



## Legislation Text

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**File #:** 19-0264, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Stephanie Katsouleas, Director of Public Works

Prem Kumar, City Engineer

Anastasia Seims, Senior Civil Engineer

**SUBJECT:**

Consider Awarding a Professional Design Service Agreement to Pcubed Associates, Inc., for the Parking Structure Lot 4 Repairs Project for \$62,520 in Response to RFP No. 1209-19; and Authorize the City Manager to Execute the Agreement (Public Works Director Katsouleas).

**ADOPT RESOLUTION NO. 19-0064**

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**RECOMMENDATION:**

Staff recommends that City Council adopt Resolution 19-0064 (Attachment) awarding a Professional Design Services Agreement to Pcubed Associates, Inc., for the Parking Structure Lot 4 Repairs Project for \$62,520 in response to Request for Proposal (RFP) No. 1209-19; and authorizing the City Manager to execute the Agreement (Attachment).

**FISCAL IMPLICATIONS:**

This Parking Structure Lot 4 Repairs Project is in the current approved Capital Improvement Program (CIP) and there are sufficient funds available to complete the scope of work. The Budget and Expenditure Summary is attached (Attachment).

**BACKGROUND:**

The City's Parking Structure Lot 4, which is located on the northeast corner of Rosecrans Avenue and Highland Avenue, is an existing two-story parking structure that was built in 1980. A Condition Assessment was completed for this parking structure in 2013, which identified concerns and repairs needed in order to bring the parking structure into compliance with current standards and regulations. This project will provide design services to develop construction documents based on those recommendations.

Per the 2013 Condition Assessment, the project will evaluate the existing condition of and prepare a construction design to address the following:

- Repair concrete spalls on all levels, walls, curbs, and columns.
- Repair and seal cracks in floors, walls, and at the joints between the walls and slab.
- Install sealants to combat water intrusion in the concrete in order to prevent future

deterioration of the concrete and rebar within the parking structure.

- Replace de-stressed post-tension tendons that are uncovered during the partial or full-depth concrete repair work.
- Clean staining on the floor deck and walls.
- Paint the ceilings, columns, and walls of the structure.
- Revise striping of the parking stalls in order to meet ADA requirements.
- Replace handrails on the upper deck in order to meet current safety design requirements.

## **DISCUSSION:**

The City issued a Request for Proposal (RFP) No. 1209-19 on March 21, 2019, for professional design services for the Parking Structure Lot 4 Repairs Project. A total of four proposals were received on May 1, 2019. Proposals were evaluated and ranked by an evaluation committee of City staff according to the following selection criteria:

- Understanding Scope of Services;
- Firm qualifications and experience performing similar work;
- Project management methods and quality control;
- Qualification and experience of key personnel and sub-consultants; and
- Timeliness/Schedule.

The top two ranked firms were invited to an interview for further consideration. Based on the selection criteria and interview process, Pcubed Associates, Inc. had the best overall proposal at the best value. The firm has excellent experience on similar projects and its references confirmed Pcubed Associates, Inc. has provided outstanding services. The Proposal's scope of work and methodology were clearly outlined, sufficient resources were identified to complete the project in a timely manner, and the staff was well qualified, having previously designed many municipal parking structure repair projects.

The scope of work will entail:

- Assessment of the existing conditions of Parking Structure Lot 4, including structural and ADA requirements.
- Development of preliminary and final construction design plans, specifications, and cost estimates for repairs to the existing Parking Structure Lot 4.
- Design support services during the construction phase.

Once the design services agreement awarded, the Parking Structure Lot 4 Repairs Project is expected to take approximately nine months to complete plans, specifications, and cost estimates. This includes processing and obtaining a building permit from the City's Community Development Department. The project will then be ready for construction bidding.

Please note that the Resolution authorizes the City Manager to authorize additional services at a cost not to exceed \$12,500 should additional design work be necessary due to unforeseen issues discovered during the plan review phase.

## **PUBLIC OUTREACH:**

No public outreach was conducted regarding this design services award. However, notices will be sent to North Manhattan Beach Business Improvement District representatives, as well as residents and businesses adjacent to the work, once the project progresses toward the construction phase.

**ENVIRONMENTAL REVIEW:**

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) 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.

The proposed parking Lot 4 maintenance project is exempt from obtaining a Coastal Development Permit in accordance with Section A.96.050 C. Repair or Maintenance Activities, of the Manhattan Beach Certified Local Coastal Program, as a repair or maintenance activity that does not result in an addition to or enlargement or expansion of the parking structure.

**LEGAL REVIEW:**

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

**ATTACHMENTS:**

1. Resolution No. 19-0064
2. Agreement - Pcubed Associates, Inc.
3. Budget and Expenditures Summary
4. Location Map