

City Council Meeting: March 10, 2020
Agenda Item: 3.J

To: Mayor and City Council
From: Susan Cline, Director, Public Works, Architecture Services
Subject: Award a Contract with Budget Holdings, Inc. dba Solar Art for the Civic Center Parking Structure - Exterior Channel Glass Project

Recommended Action

Staff recommends that the City Council:

1. Award Bid #SP2555 to Budget Holdings, Inc. dba Solar Art for the Civic Center Parking Structure – Exterior Channel Glass Project for the Public Works Department;
2. Authorize the City Manager to negotiate and execute a contract with Budget Holdings, Inc. dba Solar Art, in an amount not to exceed \$473,000 (including a 10% contingency);
3. Authorize the Director of Public Works to issue any necessary change orders to complete additional work within contract authority.

Summary

The Civic Center Parking Structure includes features that exemplify the City's commitment to sustainability and attractive design. An example is the multicolored glass panels (also called channel glass) that allow sunlight into the 900-space garage, which reduces energy consumption by decreasing the amount of artificial light needed to illuminate the structure. However, the exterior channel glass started deteriorating shortly after the parking structure opened in 2007 due to inadequate adhesion between the primer, paint and channel glass. The City reached a settlement with ARB Structures, Inc. for the defects. Staff recommends using the settlement money to fully fund a construction contract with Budget Holdings, Inc. dba Solar Art, to rehabilitate the physical appearance of the existing channel glass. This would involve removing the flaking paint from the rear of the channel glass and replacing it with ultraviolet resistant, color integrated and self-adhesive vinyl film that replicates the colors of the original design.

Discussion

The Civic Center Parking Structure is located at 333 Civic Center Drive at the corner of Olympic Drive and 4th Street. This location provides the public with close access to the Civic Auditorium, City Hall, the Public Safety Facility, and the county courthouse. It is also a short walk from the Third Street Promenade, Santa Monica Place, and the rest of Santa Monica's central business district.

The parking structure was completed in 2007, and in 2011 the City of Santa Monica sent a letter to the construction contractor ARB Structures, Inc. addressing the flaking paint at the exterior channel glass and cracking laminated glass awnings.

Subsequentially, the City reached a settlement with ARB Structures, Inc. The City approved, in the FY 18/19 CIP Addendum, the use of the settlement funds to rehabilitate the multicolored glass panels. The City is proposing to use the settlement money to replace the flaking paint with ultraviolet resistant, color integrated and self-adhesive vinyl film so the glass color panels appear as originally designed, while maintaining the brightness and openness of the parking structure.

Vendor Selection

Bidder Recommendation	
Best Bidder	Budget Holdings, Inc. dba Solar Art
Evaluation Criteria	Price; the quality of the product; the ability to deliver; capacity and skill of the bidder to perform or provide the materials or services; and compliance with City specifications.
Municipal Code	SMMC 2.24.180

Submittals Received			
Concept Consulting, Inc.	\$387,999	MKH, Inc. dba Ritmo	\$707,150
Budget Holdings, Inc. dba Solar Art	\$430,000		

Bid Data				
Date Posted	Posted On	Advertise In (City Charter & SMMC)	Vendors Downloaded	Date Publicly Opened
11/27/2019	City's Online Bidding Site	Santa Monica Daily Press	26	01/08/2020

Best Bidder Justification
Budget Holdings, Inc. dba Solar Art is not the lowest bidder, but offers extensive

experience, a successful track record, stability, similar references to the proposed scope of work and reasonable pricing, making them the best bidder. They have performed similar work for private entities and meets all City requirements.

On January 27, 2020, Concept Consulting, Inc. submitted a bid protest alleging, inter alia, that Budget Holdings Inc. is not a DBA Solar Art. In accordance with the appeals procedure set forth in the Notice Inviting Bids, the Public Works Director evaluated the bid protest and issued a final determination recommending Budget Holdings Inc. DBA Solar Art as the best bidder. Copies of the bid protest, the Public Work Director’s final determination letter, Civic Center Parking Structure – Exterior Channel Glass – Addendum No. 2, Budget Holdings, Inc. DBA Solar Art’s DIR Public Works Contractor Registration, and Pre-Bid Job Walk Sign-In sheet are in Attachment A (SP2555-Civic Center Parking Structure Final Determination).

Financial Impacts and Budget Actions

Staff seeks authority to approve funds from the settlement with ARB Structures, set aside in the General Fund CIP, to award a contract with Budget Holdings, Inc. dba Solar Art for the Civic Center Parking Structure - Exterior Channel Glass project. The settlement funds would fully finance this contract.

Contract Request		
FY 2019-20 Budget Request Amount	CIP Account #	Total Contract Amount
\$473,000	C0107840.689000	\$473,000

Prepared By: William Clerk, Architectural Associate

Approved

Forwarded to Council

Susan Cline, Director

2/26/2020

Rick Cole, City Manager

3/4/2020

Attachments:

- A. SP2555-Civic Center Parking Structure Final Determination
- B. Budget Holding Oaks Initiative Disclosure Form