



- **Board of Directors**

Finance, Audit, Insurance, and Real Property Committee

12/5/2023 Board Meeting

7-2

Subject

Award a \$250,974 contract to Access General Contracting Inc. for improvements of the courtyard area located at the Metropolitan Headquarters Building; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

The Metropolitan Headquarters Building's courtyard is a focal point of the property, which serves as a gathering place for employees and visitors. The courtyard was constructed with a mix of slate tile, concrete tiles, and stamped concrete pads, adjoined and maintained in place by thin-set adhesive, caulking, and grout. This action awards a construction contract to remove and replace the failed damaged tiles, grout, and caulking material.

Timing and Urgency

Conducting these improvements will address safety concerns and tripping hazards in the courtyard and will secure the integrity of the waterproofing substrate decking.

Details

Background

Metropolitan's Headquarters Building is a 522,682 square-foot concrete-frame structure consisting of a 12-story high-rise tower attached to a five-story wing. The Headquarters Building includes office space for approximately 850 Metropolitan staff and meeting space for the Board of Directors and members of the public. Metropolitan occupied the Headquarters Building in 1998. The business functions located in this building are critical for maintaining the continuity of Metropolitan's day-to-day operations.

Metropolitan employees and visitors utilize the courtyard as a lunch area and to host receptions. An assessment of the courtyard has identified various broken tiles, deteriorated grout, and caulking material. The courtyard decking has shown signs of wear and deterioration over the years. The adhesive material that joins the tiles has failed in various locations. There are visible holes and gaps in the sealant. This presents a functional failure of the waterproofing system. There are many damaged tiles dispersed throughout the courtyard. The severity of the damaged tiles range in depth between hairline cracks and fully severed. In 2008, a project was completed to replace damaged courtyard tiles and grout in select areas. Many of the courtyard tiles are original to the building's 1997 construction.

Budget Impact

In accordance with the April 2022 action on the biennial budget for fiscal years 2022/23 and 2023/24, the General Manager will authorize staff to proceed with the actions described below, pending board award of the construction contract. Based on the current Capital Investment Plan (CIP) expenditure forecast, funds for the work to be performed pursuant to this action during the current biennium are available within the CIP Appropriation for Fiscal Years 2022/23 and 2023/24 (Appropriation No. 11007). This project anticipates an expenditure of approximately \$250,974 in capital funds. All costs will be incurred in the current biennium. This project has been reviewed in accordance with Metropolitan's CIP prioritization criteria and was approved by Metropolitan's CIP Evaluation Team.

Summary of Recommended Work

Headquarters Building Courtyard Improvements

The scope of the courtyard improvements consists of removing and replacing all damaged tiles, existing grout and caulking in between the tiles and stamped concrete portions of the courtyard, and the grout material on the Courtyard Fountain. Performing these improvements will reduce trip hazards and safety concerns while simultaneously addressing waterproofing failure points. By maintaining a watertight sealant system on the substrate slab, the useful life of the courtyard decking system will be enhanced by 10 to 15 years.

Award of Construction Contract (Access General Contracting Inc.)

A Notice Inviting Bids for Specification Number M-3064 for the Metropolitan Headquarters Courtyard Improvements was advertised on July 28, 2023. As shown in **Attachment 1**, bids were received and opened on September 7, 2023. The bid from Access General Contracting Inc. in the amount of \$250,974 complies with the requirements of the specifications. The engineer's estimate for this project was \$262,000. For this contract, Metropolitan established a Small Business Enterprise participation level of at least 25 percent of the bid amount. Access General Contracting Inc. has met this requirement. There will be no subcontractors on this project. Please see **Attachment 2** for the location map.

Policy

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is exempt from CEQA because it involves the repair and maintenance of existing public facilities involving negligible or no expansion of existing or former use and no possibility of significantly impacting the physical environment. (State CEQA Guidelines Section 15301.)

CEQA determination for Option #2:

None required

Board Options

Option #1

Award a \$250,974 contract to Access General Contracting Inc. for the improvements of the courtyard area located at the Metropolitan Headquarters Building.

Fiscal Impact: Expenditure of \$250,974 in capital funds. All expenditures will be incurred in the current biennium and have been previously authorized.

Business Analysis: This option will address safety trip hazards and secure the integrity of the waterproofing system in the courtyard.

Option #2

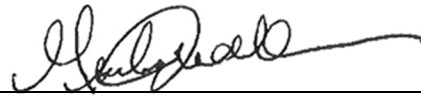
Do not proceed with the improvements at this time.

Fiscal Impact: None

Business Analysis: Under this option, staff will perform minor repairs to reduce trip and safety hazards. The tiles, caulking, and grout would continue to deteriorate, potentially causing damage to the waterproofing membrane that lies underneath.

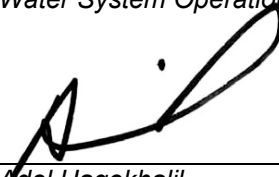
Staff Recommendation

Option #1



11/27/2023

Mickey Chaudhuri
Interim Group Manager
Water System Operations

Date

11/28/2023

Adel Hagekhalil
General Manager

*Date***Attachment 1 – Abstract of Bids****Attachment 2 – Location Map**

Ref# wso12691160

Attachment 1 – Abstract of Bids**The Metropolitan Water District of Southern California****Abstract of Bids Received on September 7, 2023****Specification No. M-3064****Metropolitan Headquarters Courtyard Improvements**

The work consists of the removal and replacement of the existing courtyard grout, calking, and damaged tiles. The courtyard fountain grout will also be removed and replaced.

Engineer's Estimate: \$262,000

Bidder and Location	Total ¹
Access General Contracting Inc. Corona, CA	\$250,974
Pacific Waterproofing and Restoration Inc. Pomona, CA	\$286,286
MLC Constructors Inc. Corona, CA	\$339,325

¹ Small Business Enterprise (SBE) participation level was set at 25 percent

Attachment 2 – Location Map

