

## RESOLUTION NO. 25-0043

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL RATIFYING THE APPROVAL OF PLANS AND SPECIFICATIONS AND A CONSTRUCTION CONTRACT BETWEEN MANHATTAN BEACH AND CARBON ACTIVATED CORPORATION TO CONSTRUCT AN INTERIM PARKING LOT AT 1155 MORNINGSIDE DRIVE

THE MANHATTAN BEACH CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

### SECTION 1. Findings.

A. The property at 1155 Morningside Drive, also referred to as “Lot 3”, is a City-owned parcel at the southwest corner of Morningside Drive and 12th Street in Downtown Manhattan Beach. The site formerly contained a 3-story structure (“Structure”) that was constructed in 1971 and contained 146 parking spaces critical to visitors and businesses in the Downtown area. In June 2024, during a routine onsite inspection, staff observed visible corrosion in the steel columns and staircases leading to the third level of the Structure, and as a result, the third level of the Structure was closed to the public to protect the public health, safety and welfare. Following additional onsite inspections and structural assessments evaluating the structural integrity of the Structure, it was determined that the immediate shoring or closure of the Structure was necessary in the interests of public safety. Thereafter on July 30, 2024, the Structure was fully closed to the public, including the sidewalks along 12th Street and Morningside Drive due to the portions of the Structure that overhung the public right-of-way, and on August 6, 2024 temporary fencing was placed around the Structure.

B. Pursuant to City Council Resolution No. 12-6422, adopted by City Council on December 4, 2012, in the event of an emergency, the City Manager is authorized to take action during an emergency pursuant to California Public Contract Code Section 22050, including the authority to order the repair of public facilities without advertising for bids when the repair is in the public interest and necessitates the immediate expenditure of public money to safeguard life, health, or property.

C. On September 3, 2024, the City Council adopted Resolution No. 24-0105, declaring a local emergency at the Lot 3 Parking Structure and authorizing the City Manager to secure, demolish and replace the structure pursuant to emergency procedures.

D. Pursuant to the authority of Resolution Nos. 12-6422 and No. 24-0105, the City conducted an expedited bid process for the demolition of the Lot 3 Parking Structure including the solicitation of bids from construction contractors, and received bids from six contractors.

E. Based on the bids submitted, City staff determined that American Wrecking, Inc. was the lowest responsible bidder to carry out the Project, and thereafter the City Manager executed a demolition contract with American Wrecking, Inc., dated October 17, 2024, in the amount of \$238,887, for the Project. City Council Resolution 24-0124 ratified the demolition contract between the City and American Wrecking, Inc. Demolition activities commenced on October 31, 2024 and were completed the following month. The lot remains vacant since that time.

F. In December 2024, the City hired TAIT and Associates, Inc. to prepare construction drawings and specifications for an at-grade interim parking facility to be constructed at Lot 3. Following the development of the construction documents, City staff advertised the project for construction bids using the OpenGov online procurement site. Two construction bids were received on March 19, 2025, and Carbon Activated Corporation was found to be the lowest responsible bidder. The City Manager executed a construction agreement (the "Agreement") between the City and Carbon Activated Corporation on April 8, 2025 in the amount of \$1,160,755.

SECTION 2. The City Council hereby ratifies the approval of the plans and specifications for the construction of the interim parking lot and further hereby ratifies approval of the Agreement between the City of Manhattan Beach ("City") and Carbon Activated Corporation ("Contractor"), dated April 14, 2025, for the construction of the interim parking lot ("Project"), in the amount of \$1,160,755.

SECTION 3. Under City Manager authority, \$1,095,000 was re-appropriated within the Parking Fund to fund the Project. No further appropriation is necessary at this time.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution.

ADOPTED on April 15, 2025.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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AMY THOMAS HOWORTH  
Mayor

ATTEST:

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LIZA TAMURA  
City Clerk