



Honorable Mayor and Members of the Hermosa Beach City Council

ADOPT A RESOLUTION AND AUTHORIZE CHANGE ORDER FOR THE CONSTRUCTION OF CIP 699 PARKING LOT C STRUCTURE IMPROVEMENTS

CEQA: Determine that CIP 699, Parking Lot C Structure Improvements, is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(Existing Facilities). The proposed project scope involves functional improvements to the existing parking structure.

(City Engineer Saad Malim)

Recommended Action:

Staff recommends City Council:

1. Determine that CIP 699, Parking Lot C Structure Improvements, is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(Existing Facilities).
2. Adopt a resolution authorizing an increase of \$240,873, to fund the construction contract change order with Slater Waterproofing, Inc. for a total current authorization of \$2,243,415 for CIP 699 Parking Lot C Structure Improvements (**Attachment 1**);
3. Approve an appropriation of \$151,957 to CIP 699 Parking Lot C Structure Improvements in the Capital Improvement Project fund for the proposed change order from remaining CIP 603 funds; and
4. Authorize the City Manager to execute the first amendment to the proposed contract, and approve minor modifications if necessary, and the City Clerk to attest, subject to approval by the City Attorney (**Attachment 3**).

Executive Summary:

At its May 13, 2025 meeting, City Council awarded a construction contract (**Attachment 2**) to Slater for Capital Improvement Program (CIP) Project 699 Parking Lot C Structure Improvements in the amount of \$1,740,542 plus an approximately 15 percent contingency in the amount of \$262,000. During the first month of construction, engineering staff identified multiple broken and compromised post tension (PT) tendons in the parking structure deck on levels two and three. Out of an abundance of caution, staff closed the facility to all public access, installed shoring throughout the structure, and conducted an emergency structural investigation to quantify the extent of the issue and to advance the necessary repairs.

The scope of work in the current project (CIP 699) only included minor painting, as a larger painting effort was anticipated to be scheduled concurrent with additional structural repairs as part of future Phase II improvements with CIP 611. Staff has been able to complete a majority of the remaining structural elements anticipated for Phase II in the current project and also identified that the current spall repairs have been significantly more invasive, and visually unappealing, than anticipated. For these reasons, staff recommends taking advantage of the current closure of the facility to complete a comprehensive repainting of the structure. Completing the work now will be more efficient and less impactful to the community than if deferred to a future project. Staff recommends City Council approve an increase of \$240,873 to fund the construction contract change order to accommodate the repainting of the facility and to avoid parking structure usage impacts in the near future.

Background:

At its May 13, 2025 meeting, City Council awarded a construction contract to Slater in the amount of \$1,740,542 with a project contingency of \$262,000. 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, minor painting, and some other 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 as well as supplemental structural investigations completed in 2024 as part of the final design preparation. The structural assessment recommended necessary high priority structural repairs and improvements to electrical and mechanical systems to address existing deficiencies. These repairs and upgrades were advanced to ensure safety and extend the service life of the facility

Additional Repairs

During the first week of construction, as part of concrete spawl repairs on the top deck, multiple compromised PT tendons were encountered during demolition. The number of broken PT tendons warranted a further structural investigation of the condition of PT tendons across the top deck to determine the extent of the problem and identify necessary repairs. The City's structural engineers completed a detailed structural investigation and analysis in November/December and, to ensure public safety, recommended an immediate full structure closure as well as extensive shoring and bracing at all levels to facilitate the necessary PT tendon repairs. The facility was fully closed on November 26, 2025, for an anticipated period of approximately 6 to 8 weeks to expedite the necessary repairs in a safe and expedited manner to reduce overall schedule impacts.

Due to the unforeseen full parking structure shutdown, staff identified an opportunity to complete additional structural repairs that would have been part of the Phase 2 improvements for this project, that have been added to the scope as the contractor was able to increase necessary staffing and take on the added repairs to avoid parking structure usage impacts in the future. These added repairs include all remaining structural repairs from January 2021 report, additional electrical improvements, and installation of bollards for safety in the pay stations in the vicinity of the elevator. The only remaining work for Phase 2 (CIP 611) would be limited to fire suppression system, electrical panel and mechanical upgrades that would be completed as part of that future project. These additional repairs are being completed within the available project contingency.

Past Council Actions

Meeting Date	Description
<u>May 13, 2025</u>	Award of Construction Contract to Slater Waterproofing Inc.

Discussion:

The scope of work in the current project (CIP 699) only included minor painting as it was anticipated that additional invasive structural repairs as part of CIP 611 – Parking Structure C Phase II improvements would be required and that a more comprehensive painting would be completed following that effort. Staff has been able to advance many of the remaining structural elements anticipated for Phase II in the current project, and also identified that the current spall repairs and epoxy crack repairs on walls have been significantly more invasive, and visually unappealing, than anticipated. For these reasons, staff recommends taking advantage of the current closure of the facility to complete a comprehensive repainting of the facility. Completing the work now will be more efficient and less impactful to the community than in a future project.

Staff prepared a set of plans and specifications for the painting work in order to obtain an estimate for the work from the current contractor. The painting would include preparation and painting of all walls, columns, ceilings, and beams on the second and third floors; bollards and stairs on all floors and exterior painted concrete columns and beams on the structure.

Based on the plans and specifications, Slater provided a proposed change order in the amount of \$240,873. Staff reviewed the proposed change order and finds that the proposed cost is consistent with expectations and is a good value. As Slater is currently working in the facility, which is entirely closed, and their ability to self-perform the task (i.e., no sub-contractors) and avoid additional mobilization on the project site, further competitive bidding would not produce any competitive advantage to the City, and likely miss the opportunity to complete much of the work during the temporary and/or partial closure(s).

Staff recommends City Council approve an increase of \$240,873, to fund the construction contract change order for painting with Slater Waterproofing, Inc. for a total current authorization of \$2,243,415 for CIP 699 Parking Lot C Structure Improvements.

The additional painting work is not expected to impact the overall schedule as it can be completed concurrently with the repair work. The overall project is currently anticipated to be completed in March 2025.

Environmental Analysis:

The Project is exempt under CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The proposed work is a minor alteration of existing public structures or facilities involving negligible or no expansion of existing use. No exceptions to the CEQA exemption apply.

Fiscal Impact:

The total change order for Slater Waterproofing is \$240,873. Previously, City Council approved \$2,002,542 in spending authority for the construction of the project; including \$1,740,542 for Slater’s construction contract and \$262,000 in construction contingency funds. The change order will bring the total potential project authorization with Slater up to \$2,243,415.

To cover the change order, staff intends to utilize \$88,916 of remaining available budget in the 122 Tyco Fund. Staff plans to budget the remaining \$151,957 balance for the change order in the 301 Capital Improvement Project Fund.

Staff has identified \$151,957 of unused remaining CIP 603 South Park Slope, Irrigation and Landscape Improvement budget. CIP 603 South Park is completed underbudget. Staff is requesting to release and transfer \$151,957 of the unused remaining CIP 603 budget to the CIP 699 Parking Lot C to cover the Slater change order.

Agreement Modification Request					
Agreement	Current Authorized Amount	FY 2025-26 Budget Dept. Account #	Budget Transfer	Modified Request Amount	Total Revised Contract Amount
Slater Waterproofing Inc.	\$587,084	122-8699-4201		\$88,916	\$676,000
	\$69,370	149-8699-4201			\$69,370
	\$124,800	161-8699-4201			\$124,800
	\$959,288	190-8699-4201			\$959,288
	\$0	301-8699-4201	+\$151,957	\$151,957	\$151,957
	\$0	301-8603-4201	-\$151,957		\$0
Project Contingency	\$262,000	122-8699-4201			\$262,000
Total:	\$2,002,542			\$240,873	\$2,243,415

Attachments:

1. Resolution Approving Amendment No. 1 to Slater Waterproofing Contract
2. CIP 699 Contract Signed
3. Amendment No. 1 to Slater Waterproofing Construction Contract
4. Amendment No. 1 to Slater Waterproofing Contract - Exhibit A-1

Respectfully Submitted by: 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: Jason Baltimore, Interim City Attorney

Approved: Steve Napolitano, City Manager