

Agenda Report

January 9, 2017

TO: Honorable Mayor and City Council

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO SLATER WATERPROOFING, INC. FOR PARKING GARAGE MAINTENANCE AND REPAIRS FOR AN AMOUNT NOT TO EXCEED \$2,120,000

RECOMMENDATION:

It is recommended that the City Council:

1. Find the project proposed herein to be exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Class 1, Section 15031, minor alterations of existing public facilities involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination, and find that there are no changes to the project, changed circumstances or new information that would warrant further environmental review; and
2. Accept the bid dated November 22, 2016, submitted by Slater Waterproofing, Inc. in response to the Project Specifications for Parking Garage Maintenance and Repairs, and authorize the City Manager to enter into a contract not to exceed \$2,120,000 which includes the base contract amount of \$1,929,478 and a contingency of \$190,522 to provide for any necessary change orders.

BACKGROUND:

In 2012, the Department of Transportation (DOT) completed a garage assessment survey to identify capital improvements and maintenance needs for the nine City-owned parking structures. A 10-year repair and maintenance program was established for the garages. Items identified as requiring immediate attention in the survey were addressed, for example, barrier cable repairs at DeLacey and Schoolhouse parking structures, but the remaining items were placed on hold pending funding availability.

On March 23, 2015, following the results of a Competitive Selection process, City Council authorized a contract with Walker Parking Consultants for Project Management Services for Parking Facilities Maintenance Projects in an amount not to exceed \$630,000. In

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working with City staff from the Departments of Transportation and Public Works, Walker Parking Consultants developed the work scope, cost estimates, and construction bid documentation for the Parking Garage Maintenance and Repairs project.

The Parking Garage Maintenance and Repairs project scope encompasses various maintenance, structural repairs, and safety upgrades to eight of the nine City-owned parking structures. A list of the parking structures is as follows:

1. Paseo Colorado – 300 East Colorado Boulevard
2. DeLacey – 45 South DeLacey Avenue
3. Schoolhouse – 26 South Fair Oaks Avenue
4. Del Mar Station – 202 South Raymond Avenue
5. Plaza Las Fuentes – 135 North Los Robles Avenue
6. Los Robles – 400 East Green Street
7. Holly Street – 150 East Holly Street
8. Marengo – 155 East Green Street

The scope of work includes, but is not limited to: structural concrete repair, masonry repair, and expansion joint repair; and the installation of bollards and pedestrian barrier fencing. ADA improvements for the parking facilities are not included in the scope of this project. ADA Improvements will be completed in a forthcoming project being advertised for bid in third quarter of FY2017.

A finding of compliance with the General Plan was previously made and is shown in the FY 2017 Capital Improvement Program (CIP) on the following pages: 6.1 – DeLacey, Schoolhouse, and Marriott Garage Improvements, 6.2 – Paseo, Marengo, Los Robles Parking Garage Improvements, 6.3 – Holly Street Parking Garage Improvements, 6.4 – Del Mar Station Garage Improvements, and 6.5 – Plaza Las Fuentes Parking Garage Improvements.

The Department of Public Works prepared plans and specifications for the project and in accordance with Section 4.08.070 of the Pasadena Municipal Code, bids were requested and received. The project was advertised in the *Pasadena Journal* on October 20, 2016. In addition, the Notice Inviting Bids was published in four trade publications and listed on the City's website, which generated notices to 91 local vendors. Bid packets were obtained by 14 contractors, three of whom submitted bids for the project.

Following advertising, bids were received on November 22, 2016, and are as follows:

Bidder	Amount (\$)
1. Slater Waterproofing, Inc., Montclair	\$ 1,929,478
2. Olympos Painting, Inc., Van Nuys	\$ 2,409,175
3. Angelus Waterproofing & Restoration, Huntington Beach	Non-Responsive
Engineer's Estimate	\$ 1,900,000

The lowest responsive and responsible bid received was 1.5 percent higher than the Engineer's Estimate of \$1,900,000.

It is recommended that Slater Waterproofing, Inc. be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Slater Waterproofing, Inc. fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, the proposed contract fully complies with Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 15, 2014.

Slater Waterproofing, Inc. has previously performed work for the City of Pasadena: Arroyo Parkway Storm Drain Rehabilitation - Phase 4 (\$268,000). This restoration work is consistent with the type of work that will be performed in many of the parking garages.

The contract will be set up as follows:

Base Bid	\$ 1,929,478
Contingency	\$ 190,522
Contract "Not to Exceed" Amount	\$ 2,120,000

It is anticipated that construction will begin in March, 2017 and the work will be completed by September, 2017.

COUNCIL POLICY CONSIDERATION:

This project is consistent with the City Council's goals to improve, maintain and enhance public facilities and infrastructure and support and promote the quality of life and local economy. It also supports the Public Facilities and Land Use Elements of the General Plan.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act exempts from environmental review the minor alteration of existing public facilities involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination.

FISCAL IMPACT:

The cost of this contract is \$2,120,000 and the total cost of this action will be \$2,330,000. Funding for this action will be addressed by the utilization of budgeted appropriations in the following CIP projects: DeLacey, Schoolhouse, and Marriott Garage Improvements (Account 72151); Paseo, Marengo, Los Robles Parking Garage Improvements (Account 72152); Holly Street Parking Garage Improvements (Account 72153); Del Mar Station Garage Improvements (Account 72154); and Plaza Las Fuentes Parking Garage Improvements (Account 72155). It is anticipated that all of the costs will be spent starting in third quarter of FY 2017 through first quarter of FY 2018.

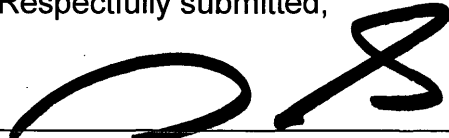
The following table presents a summary of the sources of funds that will be used for the entire project.

Off-Street Parking Facilities Fund	\$ 2,330,000
Total Sources	\$ 2,330,000

The following table represents a contract summary.

Base Bid	\$ 1,929,478
Contingency	\$ 190,522
Contract Administration/Inspection	\$ 210,000
Total Fiscal Impact	\$ 2,330,000

Respectfully submitted,



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