



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 08/09/04

Communication

No.: 04-400

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Jeb E. Brewer, P.E., City Engineer

### SUBJECT—

Approving Professional Services Agreement with Shuck-Britson, Inc. for 5<sup>th</sup> & Walnut Parking Garage Rehabilitation design and construction phase services, not to exceed \$80,000.00.

### SYNOPSIS—

Approval of a Professional Services Agreement with Shuck-Britson, Inc. (Robert A. Britson, President, 2409 Grand Avenue, Des Moines, Iowa, 50312) for 5<sup>th</sup> & Walnut Parking Garage Rehabilitation design and construction phase services, not to exceed \$80,000.00.

### FISCAL IMPACT—

Compensation to the consultant is not to exceed \$80,000.00. Funds are available in the 2004/05 Capital Improvements Program – Parking Facility Maintenance Program, Fund EN054, Organization ENG990000, Project PKG016, Activity ID 01-2005-002.

### RECOMMENDATION—

Approval.

## **BACKGROUND—**

On the afternoon of March 19, 2004, the Engineering Department was notified by the operator of the parking system that there was a problem on the 4<sup>th</sup> level of the 5<sup>th</sup> & Walnut Parking Garage. Staff immediately investigated the location and found that there had been an anchorage failure of a post-tensioned strand bundle in the northeast corner of the 4<sup>th</sup> level at this parking garage. The 4<sup>th</sup> and 5<sup>th</sup> levels at the parking garage were immediately closed and Shuck-Britson, Inc. was contacted to provide a preliminary recommendation on the structural integrity of the garage. Shuck-Britson, Inc. recommended that no parking be allowed in the garage until temporary shoring of the deck with the de-tensioned strands could be installed. The parking garage was closed and an emergency contract with Cramer & Associates, Inc. was negotiated to install the temporary shoring. The temporary shoring was completed on March 20, 2004 and the garage was reopened the afternoon of Saturday, March 20, 2004 with a parking restriction in the northeast corner of the 3<sup>rd</sup> and 4<sup>th</sup> levels.

Further investigation of the de-tensioned strands occurred during the week of March 22, 2004. Shuck-Britson, Inc. recommended that an emergency contract be obtained to repair the post-tensioning system. On March 25, 2004, plans and specifications for this repair were sent to four contractors. The emergency contract was awarded to the low bidder, Western Waterproofing Co., Inc., by City Council on April 5, 2004. This work was completed on April 19, 2004 and allowed the temporary shoring to be removed and allowed full use of all of the parking spaces in the garage.

A Professional Services Agreement was negotiated with Shuck-Britson, Inc. to provide construction phase services for the emergency post-tensioning (P/T) repair contract and conduct a structural evaluation of the 5<sup>th</sup> & Walnut Parking Garage. This evaluation included a detailed investigation of all major structural components of the garage, a recommendation for repair priorities, and an estimate of the remaining life of this parking structure. This evaluation report was provided to City Council for review and comment on June 4, 2004.

This Professional Services Agreement provides for the design of the repairs necessary to extend the useful life of the ramp up to an additional 10 years. The estimated cost of repairs is \$700,000. This garage is necessary to serve the area parking needs while the 8<sup>th</sup> & Mulberry (EMC) Garage is being constructed.

The involvement of Shuck-Britson, Inc. with the emergency P/T repairs and evaluation of the major structural components gives them specialized and profound knowledge of the requirements for the current rehabilitation of this structure. This prior knowledge allows them to minimize the design phase of the agreement and provide complete design drawings and specifications in less than four (4) months for rehabilitation of the garage.