



## Legislation Text

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**File #:** 22-0274, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Erick Lee, Public Works Director  
Katherine Doherty, City Engineer  
Bianca Cardenas, Associate Engineer

**SUBJECT:**

Consideration of a Resolution to Increase the City Manager's Authority to Approve Additional Work by the Contractor, Pro Finish Painting, Inc., dba Pro Finish Construction Services, Inc., for the Parking Structure Lot 3 Repairs Project by \$37,353 and Approving a Corresponding Appropriation from the Parking Fund (Public Works Director Lee).

**A) ADOPT RESOLUTION NO. 22-0094**

**B) APPROPRIATE FUNDS**

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**RECOMMENDATION:**

Staff recommends that City Council take the following actions:

- a) Adopt Resolution No. 22-0094 increasing the City Manager's authority to approve additional work by the Contractor, Pro Finish Painting, Inc., dba Pro Finish Construction Services, Inc., for the Parking Structure Lot 3 Repairs Project by \$37,353;
- b) Approve an appropriation of \$37,353 from the Parking Fund.

**FISCAL IMPLICATIONS:**

The Parking Structure Lot 3 Repairs Project is programmed in the Parking Fund. During the course of construction, unanticipated and urgent concrete repair needs were identified. Since the Contractor was already onsite, staff directed them to complete the emergency work. The additional costs associated with this emergency work necessitate an increase of \$37,353 to the City Manager's contract authority for this project. With this proposed increase to the City Manager's authority, the total not-to-exceed amount for the contract with Pro Finish Construction Services, Inc. would be \$465,953. An appropriation of \$37,353 from the Parking Fund is required to cover these costs.

**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 can access the upper levels through an entrance on 12<sup>th</sup> Street, 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). These 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.

On November 2, 2021, City Council adopted 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. Project construction began in February 2022 and ended in May 2022.

### **DISCUSSION:**

The Parking Structure Lot 3 Repairs Project addressed areas budgeted for repair as well as installation of a 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 main scope of work items for the Project included:

- 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; and
- Restriping parking stalls and pavement markings on the roof.

During construction, additional repair needs were identified. This included the repair of concrete spalling and loose concrete above select parking stalls and above pedestrian and vehicular paths of travel. In the interest of safety, City staff directed the Contractor to complete this additional work while onsite.

An increase in the City Manager's authority to approve additional work is now necessary to cover the costs of the emergency repairs. Staff requests an increase to the City Manager's authority in the amount of \$37,353 (to the allowable maximum of 25% of the construction contract cost). This would increase the total authority for additional work to \$93,190.

### **PUBLIC OUTREACH:**

Planning and discussion has been ongoing with the Downtown Manhattan Beach Business + Professional Association, the Chamber of Commerce, and all affected agencies regarding project details throughout the project. The businesses and residents impacted were provided advance

information regarding the project, including dates, times of construction, and contact information for the project's manager.

**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 (repair and maintenance of existing public facilities, involving negligible or no expansion of use) of the State CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles County Clerk's Office for the Project.

**LEGAL REVIEW:**

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

**ATTACHMENTS:**

1. Resolution No. 22-0094
2. Budget and Expenditure Summary Report