



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 Arndt, Director of Public Works
 Juan Price, Maintenance Superintendent

DATE: September 7, 2010

SUBJECT: Consideration to Approve Progress Payment No. 1 in the net amount of \$37,784.00 to Industry Coatings Inc. for the Maintenance Painting of Lot 3 and the State Pier Project

RECOMMENDATION:

Staff recommends that the City Council pass a motion to approve the issuance of Progress Payment No. 1 in the net amount of \$37,784.00 to Industry Coatings Inc. for the Maintenance Painting of Parking Lot 3 and the State Pier Project.

FISCAL IMPLICATION:

Budget	
2009-2010 Capital Improvement Fund, State Pier Fund, and Buildings and Grounds budgets	\$150,000.00
TOTAL BUDGET	\$150,000.00
Anticipated Expenditures	
Construction Contract (Industry Coatings Inc.)	\$ 67,600.00
Contingency (10%) Authorized by City Council	\$ 6,760.00
TOTAL ESTIMATED EXPENDITURES	\$ 74,360.00
ESTIMATED FUND BALANCE	\$ 75,640.00
Recommended Progress Payment: Industry Coatings, Inc.	
Progress Payment No. 1 (Recommended)	\$ 37,784.00
Total Progress Payments to Date	\$ 37,784.00

BACKGROUND:

At its meeting of June 1, 2010, Council passed a motion to award a contract in the net amount of \$67,600.00 for the Maintenance Painting of Lot 3 and the Municipal Pier to Industry Coatings Inc., and authorized the Director of Public Works to approve additional work in an amount not-to-exceed \$6,760.00 (10% contingency), if required.

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.

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.

DISCUSSION:

The Contractor has completed work on Pier railings, Pier roundhouse, Pier comfort stations, Premier restrooms and trash enclosure, and Manhattan Village restrooms.

The Contractor is currently working on Lot 3.

The Contractor has submitted a request for Progress Payment No. 1 in the net amount of \$37,784.00 for work completed to date. All work items covered by this payment have been reviewed by the Public Works Department and found to be in conformance with the plans and specifications.

xc: Henry Mitzner, Controller
Jeanne D. O'Brien, Accountant