



Honorable Mayor and Members of the Hermosa Beach City Council

**AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES FOR CIP 699 PARKING LOT C
IMPROVEMENTS TO H.W. LOCHNER, INC.**

(Public Works Director Joe SanClemente)

Recommended Action:

Staff recommends City Council:

1. Award a contract for construction management and inspection services for CIP 699 Parking Lot C Improvements to H.W. Lochner, Inc. at a not-to-exceed amount of \$256,720.60 for a term of one year ending August 26, 2026, with an option to allow the City manager to extend up to one additional year (**Attachment 1**);
2. Authorize the Public Works Director to establish a 10 percent project contingency of \$25,672;
3. Authorize the City Manager to approve contract amendments up to the amount of the approved project contingency; and
4. Authorize the Mayor to execute and the City Clerk to attest the proposed agreements subject to approval by the City Attorney.

Executive Summary:

The City of Hermosa Beach regularly employs third party consultants to provide specialty services to support the delivery of the City's Capital Improvement Program (CIP). For CIP 699 - Parking Lot C Improvements project, which will advance high priority structural repair/rehabilitation of the existing concrete parking structure, the City sought expert services from qualified firms to provide construction management and inspection services to ensure a successful delivery of this critical project. Following a competitive Request for Proposals (RFP) process, staff recommends the City Council award the construction management and inspection services for CIP 699 - Parking Lot C Improvements Project to H.W. Lochner, Inc., at a not-to-exceed amount of \$256,720.60, and a term of one year ending August 26, 2026. Staff also recommends City Council approval of an option to allow the City Manager to extend the Agreement up to one additional year and establish a 10 percent project contingency, if required.

Background:

CIP 699, Parking Lot C Improvements Project includes, but is not limited to, structural repairs and rehabilitation of the City's Parking Structure. The project scope includes

repairs of various structural components, concrete repairs, installation of waterproof coating, installation of new guardrails and barrier cables, improvements in the electrical room, replacement of light fixtures, installation of new sump pumps and a new level transducer, power washing of concrete surfaces, restriping, and aesthetic repairs to the parking structure.

The scope of work for this project was developed based on a condition assessment report conducted by the City’s on-call civil engineering consultant in January 2021. The report recommended necessary structural, electrical, and mechanical system upgrades to address existing deficiencies. These repairs and upgrades are intended to extend the service life of various components, minimize downtime due to unscheduled repairs, and maintain the facility in optimal condition.

At its May 13, 2025 meeting, the City Council awarded the construction contract for CIP 699 Parking Lot C Structure Improvements to Slater Waterproofing Inc. in the amount of \$1,740,542. Construction is anticipated to begin in the first week of October 2025, following the summer season to avoid peak parking demand, with completion expected by the end of December 2025. City staff are coordinating with adjacent property owners, including Triwell Properties and the Beach House Hotel, to address and mitigate potential impacts during the temporary closure of the structure. Residents and business owners directly affected will be notified of construction dates, the type of work to be performed, potential vehicular and pedestrian impacts, and contact information for key project personnel. Project updates will also be posted regularly on the City’s website.

Past Council Action

Meeting Date	Description
May 13, 2025	City Council Awarded Construction Contract For CIP 699 Parking lot C Structure Improvements

Construction of the necessary improvements at Parking Lot C requires dedicated expert oversight to ensure quality, safety, and timely completion. While the Public Works Department regularly manages multiple construction contracts and third-party work in the public right-of-way, parking structures have unique structural and safety requirements that demand specialized knowledge. Staff will provide construction management oversight and will also retain the services of a qualified inspection and construction management consulting firm, specialized in parking structure construction and repairs, to augment staff’s efforts and provide technical oversight support.

Analysis:

On June 24, 2025, the City issued a Request for Proposals (RFP) 25-004 (**Attachment 2**) inviting experienced and highly qualified firms to submit a proposals through a competitive process to provide construction management and inspections services for the project. The RFP was posted on the City’s online bidding platform, Planet Bids. On

Tuesday, July 29, 2025, a total of seven proposals were received in response to the RFP. To address the broader expertise and experience needed to assist the Public Works Department with the successful delivery of CIP 699 Parking Lot C Improvements Project, staff required each firm to assemble a team capable of performing, at a minimum, all elements of the scope of work as outlined in the RFP, including, but not limited to construction management and inspection services.

The proposing firms are listed below in alphabetical order:

- Ally Construction services;
- FCG Consultants;
- GAJ Engineering LLC;
- H.W. Lochner, Inc.;
- Kane Construction Services, Inc.;
- Paul Hansen Engineering LLC; and
- Transtech Engineers.

The proposals were independently evaluated in detail by a staff review panel and scored based on the following weighted criteria:

- Approach and Methods (30 percent)
 - Demonstration of the team's ability to be responsive to the City's needs and provide a high level of customer service.
 - Evidence of the team's ability to successfully deliver project tasks and deliverables within the identified project budget and minimize cost overruns.
 - Evidence of the team's ability to work collaboratively with other firms and stakeholders - in a dynamic working environment.
 - Demonstration of the team's commitment to accurate and superior work products and services as detailed in the project management plan.
 - A well thought-out and tailored approach to completing the work that responds to the City's particular issues and needs.
 - Incorporation of innovative and/or creative approaches for providing the services that will maximize efficient, cost-effective operations or increased performance capabilities
- Relevant Experience and Expertise (50 percent)
 - The consultant team's ability to dedicate a strong contract manager, with knowledge of the needs of a Public Works Department, that will serve as a single point of contact for the duration of the project.
 - Recent experience of providing similar services for other jurisdictions.

- Familiarity and experience with applicable industry standards and any relevant federal, state, or local requirements.
 - The depth and appropriateness of experience of individual members of the technical team as they relate to the specific technical tasks called for by the project.
 - The team’s experience and ability to clearly communicate technical concepts and terminology with the community.
- Administration (20 percent)
 - Billing rates and ability to comply with billing requirements
 - The extent and nature of any proposed amendments to the City’s Professional Services Agreement.

The evaluation sought out firms with experience in construction management and inspection services of parking structures, as well as a proven track record of providing a responsive and knowledgeable personnel to ensure the timely execution of all construction oversight tasks. This includes the ability to coordinate effectively with contractors, maintain quality assurance, and address issues that may arise during the course of construction. Based on a comprehensive review, staff recommends awarding the construction management and inspection services contract for CIP 699 – Parking Lot C Improvements to H.W. Lochner, Inc. (**Attachments 3 and 4**). H.W. Lochner, Inc.’s proposal ranked the highest according to the weighted selection criteria compared to the other proposals received. The resulting proposer rankings are as follows:

Ranking	Company
1	H.W. Lochner, Inc.
2	Transtech Engineers
3	FCG Consultants
4	Paul Hansen Engineering LLC
5	Kane Construction Services, Inc
6	Ally Construction services
7	GAJ Engineering, LLC

H.W. Lochner, Inc. exhibited the greatest understanding of the City’s needs and ability to provide construction management and inspection services while ensuring the highest quality. H.W. Lochner, Inc., has provided construction management and inspection services for both the CIP 689 Clark Building Renovations project and the Annual Pavement Improvements projects for the City since 2023, delivering exceptional service.

If approved, construction management and inspection services for CIP 699 – Parking Lot C Improvements would commence immediately.

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Fiscal Impact:

The CIP 699 Parking Structure Lot C Improvement project budget is already budgeted as part of the City’s Adopted FY 2025-26 Budget.

There is available budget for the construction management and inspection services of \$256,720.60 and a 10 percent contingency of \$25,672 for a total construction management and professional services budget not to exceed \$282,392.60.

Agreement Request			
Agreement	Request Amount	FY 2025-26 Budget Dept. Account #	Contract Amount
H.W. Lochner, Inc.	\$282,392.60	301-8699-4201	\$282,392.60

Attachments:

1. Proposed Agreement with H.W. Lochner, Inc. Proposal
2. RFP 25-004: On-Call Staff Augmentation Services
3. H.W. Lochner, Inc. Proposal
4. H.W. Lochner, Inc. Fee Proposal

Respectfully Submitted by: Karla Vargas, Assistant Engineer

Concur: Saad Malim, City Engineer

Concur: Joe SanClemente, Public Works Director

Noted for Fiscal Impact: Henry Chao, Finance Manager

Concur: Brandon Walker, Administrative Services Director

Legal Review: Todd Leishman, Interim City Attorney

Approved: Steve Napolitano, Interim City Manager