



**Council
Communication**
Office of the City Manager

Date

January 8, 2007

Agenda Item No. 9
Roll Call No. 07-
Communication No. 07-003
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Approving Professional Services Supplemental Agreement No. 1 with Walker Parking Consultants for design and construction phase services for the Parking System Structural Evaluation and 5th & Keo Parking Garage Rehabilitation not to exceed \$74,000.

SYNOPSIS:

Recommend approval of the Professional Services Supplemental Agreement No. 1 with Walker Parking Consultants, Thomas L. Hannula, Senior Vice President, 505 Davis Road, Elgin, Illinois, 60123, for design and construction phase services for the Parking System Structural Evaluation and 5th & Keo Parking Garage Rehabilitation, for compensation not to exceed \$74,000, in conjunction with the phase two rehabilitation work at the 5th & Keo Garage.

FISCAL IMPACT:

Amount: \$74,000

Funding Source: 2006-07 CIP, Page Parking Facilities-6, PKG016, Parking Facility Maintenance Program, Parking Fund

ADDITIONAL INFORMATION:

The parking system pays for major repair and rehabilitation projects with parking system revenue, and must schedule the amount of work to match available funds. Originally, the repair work at 5th & Keo was to be constructed as a single contract. The total repairs for this garage were much more extensive than anticipated when the scope of services was established and the professional services agreement was approved. After preliminary design and cost estimate, it became apparent that the cost of repair would exceed the budget.

Therefore, the work at 5th & Keo was divided into two phases to match the available funding, with approximately \$1.1 million for Phase 1 work, which has been completed; and an additional \$1 million budgeted for the remaining Phase 2 work. This supplemental agreement provides for limited design

work needed to produce a second set of plans and specifications for bidding Phase 2. The majority of design was already completed under the original agreement. Most of the cost associated with this supplemental agreement is for construction phase services to monitor the contractor's Phase 2 repair work, which will be monitored by the local structural engineering subconsultant to minimize the cost. The Phase 2 repair work is scheduled for bids this spring, with the actual construction work during the summer months, when parking demand is lowest.

Walker Parking Consultants was selected through an RFP process. An RFP for professional services was sent to sixteen consultant firms and posted on the City web site. Three proposals were submitted in response to the RFP. A selection committee evaluated the proposals and unanimously selected Walker Parking Consultants, based on their qualifications, past experience with many of the City's parking garages, and ability to team with a local structural engineering firm to reduce travel and other project costs.

PREVIOUS COUNCIL ACTION(S):

Date: March 28, 2005

Roll Call Number: 05-659

Action: Approving Professional Services Agreement with Walker Parking Consultants for Parking System Structural Evaluation, and 5th & Keo Parking Garage Rehabilitation Design/Construction Phase Services, not to exceed \$281,700. ([Council Communication No. 05-167](#)) Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Authorize construction and normal Council actions related to construction.