

DATE: September 1, 2021
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Contract Award
City Hall Parking Deck Resurfacing
Project 21-014



RECOMMENDED ACTION

1. Award the Contract to Engineered Restorations, Inc. in the amount of \$166,371.08 with an owners contingency of \$17,000 for the removal, disposal and resurfacing of the coating on the top parking deck adjacent to city hall.
2. Amend the CIP budget to increase the Parking Deck project budget to \$185,000 (adding \$22,000) and reducing the budget for Gateway Signage by that same amount, from \$95,000 down to \$73,000.

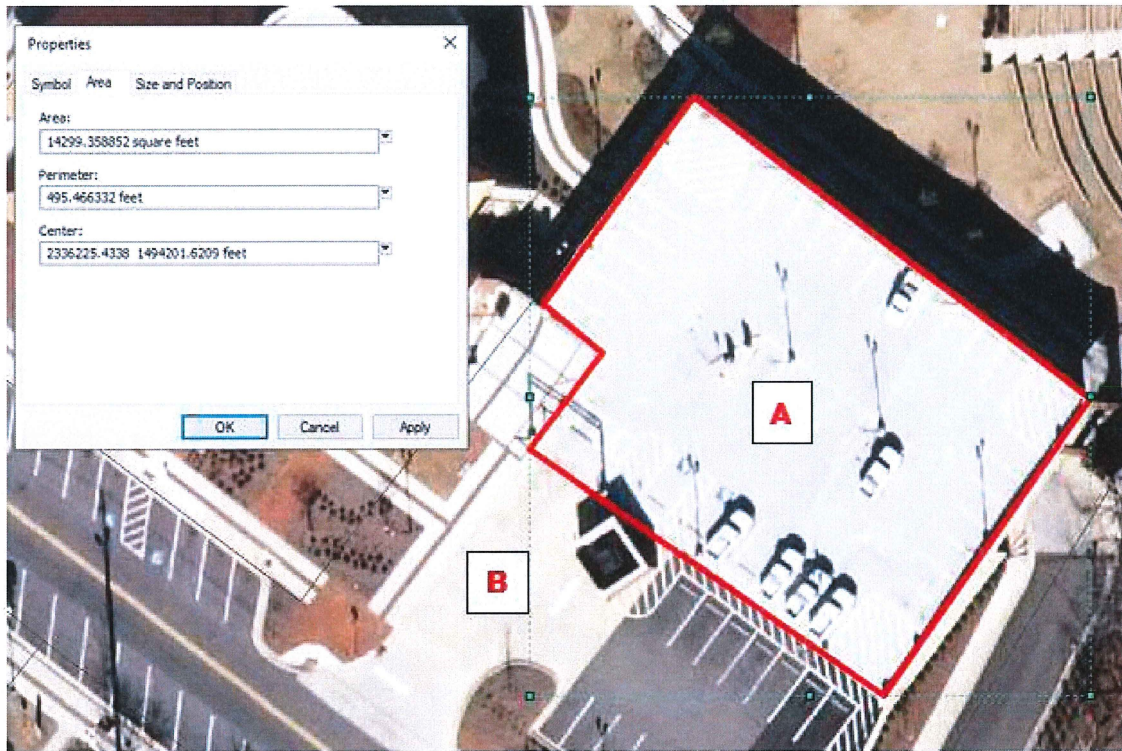
BUDGET IMPACT

The funds for this project are available from the General Fund through the CIP budget approved in December 2020 for FY 2021. A budget amendment is requested to shift funds from the Gateway Sign project to the Parking Deck Resurfacing Project to cover the \$22,000 shortfall.

DISCUSSION

The parking deck at city hill is now approaching a decade old and its wearing surface was showing signs of failure in the last few years. These signs were also contributing to surface water intrusion into the reinforced concrete and needs to be addressed. As such early estimates in 2019 for the project established the budget for the capital improvement program at \$163,000. The project carried over into 2021 with the effects of inflation and detailed analysis contributing to a more robust solution and higher-than-expected cost.

The project is proposed to primarily address the area of the elevated parking as shown in the exhibit below as Area A. Staff also sought out pricing to seal coat and restripe the front surface parking lot shown as Area B (concrete & asphalt areas). In addition, there is an area of the sidewalk section leading into city hall draining to this area that will need attention as well and is contemplated in the owner's contingency amount.



In early July, proposals were requested (RFP) from qualified contractors for services associated with the removal and replacement of the parking deck driving surface at city hall in accordance with discussions with coating manufacturers. A selection committee of 3 staff members involved in construction and facilities was assembled to evaluate the bids received for this project on July 29, 2021. Three bids were considered fully responsive and were evaluated based on company experience, product being proposed and references provided. The results can be found in the chart below.

Project 21-014 Parking Deck Coating Final Committee Analysis							
Committee Member	Similar Experience	Product Proposed	References	Fee	Total		
	30%	25%	10%	35%	100%		
Engineered Restorations							
1 Member 1	10	10	8	7.05	7.97		
2 Member 2	9	10	8	7.05	7.67		
3 Member 3	10	10	8	7.05	7.97		
				Average	7.87	Rank	1
Everclear Enterprises							
1 Member 1	9	10	8	7.32	7.76		
2 Member 2	10	10	8	7.32	8.06		
3 Member 3	7	10	8	7.32	7.16		
				Average	7.66	Rank	2
Restocon							
1 Member 1	6	10	7	8.02	7.11		
2 Member 2	7	10	7	8.02	7.41		
3 Member 3	7	10	7	8.02	7.41		
				Average	7.31	Rank	3

The proposals were evaluated based on qualitative and quantitative criteria including the type of experience, references, the type of product proposed (warranty), and fee. The project involves removing the current coating on the deck, crack repair and sealant, application of an 8-layer traffic coating system and re-striping the lot. New wheel stops will be installed and light pole bases will then be repainted. The finished product will then be covered by a 10-year material warranty.

After the selection committee completed its review, including thorough reference checks, the unanimous consensus was to recommend award to Engineered Restorations, Inc. Therefore, city staff recommends awarding the project to Engineered Restorations, Inc in the amount of \$166,371.08 with an owners contingency of \$17,000.

Due to a number of items to be added to the scope (wheel stops and painted light bases, e.g.) along with the recent effects of inflationary pressures glaringly present in the construction industry, the proposal will exceed the budget. Consequently, in order to fund the improvements, staff recommends also adjusting the capital improvement project for gateway signage to accommodate this contract by \$22,000.