



Legislation Details (With Text)

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**On agenda:** 11/2/2021      **Final action:**

**Title:** Consideration of the Following Regarding Parking Structure Lot 3 Repairs Project:  
a) Adopting a Resolution Awarding a Construction Agreement to Pro Finish Painting, Inc., dba Pro Finish Construction Services, Inc., for the Parking Structure Lot 3 Repairs Project for \$372,762.50; Approving the Plans and Specifications for the Project; and Authorizing the City Manager to Approve Additional Work, if Necessary, Not-to-Exceed \$55,837.50; and  
b) Adopting a Resolution Awarding an Inspection Services Agreement to Ardurra for \$61,400 (Public Works Director Lee).  
ADOPT RESOLUTION NOS. 21-0097AND 21-0098

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution No. 21-0097, 2. Agreement - Pro Finish Construction Services, Inc., 3. Bid Proposal, 4. Resolution No. 21-0098, 5. Agreement – Ardurra, 6. Plans and Specifications, 7. Budget Expenditure Summary, 8. Location Map

Date	Ver.	Action By	Action	Result
11/2/2021	1	City Council	Regular Meeting	

**TO:**  
Honorable Mayor and Members of the City Council

**THROUGH:**  
Bruce Moe, City Manager

**FROM:**  
Erick Lee, Director of Public Works  
Prem Kumar, City Engineer  
Bianca Cardenas, Senior Engineering Technician

**SUBJECT:**  
Consideration of the Following Regarding Parking Structure Lot 3 Repairs Project:  
a) Adopting a Resolution Awarding a Construction Agreement to Pro Finish Painting, Inc., dba Pro Finish Construction Services, Inc., for the Parking Structure Lot 3 Repairs Project for \$372,762.50; Approving the Plans and Specifications for the Project; and Authorizing the City Manager to Approve Additional Work, if Necessary, Not-to-Exceed \$55,837.50; and  
b) Adopting a Resolution Awarding an Inspection Services Agreement to Ardurra for \$61,400 (Public Works Director Lee).

**ADOPT RESOLUTION NOS. 21-0097AND 21-0098**

**RECOMMENDATION:**  
Staff recommends that City Council:

A. Adopt Resolution 21-0097:

1. Awarding a construction agreement to Pro Finish Painting, Inc. dba Pro Finish Construction Services, Inc. for the Parking Structure Lot 3 Repairs Project (Project) for \$372,762.50 and authorizing the City Manager to execute the agreement;
2. Approving the Plans and Specifications for the Project; and
3. Authorizing the City Manager to approve additional work, if necessary, for up to \$55,837.50.

B. Adopt Resolution 21-0098:

1. Awarding an Inspection Services Agreement to Ardurra for the Project for \$61,400; and
2. Authorizing the City Manager to execute the agreement.

**FISCAL IMPLICATIONS:**

Funding for repairs to Parking Lot 3 is included in the 5-Year Capital Improvement Plan (CIP) Fiscal Year (FY) 2021-2026 and there is an available budget of \$490,000. The anticipated expenditures for construction, construction contingency, and inspection for the project is \$490,000. City staff completed the plans and specifications for the Project, and as a result, no consultant design service expenditures were created.

**BACKGROUND:**

Lot 3 is located at the southwestern corner of 12<sup>th</sup> Street and Morningside Drive and has a parking capacity of 144 vehicles. Built in 1971, it includes two supported upper levels and one slab-on-grade lower level. Vehicles access the upper levels through an entrance on 12<sup>th</sup> Street, can access the lower level through entrances on 12<sup>th</sup> Street and Center Place, and can exit on Morningside Drive or 12<sup>th</sup> Street. The facility provides public parking for patrons of nearby shops, restaurants, offices, and the beach.

On June 1, 2021, the City Council authorized emergency repairs to Lot 3 as a change order to the contractor working on the repairs and upgrades to Parking Structure Lot 4 (Rosecrans and Highland Avenues). The emergency repairs addressed the immediate concrete curb spalls, the breaking away of pieces of concrete that extends to the steel reinforcement, along the railing curb of the third level, which impacted the anchorage of the existing railing. In addition, concrete spalls and loose concrete above the parking areas and travel way were addressed out of concern for both pedestrians and motorists. The emergency repair work was completed by June 14, 2021.

**DISCUSSION:**

The current proposed Project for Lot 3 is to complete all the other areas of the parking structure in need of repair as well as preventive waterproofing treatment at the top level parking deck that will significantly abate future concrete spalls on the underside of the deck where there is vehicle parking. The goal of this work is to extend the life of the structure for another 10 years. The main scope of work items for the Project include:

- Filling of cracks in the concrete floor using joint sealant;
- Replacing damaged joint sealant;
- Repairing curb spalls, delamination and deteriorating patchwork;
- Repairing concrete spalls, delamination and failed patchwork on each level;
- Installing a waterproofing membrane on the surface of the roof level and ramps;

- Restriping parking stalls and pavement markings on the roof and in damaged areas on parking levels 1 and 2; and
- Sandblasting and recoating corroded steel stairway and other steel elements.

**Construction Work**

The Project was advertised for bids in the City’s publisher of record (Beach Reporter), PlanetBids, as well as the City’s website. Five bids were received and opened on September 20, 2021. The bid results are as follows:

<u>Contractor</u>	<u>Calculated Total Bid Amount</u>
Pro Finish Painting, Inc.	\$ 372,762.50
Slater Waterproofing, Inc.	\$ 376,615.00
Angelus Waterproofing & Restoration, Inc.	\$ 443,912.50
Howard Ridley Co., Inc.	\$ 444,595.00
Urban Professional Builders, Inc.	\$ 556,950.00

The engineer’s estimate for all base and additive items was \$441,000. All submissions were analyzed for arithmetical errors, completeness, accuracy, etc. Staff reviewed the bid and contractor’s license for the apparent lowest bidder, Pro Finish Construction Services, and found them to be in order.

In early 2021, Pro Finish successfully completed similar repairs on the City’s Lot 4 Structure. This and other references indicate that Pro Finish has the knowledge and capability to complete the work in accordance with the plans and specifications. In reviewing the bids, staff identified that Pro Finish submitted the signed Non-collusion Declaration form without notarization, as well as submitting the Bid Bond form with a type written name but no signature. Pro Finish also did not provide evidence satisfactory to the City indicating the capacity of the person(s) signing the Bid to bind the Bidder. However, City staff verified the Corporation - Statement of Information through the California Secretary of State as proof of the binding signature.

After review of these findings with the City Attorney’s Office, it was determined that these oversights did not affect the final determination of Pro Finish as the lowest responsible, responsive bidder, and the omissions have since been rectified.

In addition to the base work, staff recommends that the City Manager be authorized to approve up to \$55,837.50 (15% of the construction contract cost) for additional work resulting from unforeseen conditions. This 15% contingency amount may only be utilized if additional repairs are determined to be necessary. Due to the nature of this project, unknown factors may exist and have the potential to increase the repair efforts need to fully complete this work.

Work is anticipated to begin in early January 2022 and is expected to be completed by end of April 2022 to avoid impacting the use of the parking lot during the summer. To provide the contractor with every opportunity to complete all work prior to the month of May, Pro Finish Construction Services will be permitted to work on Saturdays.

Pro Finish will maintain a clear and open vehicular path on the ground level and second levels, to allow vehicles to access other levels. Furthermore, the Contractor shall provide vehicular access on the ramps between the ground level and second level at all times. Pro Finish may close a portion of the ramps, as long as a vehicle lane is maintained and a full-time flagman directs traffic. The

contractor shall also maintain vehicular access at all times to the business that accesses its office and private parking area at the west end of the second level of the parking structure. Since this is the only access to this business' private parking area, it must be left accessible at all times during the work on this project.

Pro Finish will only be permitted to completely close the third level roof deck and the upper portion of the exit ramp from the roof deck to the second level deck while installing the traffic coating (waterproofing membrane) and performing the necessary repairs and reinstallation related to the installation of the traffic coating. No more than 10 spaces at a time may be closed on the ground level and the second level in areas adjacent to work being performed. The contractor will also be allowed to close off 10 spaces on the roof deck for staging while the work is on-going.

### **Inspection Services**

The City is seeking part-time construction inspection services for the Project. A proposal was requested for inspection services from Ardurra, which recently completed similar inspection services for the City's Parking Lot 4 Repairs Project. The scope of work includes:

- Ensuring the contractor complies with the plans, specifications and applicable standards;
- Performing field project oversight for monitoring damage and repair of existing infrastructure;
- Documenting the daily work performed by the contractor;
- Verifying the completed work; monitoring, providing supporting documentation and inspecting any additional work performed; and
- Preparing a list of items for correction.

In addition, the construction inspection firm will provide periodic special (structural) inspections as required by the California Building Code. These inspections include material testing on the concrete placed; and inspecting formwork and concrete installation.

Ardurra's proposal was received on September 15, 2021. Following the review, the City reached out to the firm to provide additional background and resume specific to the special inspections. It was determined that the scope of work described in the revised proposal matched the City's inspection needs for the Lot 3 project.

The proposal was evaluated by an evaluation committee of City staff according to the following selection criteria:

- Demonstrated understanding of the scope of services
- Key personnel qualifications and experience with similar projects
- Project management methods and quality control/assurance

Based on the selection criteria, Ardurra provided a responsive proposal. The assigned staff has excellent experience on similar projects, identified and understands the key project issues, and proposed an appropriate level of staffing for the size and complexity of the project. Ardurra's methodology for executing the scope of work was clear and organized to complete it thoroughly and efficiently. The cost for providing inspection services for the Project is \$61,400.00. Therefore, staff recommends that City Council consider award a Construction Inspection Services agreement to

Ardurra for the Project.

**PUBLIC OUTREACH:**

Signage notifying Lot 3 users of the upcoming Project and the impacts to parking availability will be posted at the parking structure in advance of the project. Additionally, local businesses adjacent to the parking structure will be notified of the construction, available parking, and access to the private parking area on the second level of the parking structure.

As part of the construction agreement, the Contractor is required to place signs at the entrances of the parking structure to indicate the parking lot's partial closure and access. The Contractor will be required to keep parking levels one and two open for public use at all times except the areas where work is underway (which will be limited to no more than 10 spaces at a time).

**ENVIRONMENTAL REVIEW:**

The City has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the project qualifies for a Categorical Exemption pursuant to Section 15301 Class 1(d) (repair and maintenance of existing public facilities, involving negligible or no expansion of use) of the State CEQA Guidelines.

**LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

**ATTACHMENTS:**

1. Resolution No. 21-0097
2. Contract - Pro Finish Painting, Inc.
3. Bid Proposal
4. Resolution No. 21-0098
5. Inspection Services Agreement - Ardurra
6. Plans and Specifications
7. Budget and Expenditure Summary
8. Location Map