



## AGENDA REPORT

**Meeting Date:** November 19, 2013  
**Item Number:** D-9  
**To:** Honorable Mayor & City Council  
**From:** Alan Schneider, Director of Project Administration *AS*  
**Subject:** APPROVAL OF THE AWARD OF CONTRACT TO SOUTH COAST PAINTING FOR THE 9510 BRIGHTON WAY PARKING STRUCTURE INTERIOR AND EXTERIOR PAINTING PROJECT; AND APPROVING PLANS AND SPECIFICATIONS THEREFOR; AND  
APPROVAL OF A PURCHASE ORDER TO SOUTH COAST PAINTING FOR THE CONTRACT WORK IN THE TOTAL AMOUNT OF \$160,000  
**Attachments:**  
1. Agreement  
2. Categorical Exemption

---

### **RECOMMENDATION**

It is recommended that the City Council approve the "Award of a Contract to South Coast Painting for the 9510 Brighton Way Parking Structure Interior and Exterior Painting Project", Bid No. 14-40, in the amount of \$146,000; approve the construction contingency of \$14,000 and delegate the authority to approve change orders to the Director of the Department; approve the plans and specifications for the Project, dated October 9, 2013, which are adopted and approved with respect to design criteria; and approve a purchase order in the amount of \$160,000.

### **INTRODUCTION**

The 2013-14 Capital Improvement Program includes a project to address capital maintenance and improvements for the City's parking facilities geared toward improving operations and/or revenue. The proposed contract will repaint the entire parking structure at 9510 Brighton Way at Rodeo Drive.

### **DISCUSSION**

The City engaged the project management consultant, Stegeman & Kastner, to develop the program of facility upgrades related to painting and wayfinding signage at the parking garages. These improvements are planned to commence at 9510 Brighton

Way, with the goal to complete the work prior to the City's centennial celebration. The remaining parking garages will be phased during the next 12 months.

The painting scope of work for this project includes the interior and exterior painting of the entire structure. The bid package included three alternate bid items for additional work for power washing the interior and exterior of the building and painting of the exterior louvers. Concurrently, a signage bid package has been developed and issued for bidding.

The project was advertised in the local Beverly Hills newspapers and the construction trade plan room, McGraw-Hill Construction Information Group (Dodge Report). Nineteen firms attended the mandatory job walk and obtained bid documents for this project.

On October 25, 2013, four bids were received. The bids results are as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate 1</u>	<u>Alternate 2</u>	<u>Alternate 3</u>	<u>Total Bid</u>
South Coast Painting	\$137,000	included	included	\$9,000	\$146,000
Randall McAnany	\$253,575	\$44,365	\$30,710	\$33,430	\$362,080
Johnson/Turner	\$295,930	\$52,438	\$39,295	\$39,679	\$427,342
Douglas Ballard	\$309,362	\$61,222	\$41,642	\$43,858	\$456,084

The low bidder, South Coast Painting, 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 including previous work for the City. South Coast Painting's bid for the exterior painting of the City's Fire Station Headquarters in 2010 was approximately one-half the amount of the next lowest bidder, yet the work was performed at a high quality, on time and with no change orders.

Staff recommends that the base bid and alternates #1, #2 and #3 be accepted as the contract work. The total contract amount is \$146,000 including the above alternate bid items. In addition, a contingency of \$14,000 (approximately 10% of the contract amount) is recommended for change due to unforeseen conditions to complete the work.

The bid documents specify a 30 calendar day completion period for the work, resulting in completion of the project in mid-December 2013. All work is specified to be performed during non-business hours so no impact to garage operations is anticipated.

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 Program Upgrades and Improvements, project #0786.

Don Rhoads   
Finance Approval

David E. Lightner   
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 South Coast Painting a Sole Owner, whose address is 29318 Highmore Avenue, Rancho Palos Verdes, California 90275.

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:

**9510 Brighton Way Parking Structure - Painting**

Item Description: Interior and Exterior painting of the parking structure and associated repairs as necessary.

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**
- APPENDIX B: SCOPE OF WORK**
- APPENDIX C: PAYMENT PROCEDURES**
- APPENDIX D: BID FORM**
- APPENDIX E: TECHNICAL SPECIFICATIONS**

as contained in City's Bid Document for Bid No. 13-40, dated Oct. 9, 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 30 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 Hundred Forty Six Thousand Dollars (\$146,000), payable as provided in the Contract Documents.

5. The City Manager or his designee shall administer the terms of the Agreement on behalf of the City.

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

DATED: \_\_\_\_\_

DATED: \_\_\_\_\_

CITY OF BEVERLY HILLS  
"City"

"Contractor"

\_\_\_\_\_  
JOHN A. MIRISCH  
Mayor

By: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
BYRON POPE  
City Clerk

APPROVED TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

\_\_\_\_\_  
JEFFREY KOLIN  
City Manager

\_\_\_\_\_  
DAVID E. LIGHTNER  
Deputy City Manager/Director of Capital Assets

\_\_\_\_\_  
ALAN SCHNEIDER  
Director of Project Administration

\_\_\_\_\_  
KARL KIRKMAN  
Risk Manager

# **Attachment 2**



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

www.beverlyhills.org

**CITY OF BEVERLY HILLS**

**Categorical Exemption**

NAME OF PROJECT THE 9510 BRIGHTON WAY PARKING STRUCTURE INTERIOR AND EXTERIOR PAINTING PROJECT

LOCATION 9510 Brighton Way, Beverly Hills, California

TYPE OF BUSINESS (IF COMMERCIAL) Parking Facilities

PROJECT DESCRIPTION Painting of the interior and exterior of the parking structure.

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** Class 1

COMMENTS: The proposed project involves the maintenance of existing public facilities with no expansion of use beyond the existing.

REVIEWED BY Georgiana Melicon Date 11 / 7 / 2013