



Legislation Text

File #: 17-0138, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Stephanie Katsouleas, Public Works Director
Prem Kumar, City Engineer
Karen Domerchie, Senior Management Analyst

SUBJECT:

Formally Accept as Complete the Parking Structure Lot No. 2 Concrete Topping Slab Project Constructed by Slater Waterproofing, Inc.; Authorize Filing a Notice of Completion with the County Recorder; and Release the Retention in the Amount of \$16,280 (Public Works Director Katsouleas).

APPROVE

RECOMMENDATION:

Staff recommends that the City Council:

1. Formally accept as complete the Parking Structure Lot No.2 Concrete Topping Slab Project constructed by Slater Waterproofing, Inc;
2. Authorize filing of the appropriate Notice of Completion with the County Recorder's Office; and
3. Approve the release of the retention for \$16,280 to Slater Waterproofing, Inc.

FISCAL IMPLICATIONS:

The construction work was completed for the contract award amount of \$162,803. It was not necessary to utilize the construction contingency amount approved for the project.

BACKGROUND:

Parking Structure Lot No. 2 is located at 222 12th Street in Manhattan Beach. This parking facility was built in 1979 and is a reinforced concrete structure with cast-in-place concrete columns. In September 2013, an assessment of the existing conditions of this parking structure was performed by Walker Restoration Consultants (Walker). The assessment identified the following structural needs:

- 1) Repairs to damaged post tensioned tendons in the deck concrete slab;
- 2) Installation of a vehicular barrier system;
- 3) Installation of a height restraint bar at the upper level entry to prevent large heavy load vehicles from driving on the parking structure deck; and
- 4) Re-stripping of the parking stalls to meet current ADA Code requirements.

On March 1, 2016, City Council awarded a construction contract to complete these repairs for \$740,757. That work was completed and accepted as complete on October 18, 2016. However, during the project, it was discovered that the existing concrete slab originally installed on the upper deck was only 4-inches thick rather than 5-inches thick, as shown on the as-built drawings. It was determined that retroactively adding a 1-inch concrete topping on top of the existing concrete would provide better protection to the rebar and post-tensioned tendons (improving the structural integrity of the parking lot), as well as to help prevent deterioration from weather elements.

DISCUSSION:

On January 3, 2017, City Council awarded a construction contract Slater Waterproofing, Inc. in the amount of \$162,803 to install a 1-inch concrete topping slab at Parking Structure Lot No. 2. This work was completed on March 17, 2017 within budget and no change orders were issued. The final completed construction contract cost was \$162,803.

The Public Works Department has determined that the Contractor has completed the work in accordance with the contract documents. Therefore, staff recommends that City Council:

1. Formally accept the construction contract for the Parking Structure Lot No. 2 Concrete Topping Slab Project as complete;
2. Authorize filing a Notice of Completion with the County Recorder; and
3. Approve the release of retention for \$16,280 to Slater Waterproofing, Inc.

POLICY ALTERNATIVES:

Do not accept the construction contract as complete and do not release the retention amount.

PROS:

Funds would not be expended because the retention amount would not be released. However, this would be inconsistent with the provisions of the executed contract that the contractor must be fully paid for the work completed.

CONS:

The contractor may be entitled to contract dispute claims resulting in additional costs incurred by the City.

PUBLIC OUTREACH/INTEREST:

City staff performed outreach to residents and businesses before construction started.

ENVIRONMENTAL REVIEW

Based on the California Quality Act (CEQA) requirements, a Notice of Exemption was filed for the project with the Los Angeles County Clerk's office.

LEGAL REVIEW

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

Attachments:

None