



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Adoption of Plans and Specifications for 140 N. Isabel Building and Civic Center Parking Garage Stairways Painting Project

1. Resolution adopting Specification No. 3966 for the 140 N. Isabel Building and Civic Center Parking Garage Stairway Painting Project and directing the City Clerk to advertise for bids.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for November 14, 2023 **Calendar**

EXECUTIVE SUMMARY

The exterior paint for the 140 N. Isabel Building (Former Police Building) and Civic Center Parking Garage has deteriorated and both facilities now need new paint. The intent of this item is to adopt the project specification and advertise for the 140 N. Isabel Building and Civic Center Parking Garage Stairway Painting Project. The work includes painting the exterior of the 140 N. Isabel building and three steel stairways on the Civic Center parking garage at 650 E. Wilson Ave.

RECOMMENDATION

Approve the resolution adopting Specification No. 3966 for the 140 N. Isabel Building and Civic Center Parking Garage Stairway Painting Project and direct the City Clerk to advertise for bids.

ANALYSIS

Repainting commercial buildings is an important component of proper building maintenance. Exterior paint is not performed for solely aesthetic purposes. A fresh coat of paint seals the building and protects it against water intrusion which can cause costly mildew, mold and water damage. It also offers some protection from termites and other pests. Typically, a commercial building exterior is painted approximately every 15-20 years on top of proper annual maintenance.

The 140 N Isabel St. building was constructed in 1960 and served as the Glendale police station and jail for over 40 years. In 2004 police operations were relocated to the new police building across the street. The exterior of the 140 N. Isabel facility has not been

painted in over 20 years and is showing significant signs of deterioration. Much of the maintenance at this facility has been deferred due to the uncertainty of its future use. To maintain the aesthetic appearance and preserve the asset for any future use, the building exterior needs to be repainted.

The Civic Center Parking Garage is located at 650 E Wilson Ave. and provides parking for all Civic Center employees and the public utilizing Civic Center services. The parking structure was originally built in 1982 and there are three stairways that service the four levels of parking. The stairways have not been painted in over 20-years and are showing significant signs of wear. The new paint will enhance aesthetics and protect the steel stairs and handrails from rust and structural damage.

All work will be completed with the same existing colors and will be coordinated to not affect the facility's use.

STAKEHOLDERS/OUTREACH

All work will be coordinate to minimize impacts to employees and public use of the facilities.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

This project is Categoricaly Exempt under the provisions of the California Environmental Quality Act (CEQA) as a Class 1, Section 15301.

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: Do not approve the resolution adopting specifications for this project. Public Works will re-prioritize other maintenance work to address this issue with inhouse resources and the needed wholesale painting work will be delayed accelerating the deterioration of these two facilities.

Alternative 2: Consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Submitted by:

Yazdan T. Emrani, P.E., Director of Public Works

Prepared by:

Kevin C. Todd, Assistant Director of Public Works

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

None