



# CITY OF CONCORD

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Matthew R. Walsh, Director of Redevelopment, Downtown Services, and Special Projects

**DATE:** February 14, 2022

**SUBJECT:** CIP #432 State Street Parking Garage Emergency Repairs

### **Recommendation:**

Accept the following report and set the attached resolution appropriating the sum of \$200,000 of Parking Fund supported bonds and notes for emergency repairs to the State Street Parking Garage, CIP #432, for public hearing on March 14, 2022.

### **Background:**

The State Street Parking Garage is located at 19 North State Street. Formerly known as the Firehouse Block Garage, the facility opened in 1982. The garage is approximately 82,000 square feet in size (or 1.88 acres) and features 238 parking spaces located on 4 levels.

In 2006, a variety of repairs and improvements were completed at the facility. Those efforts included minor structural repairs, lighting improvements, as well as partial replacement of waterproofing membranes. In 2013, additional lighting upgrades and stair tower improvements were completed at the facility.

The garage has been deteriorating since these renovations were completed.

In 2018 the HL Turner Group completed a cursory inspection of the facility. The inspection was prompted by staff observations regarding structural deterioration at the facility.

As a result of the 2018 inspection, the City Council approved Resolution #9086, which appropriated \$30,000 for a variety of emergency repairs. Those efforts included removal of loose overhead concrete, pothole repairs, as well as installation of temporary shoring for a deteriorated column intersection at a critical location within the structure.

The 2018 inspection also recommended that a comprehensive needs assessment be prepared for the facility.

The FY2020 budget appropriated \$30,000 to complete a comprehensive needs assessment for the facility. The goal was to complete the assessment in a timely fashion so as to be prepared to undertake required repairs and improvements in FY2021.

In December 2019, the HL Turner Group was engaged to complete the needs assessment. However, due to the onset of the Covid-19 Pandemic in March 2020 and emergency orders associated therewith; the assessment – and anticipated FY2021 renovation project – were delayed due to severe negative financial impacts of the Pandemic on the Parking Fund.

Emergency orders related to the Covid-19 Pandemic expired on June 11, 2021. Efforts to complete the needs assessment resumed in October 2021.

The adopted FY2022 Capital Improvement Program calls for a comprehensive repair and renovation for of the facility during FY2023 and FY2024.

**Discussion:**

- 1) Emergency Repairs: The HL Turner Group is finishing up its comprehensive needs assessment for the facility. As part of those efforts, they have determined that the garage requires \$200,000 of immediate repairs. Repairs are generally focused on removal of additional loose overhead concrete, replacement of a severely deteriorated expansion joint on the main level of the facility, as well as temporary stabilization of stair towers.

If funding is approved on March 14, 2022, work would begin in spring and likely be completed within 60-90 days thereafter.

In the interim, portions of the garage near the expansion joint located on the basement and main level will be barricaded to protect public safety. One lane traffic will be required at these locations until repairs are completed.

- 2) Comprehensive Repairs / Renovations: It is anticipated that the HL Turner Group's comprehensive needs assessment will be completed later this month, following which the report's findings and recommendations will be reviewed with the Parking Committee for their input. The report's recommendations will also be incorporated into the upcoming FY2023 Budget's Capital Improvement Program.