



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 03/15/2022

ITEM NO: 10

DATE: March 10, 2022
TO: Mayor and Town Council
FROM: Laurel Prevetti, Town Manager
SUBJECT: Authorize the Town Manager to Execute an Agreement for Services with Ashron Construction and Restoration, Inc. for Structural Repairs and Waterproofing of the Lot 4 Parking Structure Project (CIP No. 817-0708) in an Amount not to Exceed \$179,800 Plus an Additional \$20,000 for Unanticipated Repairs for a Total Agreement Amount not to Exceed \$199,800

RECOMMENDATION:

Authorize the Town Manager to execute an agreement for services (Attachment 1) with Ashron Construction and Restoration, Inc. for structural repairs and waterproofing of the Lot 4 parking structure project (CIP No. 817-0708) in an amount not to exceed \$179,800 plus an additional \$20,000 for unanticipated repairs for a total agreement amount not to exceed \$199,800.

BACKGROUND:

The Town's adopted Fiscal Year (FY) 2021/22 Capital Improvement Program Budget designates funding for Town projects, including Project 817-0708, Parking Lot 4 Repair and Waterproofing.

Parking lot 4 is a two-level parking structure constructed nearly twenty-five years ago with no major infrastructure improvements to this facility since then. The concrete deck and columns have deteriorated in several areas exposing structural steel and causing water leakage through the deck and into the lower level. The integrated planter boxes in and around the perimeter of the deck have waterproof membranes that have deteriorated and drainage systems that are failing.

PREPARED BY: Jim Harbin
Superintendent

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Parks and Public Works Director

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DISCUSSION:

Staff initiated a Request for Proposal (RFP) for repair and waterproofing services on the Lot 4 Parking Structure. Firms were asked to provide their capability and qualifications for the services and to provide costs for performing structural concrete repairs, replacing waterproof membranes in the planters, and painting the vertical exterior surfaces of the parking structure.

The RFP was posted on the Town website and three firms attended the mandatory walk-through, two of whom submitted proposals, with the results listed on Attachment 2.

Based on the review of the proposals, including reference checks, staff determined that Ashron Construction and Restoration, Inc. is the best qualified and most cost competitive firm to provide the requested repairs. Ashron Construction and Restoration, Inc. is headquartered in Galt and has performed several concrete structural repairs on similar parking structures throughout Northern California.

CONCLUSION:

Authorize the Town Manager to execute an agreement for services with Ashron Construction and Restoration, Inc. for structural repairs and waterproofing of the Lot 4 parking structure project (CIP No. 817-0708) in an amount not to exceed \$179,800 plus an additional \$20,000 for unanticipated repairs for a total agreement amount not to exceed \$199,800.

FISCAL IMPACT:

Lot 4 Parking Structure Project (CIP No. 817-0708) in the FY 2021/22 - 2025/26 has sufficient funds for the contract.

Parking Lot 4 Repair & Waterproofing Project 817-0708		
	Budget	Costs
GFAR	\$250,000	
Total Budget	\$250,000	
Agreement with this Staff Report (Including Contingency)		\$199,800
Total Expenditures		\$199,800
Remaining Budget		\$50,200

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ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Agreement for Services
2. Bid Proposal Results