



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 12, 2016

TO: Mayor and Councilmembers

FROM: Transportation Division, Public Works Department

SUBJECT: Contract For Downtown Parking Structures Assessment

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a Professional Services contract with Watry Design, Inc., in the amount of \$265,770 for the Downtown Parking Structure Conditional Assessment Project, and authorize the Public Works Director to approve expenditures of up to \$26,577 for extra services of Watry Design, Inc., that may result from necessary changes in the scope of work; and
- B. Increase appropriations by \$222,347 in the Downtown Parking Capital Fund from available reserves in the Downtown Parking Operating Fund.

DISCUSSION:

Background

In an effort to maintain the City's parking structures and use the budget as efficiently as possible, Downtown Parking staff is recommending a structural evaluation of all five parking garages. The evaluation would determine the short, medium, and long-term maintenance needs of each structure. The structures shall be evaluated for deficiencies in the service of the structural elements and the functionality of the mechanical and electrical systems. A comprehensive report and maintenance plan will be created for the listed structures. This plan will assist Downtown Parking staff in scoping, identifying, and prioritizing maintenance, repairs, and capital projects. Additionally, it will assist staff in appropriating the funds necessary to continue to preserve the integrity and functionality of the parking structures.

The Railway Express Agency (REA) and Amtrak Depot Buildings (Amtrak) have been identified as requiring similar inspection and have been added to this project after receipt of proposals and interviews were conducted. These buildings will be analyzed similar to the parking structures, with the REA building receiving an additional seismic evaluation.

Project Description

The work by Watry Design, Inc. consists of the following:

- Complete a visual examination of all structures;
- Perform non-destructive and semi-destructive tests on each structure as needed to determine the extent of any damage;
- Evaluate the mechanical and electrical systems to determine existing flaws in need of repair, and establish a maintenance schedule;
- Perform a seismic evaluation of the REA building;
- Prepare a comprehensive report for all structures;
- Prepare short-, mid-, and long-term maintenance strategies, including any needed capital projects;
- Prepare cost estimates for maintenance and Capital Improvement Program budgeting purposes; and
- Calculate the estimated replacement value of the five parking structures.

Structural Condition Assessment Services

Watry Design was selected as part of a Request for Proposals in which five consultants were solicited. Watry Design is experienced in this type of work. Watry Design and Walker Parking Consultants both submitted proposals. After interviewing both consultants, it was determined that Watry Design was the most qualified consultant that best met the City's needs. Subsequent to this determination, staff initiated negotiations with Watry Design and determined that their expertise was well suited for the REA and Amtrak analysis. Staff recommends the REA and Amtrak analysis be added to this proposed consultant contract. Negotiations with Watry Design produced a fair and reasonable price.

BUDGET/FINANCIAL INFORMATION:

Funding was appropriated in Fiscal Year 2016 for this Project. Due to the increased scope of the Project, an additional \$222,347 is required in the Downtown Parking Capital Fund to be funded from the Downtown Parking Operating Fund reserve balances. Sufficient reserves exist above Council policy for this Project.

PREPARED BY: Robert J. Dayton, Principal Transportation Planner/EG/sk

SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office