



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 10

Section Name: {{section.name}}

Account Number: 82-4681

File ID: {{item.tracking_number}}

TO: City Council
FROM: Alex Khojikian, City Manager
PREPARED BY: Public Works Department
MEETING DATE: September 3, 2024
SUBJECT:
Central Garage Parking Surface Improvements – Construction Contract

RECOMMENDATION:

Adopt a Resolution approving an alternative purchasing procedure to award a construction contract to Angeles Contractor, Inc. in the amount of \$277,823.35 for the Central Garage Parking Surface Improvements; establish a contingency reserve in the amount of \$20,000 and authorize the Public Works Director to execute the contract in substantially the form presented and issue change orders within the contingency amount.

BACKGROUND:

The Central Parking Garage is located in downtown San Mateo, has a capacity of 398 parking spaces spanning across three blocks and consists of a two-level and four-level parking structure. The polyurethane membrane at the uncovered parking areas was installed in 2016 for the purpose of waterproofing and to improve the functionality and visitors' experience at the garage. The membrane is starting to deteriorate and needs spot repairs to maintain its original waterproofing properties to increase its lifespan for an additional five to ten years. In 2023, the City engaged Sika Corporation to perform an assessment that observed accelerated wear at various locations due to vandalism and heavy use and provided a recommendation for repair with cost estimates for the purpose of developing a budget for construction of this project in fiscal year 2024-2025.

The scope of work involves scraping, repair of cracks, sealing the concrete subfloor, and resurfacing. The description was used to develop a fixed-price proposal utilizing a process called "job order contracting" (JOC). The JOC process includes a contract for a fixed term or maximum dollar value in which a contractor is selected based on a competitive bid to perform various and separate job orders in the future, during the life of the contract. The JOC contract serves as an "on call" contracting program that is procured through one umbrella or framework contract. The contract is competitively procured at the onset of the program using a unit price book (UPB), unit price list construction catalog, or custom list of construction prices as a basis for pricing in the procurement process. Each individual job order is then priced from that UPB and allows for rapid deployment of projects with a transparent pricing mechanism.

The JOC process is a competitive procurement method for construction services approved by the City Council by resolution on March 18, 2019, pursuant to San Mateo Municipal Code section 3.60.070(h)(3), which permits the use of procedures approved by the Council that are not set forth in the purchasing ordinance. Specifically, this process involves the development of a detailed project list, establishment of a firm price using a unit price book, and the selection of a pre-qualified construction contractor upon the City's authorization to proceed.

In this case, a multi-step process was used to select Angeles Contractor, Inc. to perform the work, subject to Council approval. First, Sourcewell (formerly known as the National Joint Powers Alliance or NJPA) conducted a competitive proposal process to select The Gordian Group, Inc. (Gordian) to implement JOC on behalf of Sourcewell member agencies.

Second, Gordian competitively bids and administers the JOC process with the use of Gordian's unit price book that will provide the best price to the City. This allows the City to complete required public improvements efficiently by eliminating the need to develop project specifications and eliminating the need for the solicitation of bids through a project-specific competitive bidding process. Here, Gordian used the JOC process to select Angeles Contractor, Inc., the low bidder and pre-qualified contractor selected to construct the improvement project.

With contract approval, construction is anticipated to begin in September 2024. Based on the above, staff recommends award of the contract to Angeles Contractor, Inc. because of their experience and availability to perform these construction services. Staff is requesting that City Council authorize a contingency fund of \$20,000 to allow for potential unforeseen increases in construction costs.

BUDGET IMPACT:

There is sufficient funding available in the Exterior and Interior Painting – Central Park Garage project (46F052) to award this agreement and establish the contingency reserve.

ENVIRONMENTAL DETERMINATION:

This project is categorically exempt from CEQA as an "existing facility," because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (CEQA Guidelines Section 15301.)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Proposed Resolution

Att 2 - Contract

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