



AGENDA REPORT

Meeting Date: September 10, 2013

Item Number: F-14

To: Honorable Mayor & City Council

From: Charles Ackerman, Project Administrator

Subject: APPROVAL OF THE AWARD OF CONTRACT TO ANGELUS WATERPROOFING & RESTORATION CORPORATION FOR THE PARKING FACILITIES WATERPROOFING PROJECT IN VARIOUS CITY PARKING FACILITIES; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND

APPROVAL OF PURCHASE ORDERS TO ANGELUS WATERPROOFING & RESTORATION CORPORATION FOR THE CONTRACT WORK IN THE TOTAL AMOUNT OF \$1,812,162

Attachments:

1. Agreement
2. Categorical Exemption
3. Bid Results

RECOMMENDATION

Staff recommends that the City Council move to approve the award of a contract to the lowest responsible bidder, Angelus Waterproofing & Restoration Inc., for the Parking Facilities Waterproofing Project In Various City Facilities, Bid No. 13-34, in the amount of \$1,652,162; approval of the construction contingency of \$160,000 and delegate the authority to approve change orders to the Director of the Department; approval of the plans and specifications for the Project, dated July 10, 2013, which are adopted and approved with respect to design criteria; and approval of a purchase order in the amount of \$1,812,162

INTRODUCTION

The proposed contract will include removal and replacement of traffic deck coatings, concrete repair, epoxy injection to prevent water infiltration, caulking replacement, expansion joint replacement and roofing of elevator shafts at 461 N. Bedford Dr., 440 N. Camden Dr., 345 N. Beverly Dr., 333 N. Crescent Dr., 221 N. Crescent Dr., 450 N. Rexford Dr., 216 S. Beverly Dr., 438 N. Beverly Dr. and 9510 Brighton Way Parking Garages. These City Parking structures have not been addressed in 10 to 15 years and are in need of repairs to ensure reliable day to day operation.

DISCUSSION

The City engaged a Waterproofing consultant, Van Dijk & Associates, to examine the existing conditions and provide a recommendation for the appropriate course of action in City parking garages. Based on this condition assessment a priority list was created addressing the most needed improvements first. This phase of waterproofing includes the 461 N Bedford Dr., 440 N. Camden Dr., 345 N. Beverly Dr., 333 N. Crescent Dr., 221 N. Crescent Dr., 450 N. Rexford Dr., 216 S. Beverly Dr., 438 N. Beverly Dr. and 9510 Brighton Way Parking Garages.

The waterproofing upgrades in the parking structures are consistent with the list of Capital upgrade projects investment directed by the City Council during the discussion of the Parking Authority Fund and assets.

The consultant's scope of services included surveying current conditions in the parking structures and the preparation of the plans and specifications for the project, which consists of the traffic deck coating, concrete repair, caulking replacement, epoxy injection, expansion joint replacement and roofing of elevator shafts.

For this project a pre-qualification procedure was utilized following the State guidelines. Among the items that the procedure required was construction experience in several recent, local, and similar completed projects. The process was advertised in the Beverly Hills newspapers, required trade journals and the pre-qualification documents were posted on the City's website. Seven Waterproofing companies were pre-qualified for this project and attended the mandatory job walk and obtained bid documents for this project.

On August 21, 2013, six bids were received. The bids results are attached:

The low bidder, Angelus Waterproofing & Restoration Inc., submitted a fully responsive bid, and as reported by the State Contractors Licensing Board, their license is current and in good standing. Review of the firm's references indicates that the firm has successfully executed similar work.

Staff recommends that the base bid be accepted as the contract work. The total contract amount is \$1,652,162. In addition, a contingency of \$160,000 (approximately 10% of the contract amount) is recommended for change due to unforeseen conditions to complete the work. The consultant's pre-bid estimate was \$1,812,162

The bid documents specify a 180 calendar day completion period for the work, resulting in completion of the project in April 2014.

The Department of Community Development has reviewed the project for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills, and no further environmental assessment is necessary.

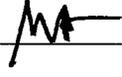
FISCAL IMPACT

Funding for this contract work has been budgeted from the fiscal year 2013-14 Capital Improvement Program budget for Parking Facility Waterproofing, project #0936.

Don Rhoads
Finance Approval



Mahdi Aluzri
Approved By



Attachment 1

APPENDIX A
FORM OF CONTRACT

This contract ("Contract") is entered into by and between the City of Beverly Hills ("City"), a California municipal corporation, and Angelus Waterproofing & Restoration Inc. a Corporation, whose address is 5731 McFadden Ave Suite B Huntington Beach, CA. 92649.

In consideration of the agreements herein contained, the parties agree as follows:

1. **WORK TO BE PERFORMED.** Contractor shall furnish at Contractor's own expense all labor, materials, supplies, equipment, tools, transportation and other items of expense necessary to complete in a workmanlike manner all Work in accordance with the terms and conditions of the Contract, except for the labor, materials, supplies, equipment, tools, transportation and other items of expense as may be required to be furnished by the City. The Work is defined in detail in the Contract Documents, which govern the interpretation and performance of this Contract, but may be generally described as follows:

PARKING FACILITIES WATERPROOFING PROJECT

2. **CONTRACT DOCUMENTS.** This contract consists of this Form of Contract and the following Contract Documents, including all exhibits, appendices, addenda, drawings, specifications and documents therein and attachments thereto, all of which are by this reference incorporated herein and made a part of this Contract:

SECTION 1: NOTICE INVITING BIDS
SECTION 2: INSTRUCTIONS TO BIDDERS
SECTION 3: SPECIAL CITY REQUIREMENTS
SECTION 4: GENERAL SPECIFICATIONS
SECTION 7: ADDITIONAL FORMS

as contained in City's Bid Document for Bid No. 13-34, dated July 10, 2013 and

SECTION 5: BIDDER'S BID
SECTION 6: SIGNATURE PAGE AND LEGAL STATUS

of Contractor's Bid in response thereto, all of which are incorporated herein by reference, and all of which shall comprise the Contract Documents for this Contract. If any item of the Scope of Work, Payment Schedule, or any other item of the Bid Package is modified by either of the parties or arrived at by negotiation between the parties, that item as finally agreed upon by the parties shall also become a Contract Document, it shall supersede the corresponding item of the Bid Package, if any, and it shall be subject to all terms and conditions of the Contract.

3. **PERFORMANCE PERIOD.** Contractor shall commence Work after execution of the Contract, and shall complete all Work in 180 calendar days from the date of Notice To Proceed as set forth in the Contract Documents.

4. PAYMENT. City shall pay Contractor as full consideration for the satisfactory performance by Contractor of all Work required under this Contract the sum of \$One Million Six Hundred Fifty Two Thousand On Hundred and Sixty Two Dollars (\$1,652,162.00), payable as provided in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the date stated below.

DATED: _____

CITY OF BEVERLY HILLS
"City"

JOHN A. MIRISCH
Mayor

ATTEST:

BYRON POPE
City Clerk

APPROVED TO FORM:

LAURENCE S. WIENER
City Attorney

DATED: _____

"Contractor"

By: _____

Title: _____

By: _____

Title: _____

APPROVED AS TO CONTENT:

JEFFREY KOLIN
City Manager

MAHDI ALUZRI
Acting Director of Public Works &
Transportation

ALAN SCHNEIDER
Director of Project Administration

KARL KIRKMAN
Risk Manager

Attachment 2



www.beverlyhills.org

COMMUNITY DEVELOPMENT DEPARTMENT

455 N. Rexford Drive
Beverly Hills, CA 90210-4817
(310) 285-1123
FAX: (310) 858-5966

CITY OF BEVERLY HILLS

Categorical Exemption

NAME OF PROJECT Parking Facilities Waterproofing Project

LOCATION 9 Various Parking Facility Locations, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) Parking Facilities

PROJECT DESCRIPTION Traffic deck coatings, concrete repair, epoxy injection to prevent water infiltration, caulking replacement, expansion joint replacement and roofing of elevator shafts.

APPLICANT'S NAME City of Beverly Hills PHONE 310-285-1132

APPLICANT'S ADDRESS Project Administration 345 Foothill Road

CITY Beverly Hills, CA ZIP 90210

IF DIFFERENT, PROVIDE:

AGENT'S NAME _____ PHONE _____

AGENT'S ADDRESS _____

CITY _____ ZIP _____

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

Applicable Exemption Class 1

COMMENTS Class 1 exemption for repair and maintenance of existing facilities.

REVIEWED BY [Signature] Date 9/3/2013

Attachment 3

**Bid 13-34: Parking Facilities Waterproofing Project
8/21/2013**

	Facility										Bid Bond	Total Bid
	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	Alternate No.1		
Bidder	450 N. Rexford Dr.	440 Camden Dr.	333 N. Crescent Dr.	221 N. Crescent Dr.	461 N. Bedford Dr.	9510 Brighton Way	216 S. Beverly Dr.	345 N. Beverly Dr.	438 N. Beverly Dr.	Alternate No.1		
Angelus Waterproofing & Restoration	\$353,057.00	\$84,288.00	\$298,436.00	\$36,293.00	\$390,159.00	\$110,370.00	\$118,378.00	\$154,268.00	\$26,888.00	\$80,025.00	Yes	\$1,652,162.00
Best Contracting Services	\$276,850.00	\$98,965.00	\$482,310.00	\$16,200.00	\$450,995.00	\$162,210.00	\$146,090.00	\$200,805.00	\$10,000.00	\$128,210.00	Yes	\$1,972,635
Pacific Waterproofing & Restoration	\$248,480.00	\$119,000.00	\$326,800.00	\$33,000.00	\$459,790.00	\$179,230.00	\$133,400.00	\$164,100.00	\$38,600.00	\$88,353.00	Yes	\$1,790,753.00
Slater Waterproofing, Inc.	\$382,296.00	\$94,462.00	\$371,086.00	\$42,075.00	\$439,339.00	\$163,496.00	\$180,825.00	\$188,873.00	\$27,667.00	\$110,790.00	Yes	\$2,000,909.00
Alcala Company, Inc.	\$484,000.00	\$140,500.00	\$639,200.00	\$65,900.00	\$779,300.00	\$276,000.00	\$242,600.00	\$312,000.00	\$58,000.00	\$224,000.00	No	\$3,221,500.00
Industrial Coating & Restoration	No Bid											
Western Waterproofing Company	\$386,100.00	\$128,300.00	\$351,100.00	\$48,200.00	\$354,200.00	\$167,800.00	\$162,000.00	\$197,800.00	\$34,300.00	\$114,500.00	Yes	\$1,944,300.00