

STAFF REPORT
September 13, 2021

Topic: Parking Garage repair or deconstruct options

Discussion: There have been many reports and updates over the past 10 years on the condition of the parking garage and what to do with it. Temporary fixes and areas of shoring up have occurred to keep at least the first deck of the garage mostly operational. The upper deck has been closed to vehicles for several years now.

Very basic repairs were identified in **2015** to come with an estimated cost of \$1.3 million. This number did not include any façade work or upgrades to stairwells, an elevator, lighting or for the then privately owned portion of the structure.

A more comprehensive overview and estimate was provided in **2016**. Structural repairs, miscellaneous upgrades, an exterior stairwell with adjacent elevator and including repairs to the privately owned portion put repair/upgrade estimates at \$2.7 million.

After several years of additional temporary repairs and limited maintenance, a cost estimate update was undertaken in **2019**. The **2019** report identifies:

- Total reconstruction of the Garage including Architectural Improvements:
- Structural Repairs \$ 2,396,200
- New North Exterior Stair Tower & Elevator \$ 345,820
- Upgrade Existing North & South Stairwells & Abandon Elevator \$ 140,040
- Site Work \$ 56,450
- Miscellaneous Improvements \$ 161,500
- Façade Improvements \$ 334,530
- General Conditions \$ 333,000
- Construction Subtotal \$ 3,767,540
- Engineering and Architecture (Design, Bid, Construction Admin.) \$ 375,000
- 10% ± Contingency + \$ 382,460

Total: \$ 4,525,000

Inflating the **2019** number out to **2022/2023** which is the likely time for the design to occur and construction bids to be due puts the project estimate at +/- \$6.6 million.

The current **2021** estimate to deconstruct the parking garage and place a new roof on the commercial space beneath it is approximately \$2 million dollars. This would leave the City with no parking structure.

There are questions as to whether existing businesses on the ground floor will be able to remain open during certain parts of construction or deconstruction. These will have to be identified during the design/engineer phase of the project.

Current estimates for construction of a new parking facility are estimated to cost \$35,000 \$40,000 per space. This figure does not include land acquisition cost (if any) or challenging/difficult site work. A new 250 space garage, with no commercial space included would run approximately \$10 million dollars.

Fiscal Impact: To be determined by the final scope of work to be completed.

Staff Recommendation: Refer this matter to a Public Hearing in two weeks.

This report submitted by: Scott Myers

Proposed motion:

“I move to remove this item from the table.”

“I move to schedule a public hearing on September 27, 2021, during the regular Council meeting to gather public input prior to any action being taken.”