



Administrative Report

H.6., File # 24-1242

Meeting Date: 7/30/2024

To: MAYOR AND CITY COUNCIL
From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

APPROVE THE PLANS AND SPECIFICATIONS FOR THE NORTH PIER PARKING STRUCTURE REPAIRS PROJECT, JOB NO. 70610, AND AUTHORIZE THE CITY CLERK TO ADVERTISE THE PROJECT FOR COMPETITIVE BIDS

APPROVE THE SECOND AMENDMENT TO THE AGREEMENT FOR CONSULTING SERVICES BETWEEN THE CITY OF REDONDO BEACH AND WALKER PARKING CONSULTANTS/ENGINEERS, INC. TO INCREASE THE AMOUNT BY \$65,500 FOR ADDITIONAL CONSULTING SERVICES FOR A NEW NOT TO EXCEED TOTAL OF \$629,500 AND EXTEND THE TERM TO SEPTEMBER 5, 2025

EXECUTIVE SUMMARY

In September 2022, the City Council approved the First Amendment to the Agreement for Consulting Services with Walker Parking Consultants/Engineers, Inc. (Walker) for additional consulting services to obtain a geotechnical report for the existing soils conditions and to evaluate the existing foundations in order to identify required information for the final design of the seismic strengthening, and non-seismic rehabilitation, of the North Pier Parking Structure. The First Amendment also included consulting services for the design phase (design plans, construction document preparation) and construction support phase (contract administration, construction observations, and additional materials testing) for the seismic strengthening of the North Pier Parking Structure and the next phase of non-seismic rehabilitation work for the North and South Pier Parking Structures.

Walker prepared the plans and specifications for the seismic strengthening and the non-seismic rehabilitation of the North Pier Parking Structures, and these plans were then sent to the City's Community Development Department (Building Division) for plan check review.

The plans have been approved by the Building Division for permits with the condition of a deferred submittal of an accessibility code complaint final inspection report, certified by a Certified Access Specialist (CASp), prior to the final building inspection. As such, the plans and specifications are ready for competitive bidding and are available for review at the Plans and Specifications Review Area located behind the Engineering Services counter in City Hall. The engineer's construction estimate for the project is \$2,100,000, and construction is expected to take 120 working days to complete.

To complete the required follow-up work for the accessibility plan check condition, an amendment to

the Agreement with Walker has been negotiated. Approval of the Amendment would increase the contracted scope of work to include a survey of the Parking Structure's existing Americans with Disabilities Act (ADA) conditions, provide construction plans for any needed improvements, and produce a certified CASp report. The cost of the inspection and design work is \$65,000. Any physical improvements required as a result of the ADA inspection report would be performed by the contractor as a change order to the construction contract or be completed by City crews.

BACKGROUND

The primary Pier Parking Facility (accessed from Torrance Circle) serves the City's Pier and International Boardwalk area and is comprised of two structures, the North Pier Parking Structure and the South Pier Parking Structure. In total, the facility contains approximately 1,018 spaces. The North Pier Parking Structure was completed in the early 1960's and includes three levels, two supported parking levels and one on-grade level that are adjacent to (and in some areas above) leasable space for commercial businesses along the International Boardwalk.

In June 2022, an assessment of the Pier Parking Structures was presented to City Council which suggested work to be done over the next 5 years. The recommended work included seismic strengthening and non-seismic structural rehabilitation to the North Pier Parking Structure.

In September 2022, Council approved an amendment with Walker to prepare the plans and specifications for the recommended work to the North Pier Parking Structure. The project prioritizes the seismic strengthening and non-seismic structural rehabilitation of the Parking Structure that is primarily accessed through the, currently vacant, ground floor lease space formerly operated as the Fun Factory. It is anticipated that the construction cost for the entire North Pier Parking Structure could exceed the project's available budget. In order to provide award flexibility, staff has organized the bid sheet to show the remainder of the work included in these design documents as additive bid items that can be included or removed in the contract depending on the bid amounts and the amount of funding available at time of contract award.

Walker has completed the plans and specifications, and they are available for review in the Plans and Specifications Review Area located behind the Engineering Services counter in City Hall. As stated above, the Building Division has reviewed and approved the plans for permits with the condition of a deferred submittal of a code complaint CASP Certified final inspection report. To meet this requirement, prior to the final building inspection, an amendment to the Walker agreement is needed.

If the amendment is approved, the contract scope will include a survey of the parking structure to identify any necessary ADA improvements, the preparation of plans for those improvements, and provision of the CASp report. The proposed work requires an increase to the not-to-exceed amount of the contract by \$65,5000 and an extension of the term for one additional year.

If the plans and specifications are approved for advertisement as proposed, construction of the project is expected to begin in November/December of this year and be completed before the beginning of Summer 2025.

COORDINATION

This project has been coordinated between the Waterfront and Economic Development Department and the Public Works Department. The Community Development Department has determined the

project is exempt from the requirement of a Coastal Development Permit under Section 10-5.2208(3) of the Redondo Beach Municipal Code and is Categorically Exempt under Section 15301 of the CEQA Guidelines. Following approval of the plans and specifications, the Department will file a Notice of Exemption with the County Recorder’s Office.

FISCAL IMPACT

Funding for the ongoing maintenance and repair of the parking structures is included in the City’s Capital Improvement Program budget. There is approximately \$2.1M available in the project account. The engineer’s estimate for the project’s base bid approaches the available amount. It is anticipated that additional funding will be needed at the time of contract award.

Funding:		Anticipated Expenditures:	
CIP Job. No. 70610	\$ 2,161,777	Consultant Amendment	\$ 65,500
*Add'l Funding Needed	\$ 338,723	Constr. Contract	\$ 2,100,000
		Contingency	\$ 210,000
		Project Management	\$ 125,000
Total	\$ 2,500,500	Total	\$ 2,500,500
<i>*Estimate only, with actual value to be determined after bids are opened</i>			

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- CEQA Exemption Declaration
- Notice of Coastal Development Permit Exemption
- Agmt - Second Amendment with Walker Parking Consultants/Engineers, Inc.
- Insurance - Walker Parking Consultants/Engineers, Inc.