



# Administrative Report

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H.10., File # 20-1249

Meeting Date: 8/18/2020

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**To:** MAYOR AND CITY COUNCIL  
**From:** TED SEMAAN, PUBLIC WORKS DIRECTOR

**TITLE**

APPROVE AND AUTHORIZE THE CITY ENGINEER TO EXECUTE CHANGE ORDER NO. 4 IN THE AMOUNT OF \$79,005.80; AND

ACCEPT AS COMPLETE THE PIER PARKING STRUCTURE REPAIRS AND RAILING REHABILITATION PROJECT, JOB NO. 70610, AND AUTHORIZE THE CITY ENGINEER TO FILE A NOTICE OF COMPLETION FOR THE PROJECT WITH THE LOS ANGELES COUNTY RECORDER AND RELEASE FINAL RETENTION PAYMENT OF \$105,026.39 TO SLATER WATERPROOFING, INC. UPON EXPIRATION OF THE 35-DAY LIEN PERIOD AFTER SAID RECORDATION AND NO CLAIMS BEING FILED UPON THE PROJECT

**EXECUTIVE SUMMARY**

On March 19, 2019, the City Council approved the project plans and specifications and authorized the City Clerk to advertise the project for competitive bids. The project was advertised on March 28, 2019, and six (6) bids were received and publicly opened on May 2, 2019. After reviewing the bids, Slater Waterproofing, Inc. (Slater Waterproofing), with a bid of \$1,368,900.50 was found to be the lowest responsible bidder. On June 11, 2019, the City Council awarded the construction contract for the Pier Parking Structure Repairs and Railing Rehabilitation Project, Job No. 70610 to Slater Waterproofing.

On April 21, 2020, the City Council adopted Resolution 2004-025 to appropriate additional funding to the project and approved Change Order No. 3 in the amount of \$610,230 for additional significant repair work to the south pier parking structure and a portion of the pier deck. The size of Change Order No. 3 exceeded the policy limits for staff approved change orders and so Change Order No. 4, which was anticipated and is of more typical size, needs Council approval as well. Staff has negotiated the remaining change order requests with the contractor and is recommending that the City Council approve Change Order No. 4 (Attachment 1) in the amount of \$79,005.80. This final change order addresses unforeseen field conditions and balancing of work quantities that were estimated at the time of the bid. Change Order No. 4 is within the anticipated project budget that Council approved with the appropriation on April 21, 2020 and does not require an additional appropriation. With the acceptance of Change Order No. 4, the project is now complete and ready for City Council acceptance. In addition to approval of the final change order, staff is recommending that the City Council accept the project as complete and authorize releasing the final retention payment in the amount of \$105,026.39 to the contractor upon the expiration of the 35-day lien period

and no claims being filed.

### **BACKGROUND**

The Pier Parking Structure Repairs and Railing Rehabilitation Project, Job No. 70610 ("Project") is an ongoing project that is programmed to receive funding every two years to repair joints, leaks, damaged floors and other structural members throughout the pier parking structure. On March 19, 2019, the City Council approved the project plans and specifications and authorized the City Clerk to advertise the project for competitive bids. The project was advertised on March 28, 2019, and six (6) bids were received and publicly opened on May 2, 2019. After reviewing the bids, Slater Waterproofing, was found to be the lowest responsible bidder with a bid of \$1,368,900.50, over \$230,000 less than the engineer's construction estimate. On June 11, 2019, the City Council awarded the construction contract for the Pier Parking Structure Repairs and Railing Rehabilitation Project, Job No. 70610 to Slater Waterproofing.

Construction began after Labor Day and Slater Waterproofing performed well. Then with the closure of the Pier and Pier Parking Structure to the public in accordance with the March 26, 2020 Update #6 to the Additional Emergency Orders by the Redondo Beach City Manager Under the Proclamation of a Local Emergency Due to COVID-19, City staff identified repairs within the public areas on the Redondo Beach Pier ("Pier") adjacent to the Pier Parking Structure that were determined to be imminent and extensive requiring a contractor to perform the work. In addition, staff had become aware of significant structural damage in a portion of the structure that needed prompt repair. As such, on April 21, 2020, the City Council adopted Resolution 2004-025 to transfer \$415,990 from various budgeted Capital Improvement Projects with Harbor Uplands Funds and appropriate \$150,000 from the unappropriated Harbor Tidelands Fund to the Project and approve and authorize the City Engineer to execute Change Order No. 3 in the amount of \$610,230 for additional repair work to the pier parking structure and the pier deck.

Staff has negotiated the remaining change order requests with the contractor and is recommending that City Council approve Change Order No. 4 (Attachment 1) in the amount of \$79,005.80. The change order addresses unforeseen field conditions, additional work, and reconciles bid item quantities and extends the contract time by 30 days for additional repair work to the pier parking structure and the pier deck. This change order was anticipated to close out the project and within the anticipated project budget that Council approved with the appropriation on April 21, 2020. With the size of Change Order No. 3 exceeding the policy limits for staff to approve change orders, Change Order No. 4, needs Council approval as well. With the acceptance of Change Order No. 4, the project is now complete and ready for City Council acceptance and authorization to release the final retention payment in the amount of \$105,026.39 to the contractor upon expiration of the 35-day lien period and there being no claims filed.

### **COORDINATION**

Public Works Engineering Services Division staff worked with Waterfront and Economic Development, the Public Works Maintenance Division and the utility companies during the construction.

### **FISCAL IMPACT**

Funding is available in the FY 2020/21 budget and funds carried over from previous years for this on-going project. With the conclusion of this project, \$125,000 remains in the fund for use on future work in this program. The next project funding cycle is programmed in the adopted CIP for FY 2021/22.

Funding:

Tidelands Fund	\$ 52,600.00
Uplands Fund	\$1,481,937.30
Tidelands Fund	
(CC-2004-025)	\$ 150,000.00
Uplands Fund	
(CC-2004-025)	\$ 415,990.00

**Total \$2,100,527.30**

Expenditures:

Slater Waterproofing	
Award	\$1,368,900.50
Change Order No. 1	\$ 12,675.00
Change Order No.2	\$ 29,716.00
Change Order No.3	\$ 610,230.00
<b>Subtotal Prev.</b>	
<b>Authorized</b>	<b>\$2,021,521.50</b>

Change Order No.4	\$ 79,005.80
<b>Total</b>	<b>\$2,100,527.30</b>

**APPROVED BY:**

*Joe Hoefgen, City Manager*

**ATTACHMENTS**

1. Change Order No. 4