



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Scott P. Johnson

SUBJECT: SEE BELOW

DATE: June 8, 2009

Approved

Christine J. Shippey

Date

6-12-09

COUNCIL DISTRICT: 3

**SUBJECT: REPORT ON BIDS FOR THE REPAIR OF THE PARKING GARAGE
DECK AT THE SAN JOSE CONVENTION CENTER**

RECOMMENDATION

Report on bids and award the purchase for the repair of the parking garage deck at the San Jose Convention Center to Watertight Restoration, Inc. (San Francisco, CA), the low bidder, for a total amount not to exceed \$429,500.00; including labor, material, equipment, and applicable sales taxes and authorize the Director of Finance to:

1. Execute the purchase order.
2. Approve a contingency in the amount of \$65,000 for any unforeseen changes or requirements that may arise prior to the completion of the repairs.

OUTCOME

To improve the quality of the San Jose Convention Center Parking garage, making it safer, cleaner, and more attractive for employees and the public utilizing this facility.

BACKGROUND

The Convention Center Parking Garage is a two-level facility with 1205 spaces that is open for public parking 24 hours a day, 7 days a week. Facility usage continues to increase with the growing number of night clubs in the South of First Area (SoFA). Additionally, the *Downtown Parking Garages Security Assessment Report (April 2007)* outlined the need for improved security and maintenance at the Downtown Garages and the Convention Center Garage. The



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report finding was that these efforts will contribute to a downtown that is “safe, clean, and inviting.”

One of the most effective cleaning methods is power washing the concrete decks. However, due to the existing cracks in the upper deck, power washing is not practical because water leaks through the cracks onto the lower deck. The upper level of the garage provides the majority of public parking and will be much easier to clean effectively when power washing is again feasible.

The maintenance project’s scope of work includes crack sealing in the upper deck of the Convention Center Parking Garage and applying a waterproofing sealer over the entire upper level. Together, these measures prevent water from leaking to the lower level. This project also prevents water intrusion into electrical and communications conduits, which are currently installed in the concrete deck, and prevents long term damage to the reinforcing steel and post-tensioned cables in the concrete deck.

The project has a three-month period of performance commencing in January 2010.

ANALYSIS

On February 6, 2009, the Finance Department released a Request for Bid (RFB) through the City’s e-procurement system. Thirty-five companies downloaded the bid documents, twenty-seven companies attended the mandatory pre-bid conference that was held on February 17, 2009, and ten companies submitted bids per the table below:

Bidder	Bid Amount	LBE/SBE Adjustment	Adjusted Bid Amount
Watertight Restoration, Inc. (San Francisco, CA)	\$429,500.00	0.00	\$429,500.00
Lotus General Contractors, Inc.(San Francisco, CA)	\$458,850.00	0.00	\$458,850.00
R. Brothers, Inc.(San Jose, CA)	\$532,521.00	(\$26,626.05)	\$503,232.35
Howard Ridley Co., Inc.(Chino, CA)	\$540,350.00	0.00	\$540,350.00
Applied Restoration (Lemon Grove, CA)	\$564,018.00	0.00	\$564,018.00
Rainbow Waterproofing Co., Inc. (San Francisco, CA)	\$581,644.00	0.00	\$581,644.00
F.D. Thomas, Inc.(Tacoma, WA)	\$599,117.00	0.00	\$599,117.00
CAWC (Burlingame, CA)	\$652,281.28	0.00	\$652,281.28
Ashron Construction and Restoration, Inc. (Mountain View, CA)	\$698,660.00	(\$41,919.60)	\$656,740.40
Alpha Restoration & Waterproofing (San Francisco, CA)	\$1,051,742.00	0.00	\$1,051,742.00

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The bids for R. Brothers, Inc. and Ashron Construction and Restoration, Inc. were adjusted for the City's Local and Small Business Preference. However, the Preference was not a factor in the award.

The award recommendation was announced to the bidders on April 16, 2009, and no protests were received at the conclusion of the ten-day protest period that ended on April 26, 2009.

Staff recommends award to Watertight Restoration, Inc. (San Francisco, CA), the low bidder, in accordance with the formal bidding procedures of the San José Municipal Code, Section 4.12.310.B.

The City's Prevailing Wage Policy applies to all labor necessary for completion of the required work.

EVALUATION AND FOLLOW-UP

This memorandum will not require any further follow-up from staff.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST



Criterion 1: Requires Council action on the use of public funds equal to \$1 million or greater; **(Required: Website Posting)**



Criterion 2: Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**



Criterion 3: Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This item does not meet any of the criteria above. The Council Memorandum will be posted on the June 30, 2009 Council Agenda.



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COORDINATION

This memorandum has been coordinated with the Department of Transportation, the City Manager's Budget Office, the Office of Equality Assurance, and the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

This action is consistent with the following General Budget Principles, "We must focus on protecting our vital core city services for both the short- and long-term".

COST SUMMARY/IMPLICATIONS

1. AMOUNT OF RECOMMENDATION:

Agreement	\$ 429,500
Contingency	\$ 65,000
TOTAL PROJECT COSTS:	\$ 494,500

2. SOURCE OF FUNDING: 533 – General Purpose Parking Fund

3. FISCAL IMPACT: This project will have no net operating and maintenance cost to the General Fund.

BUDGET REFERENCE

The table below identifies the fund and appropriation proposed to fund the agreement recommended as part of this memo.

Fund #	Appn #	Appn. Name	Total Appn	Amt. for Agreement	2008-2009 Adopted Capital Budget Page	Last Budget Action (Date, Ord. No.)
533	6516	Convention Center Deck Upgrade	\$650,000	\$429,500	V-1021	06/24/08, Ord. No. 28349



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CEQA

PP08-292.


SCOTT P. JOHNSON
Director, Finance

For questions please contact Walter C. Rossmann, Chief Purchasing Officer at (408) 535-7051.

