



CITY OF CONCORD

REPORT TO MAYOR AND THE CITY COUNCIL

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

DATE: December 9, 2019

SUBJECT: CIP 433: School Street Parking Garage Repairs Supplemental Appropriation

Recommendation:

Accept the following report and set the attached resolution appropriating the sum of \$300,000 in bonds and notes for CIP# 433 School Street Parking Garage Repairs for public hearing on January 13, 2020.

Background:

The School Street Parking Garage, formerly known as the Durgin Block Parking Garage, opened in 1985. The 170,000SF, 34 year old facility, features 467 parking spaces, of which approximately 280 spaces are leased, 179 are metered, and 8 are reserved for handicap parking. Of the 280 lease spaces, 172 spaces are special long-term discounted leases, which expire in 2055.

In October 2012, the City commissioned a structural assessment of the facility, which identified a variety of significant structural deficiencies and other issues. At the time, the estimated cost of repairs was \$3 million. However, the project was delayed due to the Main Street Complete Streets Project (and public parking impacts associated therewith), as well as the struggling financial condition of the Parking Fund.

The project went out to bid in April 2017. Bids were received on June 14, 2017. A contract with Knowles Industrial Services Repairs was subsequently executed on October 26, 2017. Work began in November 2017. The project is scheduled to be completed in late summer 2020.

In lieu of assigned, exclusive use lease spaces, the garage has been successfully managed by a permit program during construction. The City is in discussions with long-term leaseholders about permanently transitioning the garage to a permit system when renovations are completed.

To date, the City has appropriated \$5,490,116 for the project. This figure includes \$255,000, which was appropriated as part of the FY 2020 budget, for replacement of the south stair tower (\$155,000) and miscellaneous contingency (\$100,000).

Discussion:

Repairs and renovations continue at the garage. Work is now primarily focused on the first and second floors of the facility. Concrete deterioration has significantly worsened since the initial structural assessment of the facility was completed in 2012 (7 years ago), as well as since the scope of work for concrete repairs was put out to bid in April 2017 (nearly 3 years ago).

Concerning concrete repairs, the first two levels of the garage receive the greatest amount of vehicle traffic, and, therefore, experience greater damage from salt laden snow and slush being tracked by vehicles into the garage during winter months. When snow and slush melts, the salt laden water penetrates cracks in the concrete decks and walls and rots metal rebar imbedded in the concrete. This results in significant structural issues.

Beyond additional concrete repairs, the project has experienced budget overages related to security cameras, lighting, as well as utility conflicts associated with the new south stair tower (a.k.a. Warren Street stair tower). These items have essentially used the additional \$255,000, which was appropriated as part of the FY2020 budget.

City Administration recommends that the City Council appropriate \$300,000 for the project. Funds would be programmed for the following:

- South Stair Plaza Reconstruction: \$155,000
- Supplemental Concrete Repairs: \$75,000
- Supplemental Lighting Improvements: \$25,000
- Miscellaneous Contingency: \$50,000

With these additional funds, the total budget for the project will increase to \$5,790,116.

The Parking Committee was briefed about this issue during its November 25, 2019 meeting.