



Administrative Report

H.7., File # 26-0551

Meeting Date: 6/9/2026

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

TITLE

ACCEPT AS COMPLETE THE NORTH PIER PARKING STRUCTURE REPAIRS PROJECT, JOB NO. 70610, AND AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER, AND AUTHORIZE RELEASE OF THE RETENTION UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AFTER SAID RECORDATION AND NO CLAIMS BEING FILED UPON THE PROJECT

EXECUTIVE SUMMARY

On September 16, 2025, the City Council awarded Slater Waterproofing Inc., a public works contract for \$806,861 for restoration of selected areas of the floors, ceilings, beams, and columns of the North Pier Parking Structure. During construction of the North Pier Parking Structure Repairs Project, Job No. 70610 (Project), staff issued three additional change orders totaling \$115,660 to opportunistically address other areas of repair need. The change orders were within the authorization limit (\$125,000) of the City Engineer as memorialized in the City's Administrative Policies and Procedures (APP 14.1) and brought the final not to exceed amount for the contract to \$922,521. Actual expenditures for this project totaled \$908,821, leaving an unspent contract balance of \$13,700, which will be returned to the project account.

The project work performed by Slater Waterproofing Inc. is now complete and ready for City Council acceptance and authorization to release the final retention amount of \$45,441.05 to the contractor upon expiration of the 35-day lien period and there being no claims filed.

BACKGROUND

The City of Redondo Beach owns two parking structures that provide access to the City's Pier and International Boardwalk area. The Pier Parking Structure, which is comprised of the North Pier Parking Structure and the South Pier Parking Structure, sits at the terminus of Torrance Boulevard and contains approximately 1,018 spaces. The North Pier Parking Structure was completed in the early 1960's and is comprised of three levels, two supported parking levels and one on-grade level with leasable space for commercial businesses on the International Boardwalk, west of Basin 3.

This phase of the project focused on executing the concrete repairs to the columns, beams, walls, ceilings, and other structural elements on the Basement Level and Pier Parking Level of the North Pier Parking Structure.

On September 16, 2025, the City Council awarded Slater Waterproofing Inc., a public works contract

for \$806,861 for the concrete repairs. Work for the Project commenced on January 5, 2026. Staff reviewed progress in the parking structure on May 22, 2026 and determined the Project to be substantially complete. This allowed the parking structure to be reopened to the public prior to Memorial Day weekend.

During construction, staff issued three change orders totaling \$115,660, which addressed additional scope of full depth floor repairs, curb/walk repairs, and placing additional rebar in the ground-opening repairs to ensure the long-term integrity of the structure. These change orders brought the final not to exceed amount for the contract to \$922,521. The contract included an electrical allowance that was not fully utilized, leaving a balance of \$13,700 on the purchase order. This led to a final total expenditure of \$908,821.

Staff recommends that the City Council accept the Project as complete and authorize release of the final retention amount of \$45,441.05 to the contractor upon expiration of the 35-day lien period if no claims are filed.

COORDINATION

The project scope and design have been coordinated by the Engineering Services Division of the Public Works Department.

FISCAL IMPACT

<u>Funding</u>		<u>Expenditures</u>	
Critical Pier Parking Structure Repairs Project #70610	\$ 908,821	Slater Waterproofing Inc.	\$908,821
Total	\$ 908,821	Total	\$ 908,821

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Map - North Pier Parking Structure Repairs Project Job No. 70610