

Agenda Report

February 26, 2018

TO: Honorable Mayor and City Council

THROUGH: Finance Committee

FROM: Department of Public Works

SUBJECT: CONTRACT AWARD TO ACCESS PACIFIC, INC. FOR PARKING STRUCTURE ADA IMPROVEMENTS FOR AN AMOUNT NOT TO EXCEED \$664,000 AND AMENDMENT TO FISCAL YEAR 2018 CAPITAL IMPROVEMENT PROGRAM BUDGET

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the project proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1, 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 that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances;
2. Amend the Fiscal Year 2018 Capital Improvement Program Budget by appropriating \$146,000 in Off-Street Parking Facilities Fund to the Holly Street Parking Garage Improvements (72153) project; and
3. i) Accept the bid dated January 24, 2018, submitted by Access Pacific, Inc. in response to the Project Plans and Specifications for Parking Structure Americans with Disabilities Act (ADA) Improvements, ii) reject all other bids, and iii) authorize the City Manager to enter into a contract not to exceed \$664,000, which includes the base contract amount of \$553,336 and a contingency of \$110,664 to provide for any necessary change orders.

BACKGROUND:

In 2012 the Department of Transportation completed a garage assessment survey to identify capital improvements and maintenance needs for the nine City-owned parking structures. A ten-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 were completed), but the remaining items were placed on hold pending funding availability.

In May 2015, BOA Architecture issued the City of Pasadena ADA Assessment Report listing completed and incomplete ADA compliance related items, proposed corrective actions, and the respective priorities for City-owned parking facilities.

In FY 2017 and FY 2018, working with City staff from the Departments of Public Works and Transportation, Walker Parking Consultants developed the work scope, cost estimates, and construction bid documents for the Parking Structure ADA Improvements project which will address all incomplete ADA compliance related items.

The Parking Structure ADA Improvements project includes various ADA improvements and upgrades to the following eight City-owned parking structures:

1. Paseo Colorado – 300 East Colorado Boulevard
2. Del Mar Station – 202 South Raymond Avenue
3. Los Robles – 400 East Green Street
4. Holly Street – 150 East Holly Street
5. Marengo – 155 East Green Street
6. Shopper's Lane North – 270 Shopper's Lane
7. Shopper's Lane South – 315 South Mentor Avenue
8. Playhouse – 44 South Madison Avenue

The scope of work includes, but is not limited to: ADA parking stall striping and signage; miscellaneous pavement markings; truncated dome surfaces; metal bollards; stair railings and signage; elevator markings and signage; concrete repairs; and concrete masonry wall repairs.

A finding of compliance with the General Plan was previously made and is shown in the FY 2018 Capital Improvement Program (CIP) on the following pages: 6.2 – DeLacey, Schoolhouse, and Marriott Garage Improvements; 6.3 – Paseo, Marengo, and Los Robles Parking Garage Improvements; 6.4 – Holly Street Parking Garage Improvements; and 6.5 – Del Mar Station Garage Improvements.

The Department of Public Works and Walker Parking Consultants 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 December 14, 2017. In addition, the Notice Inviting Bids was published in four trade publications and listed on the City's website, which generated

notices to 587 local vendors. Bid packets were obtained by 24 contractors, four of whom submitted bids for the project.

Following advertising, bids were received on January 24, 2018, and are as follows:

<u>Bidder</u>	<u>Amount (\$)</u>
1. Access Pacific, Inc., Pasadena	\$ 553,336
2. CABD Construction Inc., Glendale	\$ 798,000
3. Courts Construction Co., Inc., Glendora	\$ 858,768
4. ARC Construction, Glendale	\$ 892,000
Engineer's Estimate	\$ 525,000

It is recommended that Access Pacific, Inc. be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Access Pacific, 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 14, 2014.

The contractor has indicated that the award of this contract will result in no new hires to the present workforce. A Local Hiring Provision to notify the labor unions of the goal to employ qualified Pasadena residents for 75 percent of new labor work hours on the project was included in the project specifications.

Access Pacific, Inc. has performed work for the City in the past on the Miscellaneous Concrete Repair Project in FY 2015 for an amount not to exceed \$800,000.

The contract will be set up as follows:

Base Bid	\$ 553,336
Contingency	\$ 110,664
Contract "Not to Exceed" Amount	\$ 664,000

It is anticipated that construction will begin in May 2018, and the work will be completed by September 2018.

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 by helping to achieve a high level of maintenance and upgrading of existing facilities to ensure public safety. It also promotes improving access to parking structure facilities.

ENVIRONMENTAL ANALYSIS:

The City's Environmental Administrator recommends that the City Council determine the proposed project to be exempt under CEQA in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1. This exemption includes the minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, and there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances.

FISCAL IMPACT:

Staff recommends amending the FY 2018 Capital Improvement Program Budget by appropriating \$146,000 in Off-Street Parking Facilities Fund to the Holly Street Parking Garage Improvements (72153) project and increasing the total estimate cost by a like amount. There is sufficient fund balance of \$1,167,652.96 as of January 17, 2018 in the Off-Street Parking Facilities Fund to support the proposed increase. The additional appropriation of funds is needed to complete the remaining unfunded portion of the construction phase of the project.

The cost of this contract is \$664,000 and the total cost of this action will be \$719,000. Funding for this action will be addressed by the utilization of budgeted appropriations in the following CIP projects:

DeLacey, Schoolhouse, and Marriott Garage Improvements (72151)	\$ 71,000
Paseo, Marengo, Los Robles Parking Garage Improvements (72152)	\$ 307,000
Holly Street Parking Garage Improvements (72153)	\$ 181,000
Del Mar Station Garage Improvements (72154)	\$ 160,000
Total Sources	\$ 719,000

It is anticipated all of the costs will be spent between FY 2018 and FY 2019.

The following table represents a contract summary.


Base Bid	\$	553,336
Contingency	\$	110,664
Contract Administration/Inspection	\$	55,000
Total Fiscal Impact	\$	719,000

Respectfully submitted,



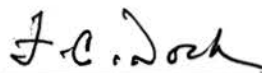
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