



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 13

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: July 15, 2024
SUBJECT:
2nd and El Camino Garage Improvements Phase 1 – Change Order

RECOMMENDATION:

Approve Contract Change Order No. 1 to the construction contract with Angeles Contractor, Inc. in the amount of \$754,783.85, for a revised not-to-exceed contract amount of \$1,446,693.80; increase the contingency reserve amount by \$75,000, for a revised total contingency reserve of \$180,000; and authorize the Public Works Director execute Change Order No. 1 in substantially the form presented and issue additional change orders within the contingency amount.

BACKGROUND:

The 2nd & El Camino Garage has served the San Mateo downtown community for over seventy-five years. The 2nd & El Camino Garage is a concrete structure that has 385 parking spaces spanning five and a half stories. In 2020, the City Council created a directive to prioritize condition assessments for all downtown parking garages starting with this location due to the extent of visual deterioration and history of safety concerns. That year, a Certified Access Specialist (CASp) report identified multiple areas that are out of accessibility compliance such as the slope along the path of travel, stairs, transitions, and lighting. A structural assessment identified concrete façade panel connections to be either broken or deteriorated and wheel stops were found to be broken and/or missing. Damaged vehicle barriers, corroded tube steel lintels, missing waterproofing at major structural joints, concrete cracking and spalling throughout, exposed rebar on the driving surface, faded striping, and missing wayfinding indicators were all items that require attention. In 2022, a structural investigation identified exposed, ruptured, and corroded post-tension beam tendons in various areas, which require immediate attention to restore the integrity of the structure.

The design documents for repairing the post-tensioned beam tendons were produced in 2023 and the project was awarded for construction in the amount of \$691,909.95 to Angeles Contractor, Inc. in January 2024. In February 2024, City Council approved a professional services agreement with a structural engineer to monitor the structure during the construction phase to observe, identify, and document structural changes as they occur.

In late April 2024, additional cracks were discovered at critical structural beam locations, compromising the integrity at each level of the parking garage. The structural engineer was immediately directed to provide additional services to perform scanning, sampling, testing, and designing a solution to mitigate further damage at these locations. In May 2024, City staff approved the design to install Fiber Reinforced Polymer (FRP) at nine (9) locations throughout the parking garage and directed Angeles Contractor, Inc. to perform the work during the planned closure of the garage from June 2024 through mid-August 2024. Installation of FRP is expected to extend the life of the garage for two years, at which time the City will need to make more significant investments in the garage to keep it open for the long-term. Those investments are anticipated to cost more than \$15 million, funding for which is yet to be identified.

The scope of these additional services are beyond the original contract scope and contingency but were necessary to

immediately be implemented due to the potential safety risks. As a result, the exception to comply with typical purchasing policies per Municipal Code Section 3.60.050(a) where any emergency exists affecting or threatening to affect the public health, safety, or welfare, was utilized to direct and perform the work. The FRP installation is currently in progress and on schedule.

Based on the above, staff recommends Council approval of Contract Change Order No. 1 to Angeles Contractor, Inc.

BUDGET IMPACT:

There is sufficient funding available in the Parking Facility Structural Repairs (46F025) project to issue this change order.

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 – Contract Change Order No. 1

STAFF CONTACT

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