bridge Maintenance and Beautification Project.

BACKGROUND/ANALYSIS

Torrance Boulevard is a major gateway into the City of Torrance. This past month, a major section of Torrance Boulevard was rehabilitated from Sartori Avenue to Western Avenue, completing the Torrance Boulevard Rehabilitation project from the east City limit to the west City limit.

Our next task is to repair the Torrance Bridge within the latest Torrance Boulevard Rehabilitation project area. The Public Works Department received a bridge deficiency report in 2009 from the County of Los Angeles, identifying areas of damage on the Torrance Bridge. This has raised some concern to the condition as well as the proper repair procedures to adhere to the Secretary of Interior Standards for Historical Structures. Representatives from the City have researched options for the maintenance and beautification of the bridge and the outcome is as follows:

PHASE 1 – BRIDGE LIGHTING AND CENTINENIAL CELEBRATION (Total Cost: \$56,020)

ACQUIRE QUALIFIED STRUCTURAL ENGINEER ~ \$14,000

- o Must have experience with historical bridge repairs
- o Observed structural integrity of the bridge (possible minimal testing cost TBD)
- o Develop procedure, plans and specifications for repairs and beautification

ADVERTISE A BID FOR QUALIFIED CONTRACTOR TO PERFORM REPAIR WORK

- o Contractor must have extensive experience with repairing historic concrete bridges or structures

BEGIN REPAIRS AND BEAUTIFICATION ~ \$38,200 + 10% Contingency

- o Repair spalls, cracks and delamination - \$18,000
- o Repair original wooden railings - \$5,000
- o Install decorative accent solar lighting - \$9,200
- o Install decorative "TORRANCE" entryway solar lighted sign directly on the bridge - \$6,000

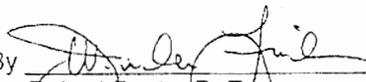
PHASE 2 - LONG TERM PLANS

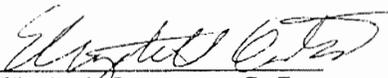
Develop, design and construct an attractive pedestrian overpass and educational area to inspire creativity, and introduce residents, students and tourists to the history of Torrance. It will lead residents and employees from north of Torrance Boulevard into the growing downtown redevelopment area, which includes the new Miyako Hotel, the well known Mitsuwa Market, the Red Car Brewery, The Depot, Farmer's Market, and many other attractions.

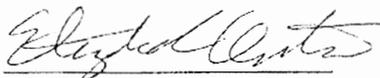
Based on direction from the Committee, staff will seek funding sources for the Phase I of the project and return to City Council for approval.

Respectfully submitted,

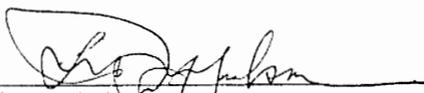
Rob Beste
PUBLIC WORKS DIRECTOR

By 
Robert Beste, P. E.
for Public Works Director


Elizabeth Overstreet, P. E.
Engineering Manager

for 
Lea Reis
Assistant Engineer

CONCUR:


Leroy J. Jackson
City Manager

CITY COUNCIL CITIZEN DEVELOPMENT AND ENRICHMENT COMMITTEE NOTES
Tuesday, August 2, 2011

COMMITTEE MEMBERS: Councilman Tom Brewer, Chair
Councilman Gene Barnett
Councilman Pat Furey

CITY STAFF: John Fellows, City Attorney
Mary Giordano, Assistant City Manager
Robert Carson, Park Services Manager
Beth Overstreet, Engineering Manager
Lea Reis, Assistant Engineer
Aram Chaparyan, Assistant to City Manager

CALL MEETING TO ORDER

The City Council Citizen Development and Enrichment Committee convened in a regular meeting on Tuesday, August 2nd, 2011 at 4:00 p.m. in the City Council Chamber.

BEAUTIFICATION/MAINTENANCE OF THE TORRANCE BRIDGE

Discussion

Beth Overstreet from the Public Works provided a PowerPoint presentation regarding the beautification and maintenance of the Torrance Bridge.

Chair Brewer verified with staff that there was no funding at this point for the beautification and maintenance.

Public comments were received from the following residents: Linda Brown, Janet Payne, Judith McCoy, Donald Heflinger, Maureen O'Donnell, and Gerry Ronin. The residents expressed general support of the beautification and maintenance efforts, however opposed any changes which would alter the original design and structure of the bridge. Mr. Donald Heflinger requested that the City not remove the existing railroad tracks on the bridge deck as they are the original tracks and are dated. The residents also supported the placement of lights to highlight the arches of the bridge at the base, however not affixing any fixtures to the bridge. Residents also opposed the placement of the word "Torrance" on the bridge. Suggestions were also received regarding making repairs to the railings. The discussion also included concerns related to the growth of ivy and potential damage to concrete. Ms. Payne, on behalf of the Torrance Historical Society encouraged the Committee to direct staff to include the services of a professional Preservationist to assist staff through any beautification and maintenance project. Residents also encouraged City staff to place a Torrance entry monument sign by the bridge as a welcome to the City.

Chair Brewer requested clarification regarding the use of lights on the bridge. Ms. Payne emphasized that as long as the lights were not attached to the structure, that would be okay. She was comfortable with the concept of having lights with alternating colors placed underneath the bridge as long as they did not change the structure of the design. Further discussion ensued regarding the initial design as intended by renowned architect Irving Gill including the

blending of nature with the structure. Ms. Maureen O'Donnell suggested that the Torrance Centennial Committee/Celebration events could raise funds for the project and/or encourage corporate sponsorship.

Committee Discussion

Councilman Furey supported the preservation efforts and recommended that the bridge be left in its original state. He would not support a "Torrance" sign on the bridge, however, would support ambiance lighting. He stated that the lighting will help with security. He also liked the idea of a monument sign to serve as a gateway to the City as similar signs do throughout the City.

Henry Sakamoto from the Community Development Department stated that the City had placed a monument sign near the bridge, however the rail company had restricted the placement within the median. He also added that CDD has been working with the Public Works Department to clean up the area. Also, about half a year ago, City staff had placed a sign, however a vehicle had damaged the sign during an accident. Staff will explore ways to install a new sign on Torrance Boulevard. Beth Overstreet also added that any changes to the bridge, including painting have to adhere to regulations as set forth by the Secretary of Interior, since the bridge is designated as a national historic landmark. Councilman Furey encouraged staff to seek funding from historic preservation sources. Beth Overstreet clarified that since the bridge is not used for vehicular or pedestrian traffic, it would not qualify for grant funding based on structural needs or nexus to transportation projects.

Councilman Barnett echoed Councilman Furey's sentiments. He recommended the removal of dead Ivy and recommended the use of a Preservationist professional to assist with any beautification or structural improvement efforts. He also would like to return the bridge to the condition as the architect envisioned.

Councilman Brewer closed the discussion by adding that he supported adding lighting to highlight the arches in the bridge. He felt that the improvement will be beneficial to creating a connection to Downtown Torrance. He stated that he would not support adding a sign on the bridge.

The Committee motion to approve a recommendation to concur with staff recommendation with one exception to exclude the sign from the design. The Committee directed staff to bring an item to the City Council for approval and funding, including the utilization of a Preservationist to assist with the plan development and review.

CHRISTMAS TREE PLANTING AT EL PRADO PARK

Discussion

Robert Carson, Park Services Manager provided an overview of the types of trees and options available for Committee consideration in determining the feasibility of placing a Christmas Tree at El Prado Park as part of the pending Centennial Plaza. Mr. Carson explained the difference in tree species, size, growth, area needed, maintenance and installation. He also mentioned that the total project including tree and lighting installation could cost in the range of \$10,000.

Residents expressed concerns regarding the impact of a Christmas Tree at El Prado Park and specifically the impact it would have on the view corridor. Residents expressed support for lighting existing trees, but to find an alternate location in Torrance to place a Christmas Tree. Concerns were also expressed regarding prior efforts in the area and the potential attraction of nuisance related to lights and materials being stolen or damaged.

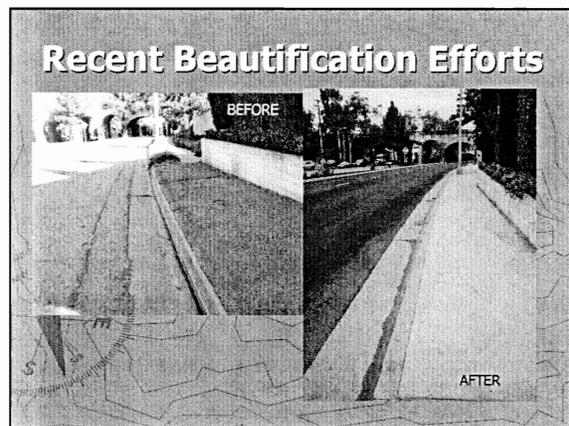
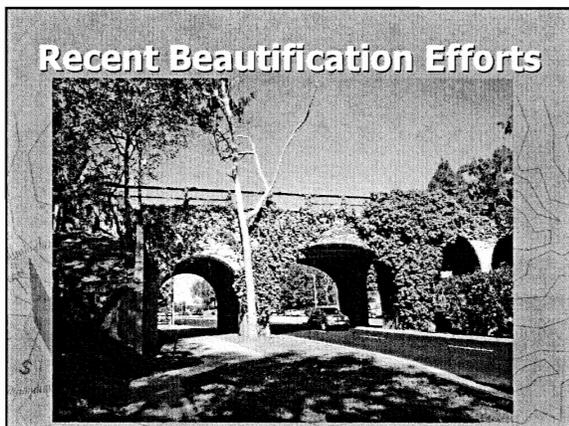
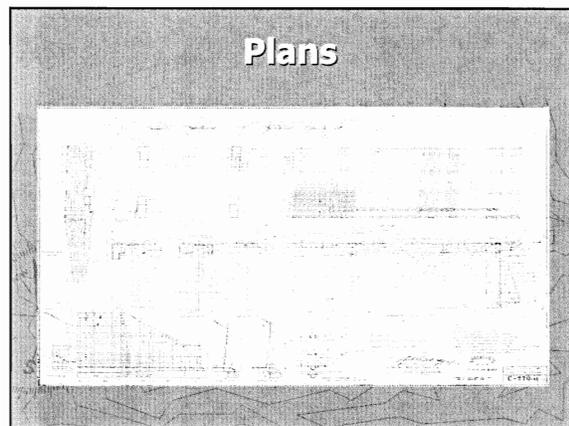
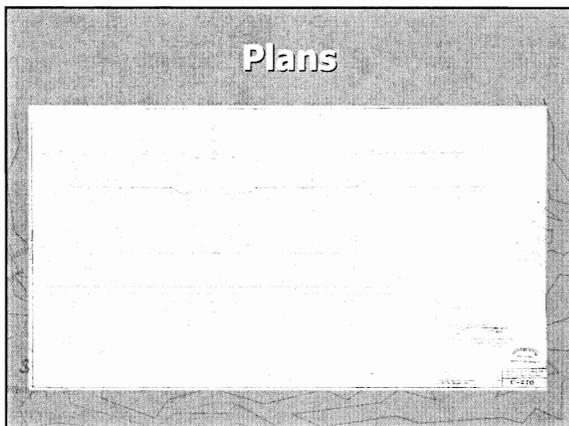
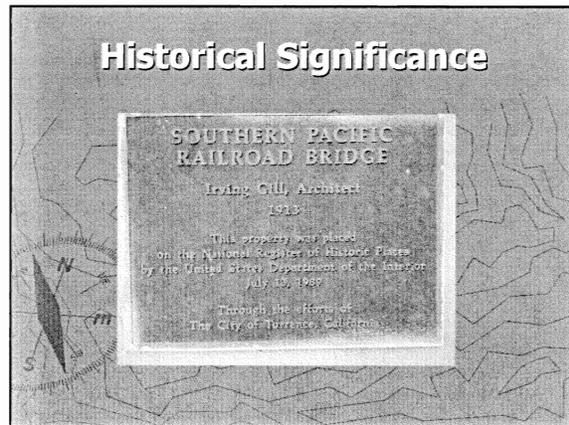
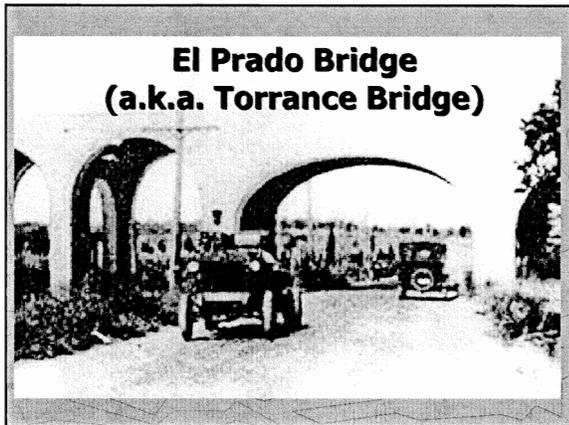
Committee members concurred with resident recommendation to not install a Christmas Tree at El Prado Park. Staff were directed to schedule a future meeting of the Citizen Development and Enrichment Committee to discuss alternate locations of placing a Christmas Tree.

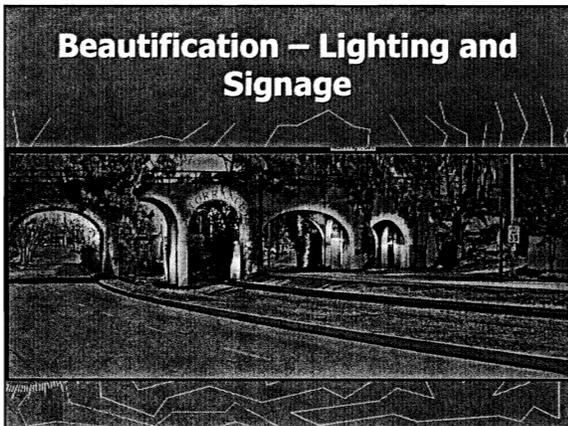
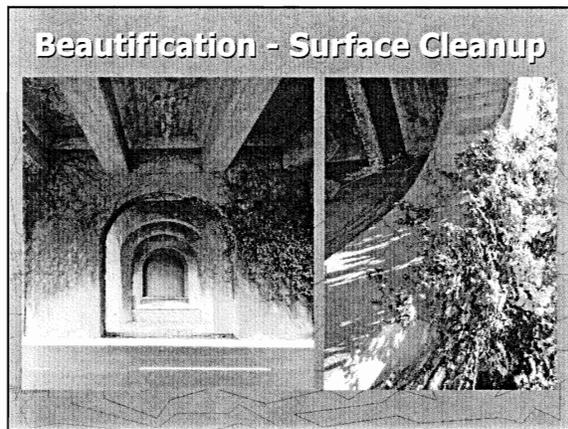
ORALS

None

ADJOURNMENT

At 5:15 p.m. the meeting was adjourned.





Estimated Costs and Anticipated Timelines

- > Design ~ \$14,000
September - October 2011
- > Bid/Advertise Construction
November - December 2011
- > Construction ~ \$42,000
March - April 2012
- > Expected completion ~ Summer 2012

