



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

# Staff Report

## City of Manhattan Beach

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

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

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

**DATE:** October 19, 2010

**SUBJECT:** Consideration to Approve Final Payment in the Net Amount of \$13,563.00 to Industry Coatings Inc. for the Maintenance Painting of Lot 3 and the State Pier Project; Formally Accept the Maintenance Painting of Lot 3 and the State Pier Project as Complete; Authorize Filing of the Appropriate Notice of Completion and Release of Retention in the Amount of \$6,705.21

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### RECOMMENDATION:

Staff recommends that the City Council pass a motion to:

- a) Approve the issuance of a final payment in the net amount of \$13,563.00 to Industry Coatings Inc. for the Maintenance Painting of Lot 3 and the State Pier Project;
- b) Formally accept the Maintenance Painting of Lot 3 and the State Pier Project as complete; and,
- c) Authorize filing of the appropriate Notice of Completion and the release of retention in the amount of \$6,705.21.

### FISCAL IMPLICATION:

Budget	
2009-2010 Capital Improvement Fund, State Pier Fund, and Buildings and Grounds budgets	\$150,000.00
Total Appropriated Budget	\$150,000.00

<b>Expenditures</b>			
	Net Progress Payment	Retention	<i>Total</i>
Previous Payments (No. 1, 2, & 3)	\$46,783.92	\$5,198.21	\$ 51,982.13
<b>Final Payment (Recommended)</b>	<b>\$13,563.00</b>	<b>\$1,507.00</b>	<b>\$ 15,070.00</b>
Total Progress Payments	\$60,346.92		
Total Retention		\$6,705.21	
Total Payments plus Retention			\$ 67,052.13
<b>Remaining Appropriation (returned to Fund Balance)</b>			<b>\$ 82,947.87</b>

**BACKGROUND:**

At its meeting of June 1, 2010, City 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.

Built in 1974, the Lot 3 structure consists of a steel girder framework that supports a lightweight concrete driving surface. As an integral part of the structure, the steel requires periodic painting and anti-corrosion treatments to protect it from the elements. The last maintenance-painting project occurred in the late 1990s, and the high performance coatings applied at that time have weathered well but require re-application to protect the structural steel and preserve this highly utilized facility.

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.

The coatings utilized in this structure are in the “high performance” category, typically consisting of a two part catalyzing resin. 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 removes 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 the work and is requesting formal acceptance of the work and final payment in the amount of \$13,563.00. A ten percent (10%) retention in the amount of \$6,705.21

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

would be released upon the expiration of 35 days after recordation of the Notice of Completion with the County Recorder. All work inspected by the Public Works Department has been found to be in conformance with the plans and specifications.

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