



Administrative Report

H.10., File # 21-3011

Meeting Date: 9/21/2021

To: MAYOR AND CITY COUNCIL
From: TED SEMAAN, PUBLIC WORKS DIRECTOR
STEPHEN PROUD, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

APPROVE CONSULTING SERVICES AGREEMENT WITH WALKER PARKING CONSULTANTS/ENGINEERS, INC. FOR ASSESSMENT SERVICES RELATED TO THE NORTH PIER, SOUTH PIER, AND PLAZA PARKING STRUCTURES IN AN AMOUNT NOT TO EXCEED \$79,000 FOR THE TERM SEPTEMBER 21, 2021 TO SEPTEMBER 20, 2022

EXECUTIVE SUMMARY

The City of Redondo Beach owns three waterfront parking structures (North Pier, South Pier, and Plaza Parking Structures) providing approximately 1,350 public parking spaces for nearby retail, office, and recreation uses. Access to the North Pier Parking Structure is obtained by going through the South Pier Parking Structure.

In 2012, Walker Parking Consultants/Engineers (Walker) performed an initial assessment of the parking structures and provided the City with recommendations for the immediate repair of the Pier and Plaza Parking Structures, as well as a 5-10 Year plan for ongoing repairs and enhancements. In 2015, Walker conducted an update of the condition assessment of these parking structures and provided an updated estimate of the maintenance expenses associated with extending the useful life of the existing structures and the costs of constructing replacement structures.

There have been \$3.87 million in repairs made to the parking structures since 2015 and it has been over 5 years since the last condition assessment of the Pier and Plaza Parking Structures, it is recommended to have these City-owned structures reassessed to determine the priorities for the ongoing Capital Improvement Project to keep the structures in good repair, the Pier Parking Structure Repairs Project, Job No. 70610.

Staff recommends using Walker for several reasons. First, Walker performed the initial assessment of the parking structures in 2012 and the supplemental assessment in 2015, both considered to be well done by the City. Second, Walker is a specialist in this field and has a breadth of professional experience with similar structures and repairs. Finally, Walker's historical knowledge and technical familiarity of these particular structures adds value that would require other firms to charge more to duplicate.

With approval of this contract, Walker will perform an update to the condition assessment of the parking structure portion of the three parking structures and the unoccupied retail space of the basement level of the North Pier Parking Structure. In addition to providing mid to long term repair recommendations and budget level cost estimates for these, the assessment will also include a

Seismic Evaluation of the North Pier Parking Structure.

BACKGROUND

The City Council has made the revitalization of the waterfront a key strategic priority for many years. In an oceanfront location, rebar-enforced concrete is particularly susceptible to rapid deterioration because of exposure to high humidity and salt air. Portions of the City's waterfront parking structures are experiencing wear and deterioration. While good work has been completed over the last ten years to address this, cracks and concrete spalling are evident in several locations. Rust stains are visible in locations in the parking structures and are indications that there is internal damage which may affect the strength of the concrete. Close monitoring of parking structure conditions and provision for future maintenance and repair is necessary to ensure the safe operation of these important City facilities.

In 2012, the City commissioned Walker to conduct a condition assessment of the Parking Structures to evaluate the general condition of the facilities, and a Structural Analysis Report for the North Pier Structure. The assessment found that the North side of the Pier Structure was in poor condition and had reached the end of its useful life; the South side of the Pier Structure was in fair condition but required a substantial repair program to increase the useful life; and the Plaza Structure was generally in good condition and required a normal repair and maintenance program to extend the remaining life of the structure. The analysis recommended that if the City desired an additional 15 years of useful life for the pier structures, it should implement a robust annual maintenance program for each of the structures to keep them operational. Only minimal repairs were made between 2012 and 2015 which included structural concrete repairs to portions of the Pier Parking Structure, repairs to the fire main that serves the facility, and improvements to the drainage system.

On July 21, 2015, the City Council received a summary and planning level estimates of the costs to repair, maintain, and/or replace various public improvements and infrastructure within the City's waterfront. The hard cost (construction only) estimates ranged from \$37.5M to \$108M for improvements that would need to be implemented over the next 2 to 15 years. The most significant component of the cost estimate were the costs associated with the repair, maintenance and/or replacement of the Pier and Plaza Parking Structures.

In light of the significant cost associated with the parking structures and the need to update the Walker analysis to reflect current conditions, on August 18, 2015 the City executed a contract with Walker to reassess the parking structures and the 2012 report.

The 2015 updated analysis presented to the City Council on January 19, 2016, indicated that, overall, the parking structures continued to deteriorate compared to the findings reported in the 2012 Walker report. An average increase of about 10 percent in the amount of deterioration repair was observed. In addition to this, the cost of performing the repairs had increased about 15 percent since 2012 due to inflation and other construction factors.

The 2015 updated assessment showed the costs associated with three different scenarios - a limited three (3) year repair and maintenance program estimated at \$508K, a moderate 10-15 year repair and maintenance program estimated at \$18.3M, and a full replacement of the Pier Parking Structure estimated to cost \$49.6M.

On August 2, 2016 and on August 21, 2018, Council approved a contract and an amendment with Walker to prepare plans and specifications to complete some of the items associated with the 10-15 year repair and maintenance program identified by Walker in their previous assessments. These projects identified the critical repairs associated with an interim repair and maintenance program between the 3 year and 10-15 year programs and Council approved construction contracts of \$1.87 million and \$2.0 million respectively for this work.

There have been \$3.87 million in repairs made to the parking structures since 2015 and it has been over 5 years since the last condition assessment of the Pier and Plaza Parking Structures, it is recommended to have these City-owned structures reassessed to determine the priorities for the ongoing Capital Improvement Project to keep the structures in good repair, the Pier Parking Structure Repairs Project, Job No. 70610.

Staff recommends using Walker for several reasons. First, Walker performed the initial assessment of the parking structures in 2012 and the supplemental assessment in 2015, both considered to be well done by the City. Second, Walker is a specialist in this field and has a breadth of professional experience with similar structures and repairs. They come well-qualified and are one of the largest providers of restoration and building envelope services in the industry. Walker employs professionals in a variety of services related to parking facilities: design, consulting, and restoration. Finally, Walker's historical knowledge and technical familiarity of these particular structures adds value that would require other firms to charge more to duplicate.

As an alternative, Council can direct staff to solicit proposals from other firms for this work. There is a possibility that the City could realize a cost benefit in the contract to soliciting proposals. However, this work is specialized and Walker has over 55 years of experience in this particular work and may very well still be the most qualified proposer. Additionally, since Walker has historical knowledge of these structures, it is anticipated that the City would not actually see a cost reduction from a solicitation of proposals. Also, it is anticipated that there will be suggestions for repairs to the parking structures as evidenced by the current state of the structures. Other firms will require additional time in their schedule to get to the same familiarity as Walker in addition to the time and effort spent on the solicitation of proposals and coming back to Council with a new agreement, thus delaying any repair suggestions and repair work.

Should Council approve this contract, Walker will perform an update to the condition assessment of the parking structure portion of the parking structures and the unoccupied retail space of the basement level of the North Pier Parking Structure. In addition to providing mid to long term repair recommendations and budget level cost estimates for these, the assessment will also include a Seismic Evaluation of the North Pier Parking Structure.

The need for plans and specifications for repairs are anticipated again with this condition assessment. However, with the seismic evaluation of the North Pier Parking Structure an accurate proposal will be prepared after the assessment and will be brought forth to Council for approval as an amendment to this contract.

COORDINATION

The Public Works Department and the Waterfront & Economic Development coordinated the solicitation for further parking structure analysis. The City Attorney's Office approved the agreement

as to form.

FISCAL IMPACT

Funding:

Pier Parking Structures

Repairs CIP \$ 79,000

TOTAL \$ 79,000

Estimated Expenditures:

Agreement \$79,000

TOTAL \$79,000

APPROVED BY:

Joe Hoefgen, City Manager

ATTACHMENTS

- Attachment 1 - Walker Agreement for Parking Structure Assessment with signature page and insurance