 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	January 8, 2018
	Agenda Item No.	8
	Roll Call No.	<u>18-0017</u>
	Communication No.	<u>18-021</u>
	Submitted by:	Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Approving exception to Request for Proposal (RFP) process for good cause and approving a Professional Services Agreement (PSA) with Brooks Borg Skiles Architecture Engineering LLP. for professional services for the 9th and Locust Parking Garage Skywalk Renovations Design, not to exceed \$56,000.

SYNOPSIS:

Recommend approval of exception to the Engineering Department’s RFP process for good cause and approval of the PSA with Brooks Borg Skiles Architecture Engineering LLP., Matthew A. Cole, AIA, Architect-Partner, 317 6th Avenue, Suite 400, Des Moines, Iowa 50309-4108 for a total cost not to exceed \$56,000, based on lump sum amount of \$56,000 and no reimbursable costs, to provide design and construction phase services for the 9th and Locust Parking Garage Skywalk Renovations Design.

FISCAL IMPACT:

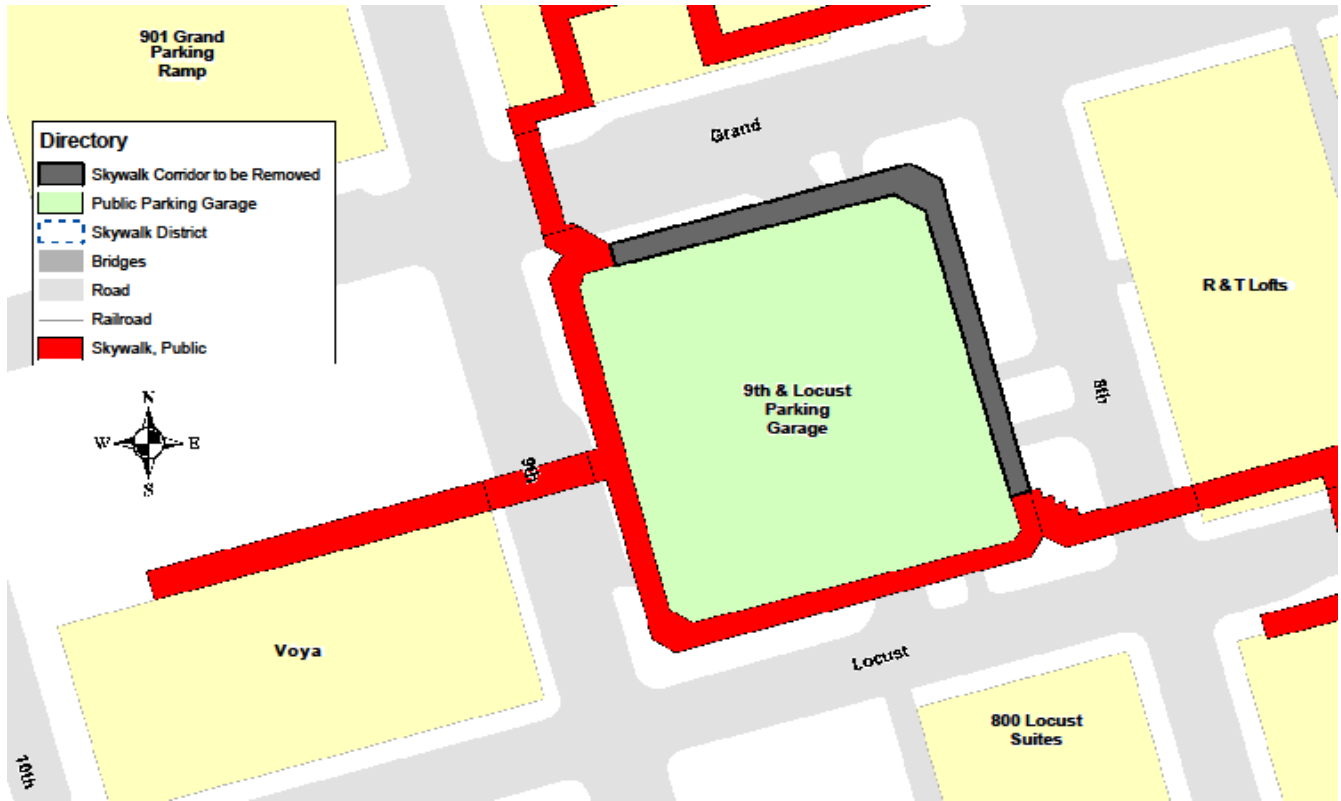
Amount: \$56,000

Funding Source: 2017-2018 Capital Improvement Program (CIP), Page Parking Facilities Improvements–4, Parking Facility Rehab/Repair Program, PG016, T.I.F. Bonds

ADDITIONAL INFORMATION:

- In 2016 it was determined by KCL Engineering, LLC that the current heating, ventilation and air conditioning (HVAC) systems for the skywalk corridors and elevator lobbies at the 9th & Locust Parking Garage were at the end of their useful life and no longer functional. Due to changes in building codes and industry standards, direct replacement of these HVAC units would not be cost beneficial for the corridor units, and highly costly for the elevator units (estimated \$750,000).
- With this information, City staff researched two (2) options:
 - Replacement of the HVAC equipment with code compliant units.
 - Removing the east and north skywalk corridors to reduce the HVAC replacement cost.

- In the summer of 2017, Brooks Borg Skiles Architecture Engineering LLP. completed a study of the existing condition of the skywalk corridor in the 9th & Locust Parking Garage. This study found:
 - The impacts to travel are small: The 9th & Locust Parking Garage is the only building in the City where the skywalk has corridors on all four (4) sides. The north and east skywalk corridors could be removed without substantial impact to skywalk users as the main travel pattern uses the south and west skywalk corridors.
 - The benefits to the parking operations are substantial.
 - The sprinkler system can be removed in the north and east skywalk corridors due to the reduction in skywalk corridor area (estimated maintenance cost savings of \$5,000 per year minimum).
 - The elevator lobbies only need heating and cooling on the skywalk level. This can be accomplished by the replacement units on the south and west skywalk corridors (estimated \$750,000 savings).
 - Not requiring new HVAC equipment for the east and north skywalk corridors would save approximately \$70,000.
 - Approximately 30 new parking stalls can be installed where the east and north corridors are removed. This could result in new parking revenue of up to \$48,600 per year.
 - There are four (4) elevator banks (two {2} cars each bank), one (1) bank in each corner of the building. The elevators are original to the building and parts are expensive due to the age. Decommissioning the northeast and southwest banks at locations where skywalk bridges do not meet the parking garage reduces annual maintenance costs by \$24,300. In addition, the decommissioned elevators can be used as spare parts for the elevators remaining in service.
 - The reduction in skywalk corridor area would reduce the Skywalk Association fees by \$7,300 per year.
- Brooks Borg Skiles Architecture Engineering LLP will provide design and construction phase services for the 9th and Locust Parking Garage Skywalk Renovations Design. The design will include the demolition of the north and east skywalk corridors, renovation of these areas to match existing parking stalls including LED lighting and drainage installation, installation of new HVAC units in the remaining south and west skywalk corridors, installation of new fire suppression system in west and south skywalk corridors, and revised signage. The estimated renovation design and construction cost is \$500,000.
- The City Engineer recommends that good cause exists to exempt the procurement of these professional services from the Engineering Department's Request for Proposal process, including advertisement, in order to meet the schedule for the proposed 9th and Locust Parking Garage Skywalk Renovations. Brooks Borg Skiles Architecture Engineering LLP is qualified to perform the professional services and was selected to complete the 9th and Locust Parking Garage Skywalk Renovations Design based on: Brooks Borg Skiles Architecture Engineering LLP's extensive experience with this parking garage as well as the analysis they performed in the summer of 2017.
- City staff have negotiated a PSA with Brooks Borg Skiles Architecture Engineering LLP for a total cost not to exceed \$56,000, based on lump sum amount of \$56,000 and no reimbursable costs, to provide design and construction phase services for the 9th and Locust Parking Garage Skywalk Renovations Design.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff does not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement, which may require Council action. The City Council should anticipate future Council actions related to proceeding with construction of the 9th and Locust Parking Garage Skywalk Renovations.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.