



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: April 16, 2018

Re: Agreement with Walker Consultants related to Repairs and Maintenance of the 10th & Cherry Parking Structure

Executive Summary

Authorize the City Manager to execute a professional engineering services agreement with Walker Consultants to prepare construction documents and provide construction phase services for repairs and maintenance of the 10th & Cherry parking structure.

Discussion

In September of 2016, Walker Restoration Consultants performed a condition assessment of the 10th & Cherry parking structure, which resulted in the following recommended repairs and maintenance:

Recommended immediate repair intended to mitigate existing potentially hazardous conditions include:

1. The precast wall panel adjacent to the northwest stair tower exhibited minor delamination and cracking. All loose material should be removed.

Recommended base repairs intended to address existing deterioration, minimize future deterioration of structural elements, and to extend the life of the structure include concrete repairs as follows:

1. Repair isolated areas of concrete delaminations and spalls on the floors, beams, walls, columns, and curbs.
2. Replace failed concrete topping within the drive aisle areas at the roof level.
3. Properly repair the loose concrete pre-cast trim on the exterior masonry wall.
4. Repair deteriorated precast wall coping. All embedded metal handrail posts should be cleaned and painted.
5. Remove and replace deteriorated grout infill at lift pockets. All exposed steel plates should be cleaned and painted.

Recommended waterproofing:

1. Repair isolated floor sealants, including the tee-to-tee joints, control joints, and perimeter cove sealant.
2. Rout and seal random floor cracks.
3. Install new cove sealant at the concrete curb islands at the roof level.



Other Miscellaneous repair items:

1. Repair cracked and delaminated exterior concrete façade.
2. Replace failed vertical wall joint sealant at all elevations.
3. Replace window joint sealant at window perimeters.
4. Repair delaminated/spalled concrete stairs.
5. Replace cove joint sealant at stair and landings.
6. Repair corroded elevator/door frames to maintain aesthetic appearance.
7. Repaint isolated rusted steel beams and lintels.
8. Repaint and seal all metal handrails.
9. Restripe the floor directional arrows and floor striping.
10. Repainting stair guardrails to maintain aesthetic appearance.

Staff proposes to hire Walker Consultants to prepare construction documents including instructions to bidders, provide estimated quantities for unit price work, conduct a pre-bid conference with interested and qualified contractors, assist in the evaluation of bids, and construction administration for a not to exceed amount of \$22,000.

Fiscal Impact

Short-Term Impact: The agreement with Walker Consultants is for a not to exceed amount of \$22,000. The estimated cost for construction of the above identified repairs/maintenance is \$265,000, and will be funded from the Parking Utility.

Long-Term Impact: Enter the cost of proposed legislation to the city for years **beyond two**.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
09/14/2016	Agreement with Walker Restoration Consultants to develop a comprehensive and cost effective restoration program by performing a condition appraisal to identify the existing conditions of the 10 th & Cherry parking structure, and review repair options and provide conceptual repair recommendations to extend the service life of the structure.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Suggested Council Action

Authorize the City Manager to execute a professional engineering services agreement with Walker Consultants to prepare construction documents and provide construction phase services for the repair and maintenance of the 10th & Cherry parking structure.