



City of Culver City

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Staff Report

File #: 18-0268, **Version:** 1

Item #: A-3.

CC - Approval of a Professional Services Agreement with Walker Parking, Inc. in an Amount Not-to-Exceed \$86,900 to Prepare Necessary Bid Construction Documents and Provide Construction Administration Services for Capital Improvements Related to the Ince, Cardiff, Watseka, Venice, Canfield, Virginia, and 3757 Robertson Parking Facilities.

Contact Person/Dept: Todd Tipton/CDD

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Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☒ No ☐

Public Hearing: ☐

Action Item: ☐

Attachments: Yes ☐ No ☐

Commission Action Required: Yes ☐ No ☒

Public Notification: (E-Mail) Meetings and Agendas - City Council (09/20/17); Downtown Business Association (09/19/17)

Department Approval: Sol Blumenfeld (09 /14 /17)

RECOMMENDATION

Staff recommends the City Council approve a professional services agreement with Walker Parking, Inc. in an amount not-to-exceed \$86,900 to prepare necessary bid construction documents and provide construction administration services for capital improvements related to the Ince, Cardiff, Watseka, Venice, Canfield, Virginia, and 3757 Robertson parking facilities (Parking Facilities).

BACKGROUND/DISCUSSION

Due to the age and heavy use of the City's Parking Facilities, staff contracted with Walker Parking Inc. (Walker) in December 2016 to assess their condition and make recommendations regarding necessary improvements. Walker's recommendations were distributed over multiple years in order to allow the costs to be amortized over time. Walker's recommendations for year one include:

Ince Parking Structure:

1. Remove and replace sealants in all cove joints around the perimeter on the roof level of the parking structure.

2. Repair cracked and damaged stucco wall on of the roof level.
3. Rout and seal cracks on all supported concrete floor slabs.
4. Repair spoiled and delaminated concrete on floors and beams.
5. Replace traffic coating on the roof level.
6. Repair cracked and damaged stucco at the roof level.
7. Paint wall and ceiling stained areas.
8. Remove debris from the drainage inlets.
9. Seal the opening on the roof ledge.
10. Repaint stair handrails and all metallic pans of the stairways.

Cardiff Parking Structure:

1. Remove and replace joint sealants on all supported levels.
2. Install sealants in all cove joints around the perimeter on the roof level.
3. Rout and seal cracks on all supported concrete floor slabs.
4. Repair spoiled and delaminated concrete on floors.
5. Repair cracked and damaged stucco at the roof level.
6. Remove and replace wall metal flashings.
7. Seal the gap at the garage entrance.
8. Repaint stair handrails and all metallic pans.
9. Clean up the drainage inlets.
10. Paint all traffic markings on floors.

Watseka Parking Structure:

1. Remove and replace all joint sealants.
2. Install sealants in all cove joints around the perimeter on the roof level.
3. Rout and seal cracks on concrete floor slab.
4. Repair spoiled and delaminated concrete on floors.
5. Repaint stair handrails and all metallic pans.
6. Remove debris from the drainage inlets.
7. Seal cracks and paint the exterior concrete walls and columns.

Venice Parking Lot:

1. In areas where the pavement is severely alligator cracked, settled, where potholes are located, and where the pavement is damaged by tree roots, replace the deteriorated base material with a bituminous binder course and overlay with a minimum 1-1 /2 inches of asphalt surface course.
2. Crack seal the existing cracks.
3. In the areas adjacent to the pavement repair areas, overlay the existing asphalt with a minimum of 1-1 /2 inch asphalt surface course.
4. Reconstruct the pedestrian access to Venice Boulevard to comply with ADA accessibility regulations.
5. On the middle southern edge of the parking lot remove the existing pavement and perform tree root pruning and install root barrier to prevent future root damage to the lot.
6. Provide at least one van accessible stall in the lot.
7. Install lighting in the parking lot.

8. Re-stripe all the parking stalls on the site.

Canfield Parking Lot:

1. In areas where the pavement is severely alligator cracked, settled or where potholes are located, replace the deteriorated base material with a bituminous binder course and overlay with a minimum 1-1 /2 inches of asphalt surface course.
2. Crack seal the existing cracks.
3. In the areas adjacent to the pavement repair areas, overlay the existing asphalt with a minimum of 1-1 /2 inch asphalt surface course.
4. Repair the existing CMU wall at the entrance of the Canfield Parking Lot.
5. Change the existing ADA stall, which is non-compliant, to a standard stall and provide one ADA van stall closest to the entrance of the parking lot. CalDAG signage improvements should be made to the accessible parking stall and lot.
6. Repair the existing lighting in the parking lot.
7. Re-stripe all the parking stalls in the parking lot.

3. Virginia Parking Lot:

1. In areas where the pavement is heavily cracked and settled, replace the deteriorated base material with a bituminous binder course and overlay with a minimum 1-1 /2 inches of asphalt surface course.
2. In the areas adjacent to the pavement repair areas, overlay the existing asphalt with a minimum of 1-1 /2 inch asphalt surface course.
3. Crack seal the existing cracks.
4. Prune the tree roots that have grown under asphalt pavement and have caused ripples in the pavement. Provide tree root barrier between the trees and the pavement to prevent future damage to the asphalt pavement.
5. Replace the curbs that are broken or damaged, mainly due to tree root push off.
6. Install light poles to efficiently and evenly illuminate the site.
7. Re-stripe all the parking stalls on the site.

4. 3757 Robertson Parking Lot:

1. In areas where the pavement is cracked, replace the deteriorated base material with a bituminous binder course and overlay with a minimum 1-1 /2 inches of asphalt surface course.
2. Crack seal the existing cracks.
3. In the areas adjacent to the pavement repair areas, overlay the existing asphalt with a minimum of 1-1 /2 inch asphalt surface course.
4. Clean drainage inlets throughout the parking lot.
5. Change the existing non-compliant ADA stall to a standard stall and provide one ADA van stall closest to the entrance of the parking lot. CalDAG signage improvements should be made to the accessible parking stall and lot.
6. Repair the existing lighting in the parking lot.
7. Re-stripe all the parking stalls on the parking lot.

In order to implement the necessary improvements, Walker would prepare the necessary construction documents/specifications and assist with the public bidding process. Culver City

Municipal Code Section 3.07.085 provides that the City may award purchase orders and contracts in any amount for professional or personal services without complying with the formal bidding procedures, provided that competitive quotations are obtained when practical, as determined by the City Manager. Staff is recommending Walker because of its existing comprehensive knowledge and experience relating to the City's parking operations and condition of the City's Parking Facilities. For these reasons, the City Manager has determined that competitive quotations are not practical in this case.

FISCAL ANALYSIS

Funds were specifically allocated in the Fiscal Year 2017-2018 Parking Authority budget for the agreement with Walker (\$86,900) and the recommended year one improvements (approximately \$690,000). Walker's contract is comprised of the following:

TASK	LUMP SUM AMOUNT	EST. REIMBURSABLE EXPENSE
Task I - Construction Document Preparation/Bidding Services	\$55,000	\$2,000
Task II - Construction Admin. & Observations	\$20,000	\$2,000
Subtotal Fee Proposed	\$75,000	\$4,000
Contingency (10%)	\$7,500	\$400
TOTAL PROPOSED	\$82,500	\$4,400

ATTACHMENTS

None

RECOMMENDED MOTIONS

That the City Council:

1. Approve a professional services agreement with Walker Parking, Inc. in an amount not-to-exceed \$86,900 to prepare necessary bid construction documents and provide construction administration services for capital improvements related to the Ince, Cardiff, Watseka, Venice, Canfield, Virginia, and 3757 Robertson parking facilities;
2. Authorize the City Attorney to prepare the necessary documents;
3. Authorize the City Manager to execute the document on behalf of the City.