

BOARD MEETING DATE: June 1, 2018

AGENDA NO. 7

PROPOSAL: Execute Contract for Removal and Replacement of Parking Structure Waterproof Coating

SYNOPSIS: The current vehicular traffic waterproofing membrane on the parking structure at SCAQMD's Headquarters is in decline, allowing water migration through cracks and tears into the lower level of the parking structure. This action is to execute a contract with Kitson Contracting Inc. for the removal and replacement of the parking structure waterproof coating for an amount not to exceed \$334,400 from District General's FY 2018-19 Budget.

COMMITTEE: Administrative, May 11, 2018; Recommended for Approval

RECOMMENDED ACTION:

Authorize the Executive Officer to execute a contract with Kitson Contracting Inc. for the removal and replacement of the parking structure waterproof coating at SCAQMD Headquarters in an amount not to exceed \$334,400 from District General's FY 2018-19 Budget, Services and Supplies Major Object, Building Maintenance Operation Account.

Wayne Natri
Executive Officer

AJO:BJ:lm

Background

The parking structure at SCAQMD Headquarters was erected during construction of the building in 1991. At that time, a waterproof membrane was applied to the upper level parking deck to prevent water migration and damage to the concrete parking structure. The waterproof membrane on the parking structure has exceeded the projected product life expectancy of 15 years and is starting to erode. The deterioration of the waterproof membrane is primarily due to age, UV exposure, vehicular traffic, and seismic activity. This condition has allowed multiple areas of water migration into the fleet parking area below. Staff is recommending the removal of the existing waterproof membrane and replacement with a UV resistant polyurethane traffic coating system.

On January 5, 2018, RFP #P2018-04R was released to solicit proposals from qualified contractors for resurfacing the upper deck of the SCAQMD parking structure.

Outreach

In accordance with SCAQMD's Procurement Policy and Procedure, a public notice advertising the RFP and inviting bids was published in the Los Angeles Times, the Orange County Register, the San Bernardino Sun, and Riverside County's Press Enterprise newspapers to leverage the most cost-effective method of outreach to the South Coast Basin.

Additionally, potential bidders may have been notified utilizing SCAQMD's own electronic listing of certified minority vendors. Notice of the RFP was emailed to the Black and Latino Legislative Caucuses and various minority chambers of commerce and business associations, and placed on the Internet at SCAQMD's website (<http://www.aqmd.gov>).

Proposal Evaluation

Thirty-two copies of the RFP were sent to prospective contractors, and 23 contractors attended the mandatory bidders' conference on January 31, 2018. Four proposals were received when final bidding closed at 2:00 p.m., February 13, 2018. Three of the proposals received were complete and met RFP requirements.

The four-member evaluation panel consisted of a Sika Corporation representative and three SCAQMD employees. The SCAQMD employees include a Building Supervisor, an Air Quality Specialist, and a Principal Air Quality Instrument Specialist. Of the panel members, two are Caucasian, one is Asian, and one is African American; three are male and one is female.

The panel evaluated all qualified responsive proposals based on criteria specified in the RFP, which included completeness of response, cost, understanding of requirements, contractor qualifications, and references regarding past experience.

The attached evaluation of proposals provides the scores of the qualified bids. Kitson Contracting Inc. (Kitson) submitted the highest-rated qualified bid, which included excellent references for comparable qualifications relative to the scope of work. Kitson also proposed the lowest cost. Accordingly, staff recommends entering into a contract with Kitson for this project.

Resource Impacts

Sufficient funds are available in District General's FY 2018-19 Budget, Services and Supplies Major Object, Building Maintenance Operation Account.

Attachment

Evaluation of Proposals for RFP #P2018-04R - SCAQMD Parking Deck Renovation

ATTACHMENT
EVALUATION OF PROPOSALS FOR RFP P#2018-04R
SCAQMD PARKING DECK RENOVATION

Bidder	Technical Score	Cost Score	Additional Points	Total Score
Kitson Contracting Inc.	71	30	17	118
Patriot Contracting Inc.	60	26	10	96
Howard Ridley Company Inc.	60	20	15	95