



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services, and Special Projects
DATE: March 12, 2018
SUBJECT: State Street Parking Garage Repairs

Recommendation:

Accept the following report and set the attached resolution appropriating the sum of \$30,000 in bonds and notes for public hearing on April 9, 2018.

Background:

The State Street Parking Garage, formerly known as Fire House Block Garage, was constructed in 1979. The facility is 81,986SF (or 1.88 acres) and contains 233 parking spaces. The garage is cast in place concrete construction. The garage underwent repairs in 2006. Those efforts included minor structural repairs, lighting improvements, as well as partial replacement of waterproofing membranes. The garages stair towers received cosmetic upgrades and lighting approximately 5 years ago.

Discussion:

Over the past several months, staff has observed instances of structural deterioration in the State Street Parking Garage. Deterioration has been primarily in the form of pot holes in sections of the concrete floor system, failing waterproof membrane, as well as large cracks in several of the concrete columns, joists, and girders. As a result, the City Administration engaged the HL Turner Group to conduct a visual inspection of the garage. The HL Turner Group is a local architectural and engineering firm, who, in conjunction with Walker Parking Consultants, are the design team for repairs and renovations to the School Street Parking Garage.

On January 28, 2018 the HL Turner Group provided the City with a memorandum summarizing their findings and recommendations for immediate and long-term repairs to the State Street Garage. Immediate repairs will include removal of loose concrete, repair of potholes, as well as installation of temporary shoring for a deteriorated column intersection at a critical location within the structure. To expedite repairs, City Administration intends to engage the contractor currently making repairs to the School Street Garage and the work would begin in April.

Lastly, the report also recommended a full structural evaluation of the garage this summer to be followed by a major repair and renovation of the garage within the next 2 years (i.e. Spring 2020). This recommendation does not come as a surprise as the City has programmed a \$2.7 million repair / renovation of the garage in FY2023 of the City's FY2018-2027 Capital Improvement Program. City Administration will review the consultant's longer-term recommendations for the garage as part of the upcoming FY2019 budget process.