



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 03/28/05
05-167

Communication No.:

Agenda Item Type: Resolution

Roll Call No.:

Submitted by: Jeb E. Brewer, P.E., City Engineer

SUBJECT—

Approving Professional Services Agreement with Walker Parking Consultants.

SYNOPSIS—

Approval of a Professional Services Agreement with Walker Parking Consultants (Thomas L. Hannula, Senior Vice President, 505 Davis Road, Elgin, Illinois, 60123) for Parking System Structural Evaluation, and 5th & Keo Parking Garage Rehabilitation Design/Construction Phase Services, not to exceed \$281,700.

FISCAL IMPACT—

Compensation to the consultant is not to exceed \$281,700. Funds are available in the 2004/05 Capital Improvements Program – Parking Facility Maintenance Program, Fund EN054, Organization ENG990000, Project PKG016, Activity ID 01-2003-023.

RECOMMENDATION—

Approval

BACKGROUND—

The Parking System Structural Evaluation will provide for a detailed review of the condition of the seven downtown parking garages including elevators, stairways, HVAC, electrical, and other garage equipment as well as the structural components of the facilities. The results will be

summarized in a report that will prioritize the preventative maintenance, repair, and rehabilitation needs for each facility. Walker Parking Consultants will estimate construction costs for the recommended work and a ten-year implementation plan to complete the work. The consultant will also develop a fifty-year long-range plan for anticipated repair, rehabilitation, and eventual replacement costs for all facilities in the parking system. The fee for the evaluation of the entire parking system is estimated to be \$148,900.

The 5th & Keo Parking Garage has experienced a significant amount of spalling of the concrete floor slabs, rusting of some columns and beams, and deterioration of some of the fireproofing. This agreement includes the design and construction phase services for a rehabilitation project at this garage to repair the deterioration.

It is anticipated that the rehabilitation contract will be awarded this summer with completion scheduled for late fall. The fee for the design and construction phase services for the 5th & Keo Garage is estimated to be \$132,800.

An RFP for these professional services was sent to sixteen consultants and posted on the City's web site. Three proposals were received in response to the RFP. A selection committee composed of two representatives from the Traffic & Transportation Division and two representatives from the Engineering Department rated the proposals. Walker Parking Consultants was the unanimous selection of the committee, based on their qualifications, past experience with many of the City's parking garages and teaming with a local structural engineering firm to reduce travel and other project costs.