



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 19-174, **Version:** 1

Item #: C-7.

CC:PA - Approval of an Agreement with Slater Waterproofing Company for Restoration Services Related to the Ince, Cardiff and Watseka Parking Structures in an Aggregate Amount Not-to-Exceed \$407,000.

Meeting Date: August 27, 2018

Contact Person/Dept: Todd Tipton / CDD

Phone Number: (310) 253-5783

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 - Parking Authority (08/21/18), Downtown Business Association (8/21/18)

Department Approval: Sol Blumenfeld, Community Development Director (08/15/18)

RECOMMENDATION

Staff recommends the City Council and the Parking Authority Board approve an agreement with Slater Waterproofing Company for restoration services related to the Ince, Cardiff and Watseka Parking Structures (Parking Structures) in an amount not-to-exceed \$407,000.

BACKGROUND

The Parking Structures were constructed between 1990 and 1999, and have been in constant use since. In order to ensure the Parking Structure's structural integrity and satisfactory appearance, staff contracted with Walker Consultants (Walker) to perform an assessment. Walker found cracks and joints that required sealing, pipes and drains that required cleaning, and walls, stucco and railing that requires repair and repainting among other things.

Walker will be performing a similar assessment of the City's surface parking lots in the coming weeks.

DISCUSSION

In order to secure a vendor to perform the required work, a formal Request for Proposals was issued on July 26, 2018 in accordance with City specifications with a due date of August 3, 2018. Three proposals were received from the following firms:

<u>Vendor</u>	<u>Location</u>
Howard Ridley Co. Inc.	Chino, CA
Slater Waterproofing, Inc.	Montclair, CA
Western Specialty Contractors	Orange, CA

Walker evaluated the respondents and determined all had the required expertise and experience to complete the restoration services. Staff is recommending approval of an agreement with Slater Waterproofing Company because they provided the lowest responsive bid.

If the City Council and Parking Authority Board approve entering into an agreement with Slater Waterproofing Company, staff will begin the process to negotiate a final agreement. Staff requests authority to make minor modifications to the bid as deemed appropriate during the negotiation process provided that any additional modifications does not increase the contract price beyond the City Manager's contract authority.

Additional Repair

In addition to the restoration services, the not-to-exceed amount includes \$23,000 for repairs to the Cardiff Parking Structure. The repairs are necessary because the garage's foundation was damaged when public art that was located nearby was relocated to Town Plaza. The art was relocated in order to improve its accessibility and visibility.

FISCAL ANALYSIS

The cost for the restoration services is \$407,000, which includes a 15% contingency, general conditions, and consulting and engineering fees. There are sufficient funds appropriated in the Parking Authority's budget, in accounts 47555380.600100 (Ince), 47555310.600100 (Cardiff) and 47555580.600100 (Watseka), to fund these repairs.

ATTACHMENTS

None.

MOTIONS

That the City Council and the Parking Authority Board:

1. Approve an agreement with Slater Waterproofing Company for restoration services related to the Ince, Cardiff and Watseka Parking Structures in an aggregate amount not-to-exceed \$407,000; and,
2. If the City Council and Parking Authority Board approve the agreement with Slater Waterproofing Company, authorize staff to negotiate the final terms of the agreement, provided the final contract price does not increase more than the City Manager's contract authority; and,
3. Authorize the City Attorney/Parking Authority General Counsel to review/prepare the necessary documents; and,
4. Authorize the City Manager/Executive Director to execute such documents on behalf of the City and Parking Authority.