



City Council Report

City Council Meeting: February 25, 2020
Agenda Item: 3.G

To: Mayor and City Council
From: Susan Cline, Director, Public Works, Engineering and Street Services
Subject: Award Construction Contract for Downtown Parking Structures Guardrail and Waterproofing Upgrades

Recommended Action

Staff recommends that the City Council:

1. Award Bid #SP2516 to Metro Builders & Engineers Group, Ltd. for construction services for the Downtown Parking Structures Guardrail and Waterproofing Upgrades Project for the Public Works Department;
2. Authorize the City Manager to negotiate and execute a contract with Metro Builders & Engineers Group, Ltd in an amount not to exceed \$4,432,087 (no contingency);
3. Authorize the Director of Public Works to issue any necessary change orders to complete additional work within contract authority.
4. Authorize the City Manager to negotiate and execute a first modification to agreement #10568 (CCS) in the amount of \$335,000 with Walter P. Moore and Associates, Inc. to provide special inspection services during construction of the Downtown Parking Structures Guardrail and Waterproofing Upgrades Project. This will result in an amended agreement with a new total amount not to exceed \$578,100.

Summary

The City of Santa Monica is committed to providing an improved parking experience for residents and visitors who use the downtown parking structures. Installed over 50 years ago, the guardrail systems in Parking Structures 1, 2, 4, and 5 no longer comply with current building code standards. Additionally, the southeast stairwell in Parking Structure 5 floods during heavy rainfall. Staff seeks to enhance safety and accessibility of the parking structures by upgrading the guardrail systems and installing stormwater management improvements at the roof of Parking Structure 5. Staff recommends awarding a contract to Metro Builders & Engineers Group, Ltd. in an amount not to exceed \$4,432,087 (no contingency) to provide construction services. After the contract is executed, it would be reduced by a deductive change order to \$3,832,617 (including a

10.4% contingency) to fit within the available budget. The reduction would be accomplished by removing Parking Structure 2 from the scope of the project.

Staff also recommends amending agreement #10568 with Walter P. Moore and Associates, Inc. to provide special inspection services during construction of the project for a new total amount not to exceed \$578,100. Walter P. Moore and Associates, Inc. would provide technical structural inspection services for the work performed by the construction contractor.

Discussion

Guardrail System Upgrade

Downtown parking structures 1, 2, 4, and 5 were constructed in the 1960s. The guardrail systems in the parking structures were built in accordance with spacing requirements in effect at the time of construction and have been repaired and tightened periodically. The current building code has narrowed the allowable spacing between railings and barrier cables (Attachment A). The parking structure guardrail systems serve as vehicle barriers and pedestrian railings. The guardrail system upgrades are designed to meet current building code requirements and are not intended to provide enhanced pedestrian protections.

The original scope of the project would upgrade the guardrail systems to meet current code requirements at Parking Structure 1 (1234 4th St.), Parking Structure 2 (1235 2nd St.), Parking Structure 4 (1321 2nd St.) and Parking Structure 5 (1440 4th St.). Staff recommends removing Parking Structure 2 from the scope of work. The value engineering and scope reduction are discussed below in the vendor selection section.

Parking Structure 5 Stormwater Management

Parking Structure 5 requires stormwater improvements to mitigate flooding at the southeast stairwell. During heavy rainfall, water flows from the roof deck into the stairwell, resulting in pools of water at the stair landings and potential flooding on the ground floor. A stormwater management curb would be installed on the roof deck to eliminate the flow of water into the stairwell.

Past Council Actions

10/24/17 (Attachment B)	Award RFP #SP2516 to Walter P. Moore and Associates, Inc. for design services for Downtown Parking Structures Guardrail and Waterproofing Upgrades Project.
08/28/18 (Attachment C)	Authorize a license agreement with Downtown Santa Monica, Inc. for the use of the rooftop deck of Parking Structure 2 as an outdoor cinema.

Vendor Selection

Bidder Recommendation	
Best Bidder	Metro Builders & Engineers Group, Ltd.
Evaluation Criteria	Price; the ability, capacity and skill of the bidder to perform the services; the capacity of the bidder to perform the contract within the time specified; the sufficiency of the bidder's financial resources; the reputation and experience of the bidder.
Municipal Code	SMMC 2.24.180

Submittals Received			
Metro Builders & Engineers Group, Ltd.	\$4,432,087	Slater Waterproofing, Inc.	\$5,538,356.00

Bid Data				
Date Posted	Posted On	Advertise In (City Charter & SMMC)	Vendors Downloaded	Date Publicly Opened
10/21/2019	City's Online Bidding Site	Santa Monica Daily Press	57	11/21/2019

Best Bidder Justification
Staff recommends Metro Builders & Engineers Group, Ltd., the lowest bidder, as the best bidder based on bid price, demonstrated quality of work on past projects for the City of Santa Monica, and substantial structural installation or repair projects for the City of San Diego, City of Huntington Beach, and Los Angeles County Metropolitan Transportation Authority.

Value Engineering

The low bidder bid amount of \$4,432,087 exceeds the available budget of \$4,167,617. The difference in cost between the bids received and the available budget can be attributed to a regional labor shortage and rapidly escalating construction costs in Southern California, which are even more pronounced in the West Los Angeles subregion. Staff believes the bid to be a reasonable and fair cost for this project. The

available budget is not only for the construction contract, but is also intended to cover the construction contingency and special structural inspection services. To deliver the project within the available budget, staff recommends that the project scope for Parking Structure 2 be eliminated.

Parking Structure 2 was the planned site for a Rooftop Cinema Club venue (Attachment C). Construction of the rooftop cinema would have conflicted with the guardrail upgrades, meaning a substantial portion of the original scope would have been removed from the project. The Rooftop Cinema Club plans have since been put on hold. However, due to the value engineering that has already taken place and the need to reduce scope to fit within the available budget, staff recommends that Parking Structure 2 be eliminated from the project scope. The design of upgrades to the Parking Structure 2 guardrail systems has already been completed. Engineering staff will assist Parking Operations in submitting a Capital Improvement Program application to fund construction of Parking Structure 2 guardrail upgrades in the FY2020-22 budget. If funding is approved, the Parking Structure 2 scope could be added back to the current project.

Staff recommends that a construction contract with Metro Builders be executed in the amount of \$4,432,087 (bid amount) with approval for a deductive change order that would reduce the contract amount by \$960,517 for a new total of \$3,471,570. The savings in available budget would be reserved for a project contingency in the amount of \$361,047 and special inspection services in the amount of \$335,000.

Construction Management and Public Outreach

City staff would provide construction management and public outreach for this project. Construction management would include inspecting the contractor's work during construction, verifying and documenting City- or contractor-requested changes and unforeseen conditions, monitoring and mitigating impacts due to construction activities, steering progress meetings, and maintaining all necessary inspection documentation. Public outreach would include notifications posted in the parking structures, and notices distributed to adjacent properties detailing the scope of the project, potential impacts,

schedule, and construction manager contact information. The notifications would be prepared by Public Works staff and distributed by the construction contractor. Weekly construction updates would be posted on the City’s “Know Before You Go” (KBUG) website and in Monday editions of the Santa Monica Daily Press.

Parking structures are unique and have large spans with relatively thin slabs that support a variety of heavy vehicles. This means that special consideration is required when making repairs. Special structural inspections are required for this project and Walter P. Moore and Associates, Inc., the designer of record, would provide these services. Staff recommends authorizing a first modification to agreement #10568 with Walter P. Moore and Associates, Inc. for a new total not to exceed \$578,100 for special inspection services for this project.

Financial Impacts and Budget Actions

Staff seeks authority to approve funding from the General Fund and Parking Authority Fund to award a contract with Metro Builders & Engineers Group, Ltd. for construction services for the Downtown Parking Structures Guardrail and Waterproofing Upgrades Project.

Contract Request		
Request Amount	FY 2019-20 Budget CIP Account #	Total Contract Amount
\$2,279,027	C0105890.689000	\$2,279,027
\$1,213,590	C6105890.689000	\$1,213,590
\$340,000	C6106810.689000	\$340,000
	Total	\$3,832,617

Staff seeks authority to approve funding from the Parking Authority Fund to increase the amount of agreement #10568 (CCS) with Walter P. Moore and Associates, Inc. for special inspection services for the Downtown Parking Structures Guardrail and Waterproofing Upgrades Project.

Agreement Modification Request

Agreement #	Current Authorized Amount	Modified Request Amount	FY 2019-20 Budget CIP Account #	Total Revised Contract Amount
10568	\$243,100	\$335,000	C6106810.689000	\$578,100

Prepared By: Robert Zak, Civil Engineer

Approved

Forwarded to Council

Susan Cline, Director

2/13/2020

Rick Cole, City Manager

2/17/2020

Attachments:

- A. Existing Guardrail Systems
- B. October 24, 2017 Staff Report (web link)
- C. August 28, 2018 Staff Report (web link)
- D. Metro Builders & Engineers Group, Ltd. Oaks Initiative Disclosure Form
- E. Walter P. Moore and Associates, Inc. Oaks Initiative Disclosure Form