



Legislation Text

File #: 21-0290, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Erick Lee, Public Works Director

Prem Kumar, City Engineer

Vicky Choi, Senior Management Analyst

SUBJECT:

Consideration of the Following Regarding Parking Structure Lot 4 Repairs Project:

- a) Formally Accepting as Complete the Parking Structure Lot 4 Repairs Project;
- b) Authorizing the Filing of the Notice of Completion with the County Recorder; and
- c) Releasing the Retention of \$29,662 (Public Works Director Lee).

ACCEPT AND AUTHORIZE

RECOMMENDATION:

Staff recommends that City Council:

1. Formally accept as complete the Parking Structure Lot 4 Repairs Project;
2. Authorize the filing of the Notice of Completion with the County Recorder's Office;
3. Approve the release of retention in the amount of \$29,662 to Pro Finish Painting, Inc. dba Pro Finish Construction Services, Inc. (Pro Finish).

FISCAL IMPLICATIONS:

The Parking Structure Lot 4 Repairs Project construction was awarded to Pro Finish for \$568,205, with an authorized construction contingency amount of \$85,231, for a total construction contract budget of \$653,436. Pro Finish completed the work for \$593,247 which included \$95,231 in additional work on the project and there was a \$70,189 reduction in final bid item quantities. The unexpended construction contract balance of \$60,189 will be returned to the Parking Fund for re-appropriation to a future project.

BACKGROUND:

Parking Structure Lot 4, located at the northeastern corner of Rosecrans Avenue and Highland Avenue, was built in 1980. Walker Restoration Consultants (Walker) performed a site evaluation of the structure in 2013 and identified a number of deficiencies in need of attention. Walker recommended that these deficiencies be repaired in order to keep the structure operating for another 10 to 20 years. The Engineering Division proceeded to develop a project to repair Parking Structure Lot 4. The scope of work for the project included:

- Repairing of concrete spalls, delamination and failed patchwork on each level;
- Filling cracks in the concrete floor using epoxy injection;
- Injecting chemical grout behind the concrete wall to prevent water intrusion;
- Installing a waterproofing membrane on the surface of the upper level;
- Installing a height restrictor bar at the entrances of the upper level of the structure;
- Correcting uneven concrete transitions;
- Upgrading the existing facility to meet current ADA standards to the maximum extent possible;
and
- Restriping parking stalls and pavement markings.

On December 15, 2020, City Council awarded a \$568,205 construction contract for the Parking Structure Lot 4 Repairs Project to Pro Finish Painting, Inc. dba Pro Finish Construction Services, Inc. (Pro Finish) and authorized an additional contingency of \$85,231. On June 1, 2021, City Council declared an emergency regarding structural issues at Parking Structure Lot 3 that posed safety concerns for pedestrians and motorists and adopted a resolution allowing Pro Finish to perform emergency repairs to Lot 3.

DISCUSSION:

Construction on the Parking Structure Lot 4 Repairs Project began on January 6, 2021, and was completed on May 14, 2021.

Four change orders were necessary for this project. Contract Change Order No. 1 (CCO #1) covered the filling of a void space beneath the existing upper level concrete slab at the southeasterly end of the parking structure. The void was filled using the chemical grout injection material. The final cost for CCO #1 was \$6,383.97 and no additional time was incurred on the project to complete this work.

Contract Change Order No. 2 (CCO #2) covered extra work to paint the columns on the lower level and light pole foundations on the upper level in safety yellow. The change order also included painting of a raised concrete pad at the southwesterly corner of the lower level, which was constructed as part of the upgrade of the existing Americans with Disabilities Act (ADA) parking stalls. The City required the Contractor to paint the raised curb and install four water-filled barriers on the raised concrete pad. The final cost for CCO #2 was \$7,435.49 and no additional time was incurred on the project to complete this work.

Contract Change Order No. 3 (CCO #3) included a credit for the injection of chemical grout. During the prep-work for Bid Item 2.7, chemical grout injection, the Contractor identified the presence of a thick sheet pile wall behind the existing concrete wall. This was an unknown condition. The sheet pile wall prevented the injection of the chemical grout over a test area.

Contract Change Order No. 3 (CCO #3) also included the costs incurred by the City to have the Contractor assist the City in establishing the final concrete grades for the ADA parking upgrades on the lower level of Parking Structure Lot 4.

Finally, CCO #3 included the costs for performing emergency repairs at Parking Structure Lot 3. During completion of the Parking Structure Lot 4 Repairs Project, the Building Official identified critical repairs that needed to be performed at Parking Structure Lot 3 (Morningside Drive at 12th Street). The repairs included concrete curb repair and ceiling spalls. Since the repairs were similar in

nature to work performed at Parking Structure Lot 4, Staff authorized the Contractor to perform these emergency repairs, pursuant to City Council Adopted Resolution No. 21-0045 and California Public Contract Code Section 22050. The final cost for CCO #3 was \$81,411.54 and 20 working days were added to the Contract Time to complete this work.

Contract Change Order No. 4 (CCO #4) adjusted the final bid quantities to match the actually quantity of work performed in the field. The contract amount was reduced by \$70,189 and no additional working days were added to the Contract Time as a result of CCO #4.

The total value of the four change orders was \$25,042, which resulted in the final construction contract cost of \$593,247. The construction contract budget and expenditure summary is as follows:

| | |
|----------------------|---|
| \$568,205.00 | Original Contract Budget / Contract Award |
| <u>\$85,231.00</u> | <u>Authorized Construction Contract Contingency</u> |
| \$653,436.00 | Total Construction Contract Budget |
| | |
| \$568,205.00 | Contract Expenditures |
| \$6,383.97 | CCO# 1 - Filling Void Space, Additive Bid Item |
| \$7,435.49 | CCO# 2 - Additional Paint and Installation Work |
| \$81,411.54 | CCO# 3 - Credit & Additional Work |
| <u>(\$70,189.00)</u> | <u>COO# 4 - Adjustment in Final Bid Quantities</u> |
| \$593,247.00 | Final Construction Contract Cost |
| | |
| \$60,189.00 | Returned to the Parking Fund |

Pro Finish Painting, Inc. satisfactorily completed all work for a total construction cost of \$593,247 and is now requesting formal acceptance of the project. The five percent retention (\$29,662.35) will be released 35 days after recordation of the Notice of Completion with the County Recorder. All work inspected by the Public Works Department has been found in conformance with the plans and specifications and of good quality.

PUBLIC OUTREACH:

Signage was installed to notify the public of Parking Structure Lot 4's closure during construction. In addition, the local businesses adjacent to the structure were notified of the construction and the permit parking holders were notified of alternate parking locations during Parking Structure Lot 4's closure.

ENVIRONMENTAL REVIEW:

The City reviewed the project for compliance with the California Environmental Quality Act and determined that the project qualified 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.

ATTACHMENT:

1. Location Map