



Legislation Text

File #: [18-0534], **Version:** 1

Update on the Wallace Parking Deck.

Staff:

Lance Norris, Director
Chris Roberts, Manager of Engineering and Infrastructure

Department:

Public Works

Overview: Performing major maintenance on the Wallace Parking Deck is necessary to extend the useful life of the facility and continue to provide a safe environment for patrons to park.

Over this summer, staff will work with Kimley-Horn (Town's Engineering Consultant for this project) to develop plans and an estimated cost for the repairs. Kimley-Horn will also design and provide a cost estimate for an option to add parking on the top level of the parking deck. Town staff will return to the Council in Fall 2018 to present the design plans and request direction to either only repair the deck, or repair it and include the additional parking option.



Recommendation(s):

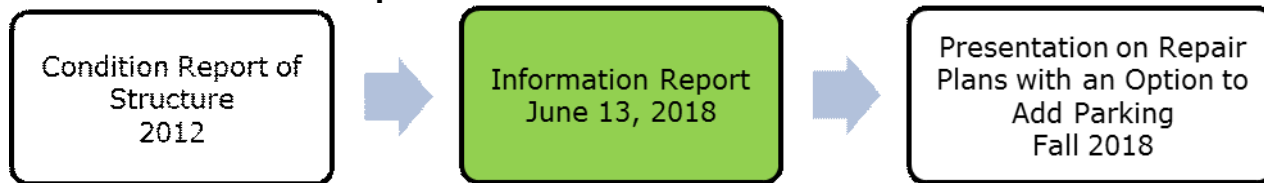
- That the Council receive this report as an update to the Wallace Deck.

Fiscal Impact/Resources: The current design budget is approximately \$300,000. Funds from the sale of a small gravel parking lot on Rosemary Street will be used to fund this expenditure.







Key Issues:

- When the Wallace Parking Deck was originally constructed in 1991, the waterproofing membrane recommended for the top level of the parking deck was not included to reduce the project cost. This omission allowed for water infiltration into and through the top level concrete slab and beams, resulting in deterioration of the structure and degradation of components and systems within the garage as confirmed by a 2012 Condition Report by Kimley-Horn. Over the life of the Wallace Parking Deck, maintenance and repairs have been implemented in limited locations to address water infiltration and other issues.
- A 2015 Condition Report by MHA Works confirmed the structure can still support additional parking levels.
- The repair plans will include identifying needed repairs from a review of utilities and the condition of the elevator, turning the first floor office into a multiuse space, and turning the public bathrooms into storage space.
- As an option, parking can be added to increase the parking spaces from 317 to approximately 397.
- This fall, staff will return to present:
 - 50% construction plans for the repairs
 - Engineer's estimate costs for the repairs
 - Engineer's estimate costs for the parking option
 - Staff's recommendation and request for direction on additional parking option

Where is this item in its process?



Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

By receiving the report, the Council accepts the update that provides the Council with an update on the status of the Wallace Parking Deck and an overview of next steps.