



Agenda Item #: \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Ward and Members of the City Council

**THROUGH:** Richard Thompson, Interim City Manager

**FROM:** Jim A. Arndt, Director of Public Works  
Juan Price, Maintenance Superintendent  
Clay J. Curtin, Management Analyst

**DATE:** June 1, 2010

**SUBJECT:** Authorization to Approve Award of Contract (\$67,600.00) for the Maintenance Painting of El Porto Parking Lot 3 and the State Pier to Industry Coatings, Inc.

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### **RECOMMENDATION:**

It is recommended that the City Council pass a motion to:

- a) Award a contract in the net amount \$67,600.00 for the Maintenance Painting of Lot 3 and the Municipal Pier to Industry Coatings
- b) Authorize the Director of Public Works to approve additional work in an amount not-to-exceed \$6,760.00 (10% contingency), if required.

### **FISCAL IMPLICATION:**

The budget for this project is included in the 2009-2010 Capital Improvement Fund, State Pier Fund, and Buildings and Grounds budgets and sufficient funds exist.

### **BACKGROUND:**

The painting of the Lot 3 parking structure is the final stage of a three phase maintenance plan initiated in 2007. The initial phases included corrosion treatment and minor concrete repair, phase two was railing repair, and the final phase is the painting of the structural steel members. The last maintenance painting project was completed in late 1990's, and the high performance coatings applied at that time have weathered well but require re-application to protect the steel structural members.

### **DISCUSSION:**

Lot 3 was rehabilitated in the late 1990's to preserve the highly utilized facility. Built in 1974, the structure is constructed of a steel girder framework that supports a lightweight concrete driving surface. As an integral part of the structure, the steel must be periodically painted to arrest corrosion and to protect it from the elements.

The coatings utilized in this structure are in the “high performance” category, typically consisting of a two part catalyzing resins. This is in contrast to standard coatings such as oil base or acrylic paints, where resins and pigments are dissolved or emulsified in a carrier of solvent or water. High performance coatings are tougher and longer lasting, and well suited to marine and coastal environments. Lot 3 has required virtually no maintenance on the coatings, and a re-application should last approximately ten years.

The Pier railings have been regularly maintained since the rehabilitation project completed in 1992. The galvanized steel railings require regular repair and repainting to slow the inevitable corrosion in the harsh marine environment. Staff periodically cuts out bad sections of railing and replaces them in kind. A thorough preparation and priming process followed by a high performance coating continues to extend the life and aesthetic appeal of the existing railing.

The Pier Roundhouse, Pier comfort station, and several smaller structures are also included in this project, albeit with a more appropriate acrylic paint for wooden and stucco building surfaces.

***Bid Proposals***

The project was advertised for bids in accordance with the City’s standard operating procedures. Bid advertising information was provided to the publisher of record. A total of eleven (11) competitive bids were received and opened on May 6, 2010. The bids ranged from a high of \$212,500 to a low of \$67,600. The bids received were as follows:

Olymos Painting Inc.	\$212,500.00
Industrial Coating & Restoration	\$173,500.00
Industry Coatings Co.	\$67,600.00
Pacific Painting Co. Inc.	\$85,500.00
C.T. Georgiou Painting Co.	\$145,000.00
Prime Painting Contracting Inc.	\$93,500.00
Omega Construction Co. Inc.	\$207,000.00
Everlast Builders	\$72,500.00
FMP Contractors	\$91,200.00
P&J Engineering	\$108,500.00
Mariscal Painting Inc.	\$122,023.00

**CONCLUSION**

Staff recommends approving the award of contract for Maintenance Painting of Lot 3 and the Municipal Pier to Industry Coatings, Inc.