



Agenda Item Summary

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Submitted By

Tammie Grossman, Director Development Customer Services

Reviewed By

LKS

Agenda Item Title

A Resolution Approving a Professional Services Agreement with Walker Parking Consultants/Engineers, Inc. to Provide Repair Documents, Construction Administration and Observation of the Holley Court Parking Structure Repairs in an Amount Not to Exceed \$37,200, Authorizing its Execution and Waiving the Village's Bid Process

Overview

Walker Parking Consultants/Engineers, Inc. was originally selected through the Village's 2016 Request for Proposal process, to prepare construction documents for bid and provide oversight and administration of repairs for the Holley Court Parking Garage. Walker Parking Consultants/Engineers, Inc. handled phases 1 and 2 of the Holley Court Parking Garage repairs. Due to the outstanding, on-budget work by Walker Parking Consultants, the Village staff is recommending waiving the bid process for the completion of this final (3rd) year and phase of the improvement project.

Recommendation

Approve the Resolution

Fiscal Impact

The FY2020 budget contains line item GL: 5060-43770-788-570705 (\$400,000 for structure maintenance in the Holley Court Garage including repairs and consultant work). If this contract is awarded, there will be \$362,800 remaining.

The entire Holley Court Garage project was estimated to cost \$1,200,000 over 3 years. Upon completion of the project, with the approval of this and other recommendations, staff believes the project will be completed on time and under budget.

Background

In spring 2016, the Village solicited bids for an assessment of the physical condition of each of the Village-owned garages and to determine a plan for making needed repairs to garages. Eight engineering groups submitted Request for Proposals (RFP) responses. The low responsible bid was Walker Parking Consultants/Engineers, Inc. (Walker) for three garages.

As part of the 2018 budget planning process, funds were approved for the improvement of Holley Court

Garage. The Holley Court Garage total projected cost was estimated to be \$1,200,000, which staff had divided over 3 years. Repairs to the Holley Court Garage were made in 2018 and 2019. 2020 will be the final year of this project.

Based on the fact that Walker developed the initial conditions assessment and the construction documents for Holley Court Garages in 2018 and 2019, staff believes that they are in the best position to develop the construction documents to manage the construction project for 2020.

There is a separate Agenda Item "Resolution 20-081" requesting approval of an Independent Contractor Agreement with J. Gill & Company for repairs to the Holley Court Parking Structure.

Repairs will not be completed during the Better Lake Street Improvement Project. If the Board awards approval now, the parking garage repairs can be completed without interference to the Lake Street project and will allow for the garage to be completely repaired prior to Thanksgiving 2020, which will result in no further disruption to the downtown area in subsequent years.

Alternatives

The Village Board could choose to not move forward with the preparation of the construction documents and the final 3rd year repair projects. However, staff recommends continuing with repairs in order to prevent further deterioration of the garage structure and to complete the systematic three year improvement project.

Previous Board Action

On March 5, 2018, the Village Board approved a contract with Walker Parking Consultants/Engineers, Inc. in the amount of \$35,200 for floors 5 and 6.

On February 19, 2019, the Village Board approved a contract with Walker Parking Consultants/Engineers, Inc. in the amount of \$35,200 for floors 3 and 4.

Citizen Advisory Commission Action

N/A

Anticipated Future Actions/Commitments

Staff will assess the garages for additional needs in subsequent years.

Intergovernmental Cooperation Opportunities

N/A