





Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Emily A. Egan, Development Services Director 

FOR: Village President and Board of Trustees

DATE: August 20, 2024

SUBJECT: The Avenue Parking Garage Immediate Repairs

Purpose

The purpose of this memorandum is to inform the Village Board of the need and staff's plans to address immediate repairs of the Village's Avenue Parking Garage structure, located at 720 North Boulevard. The Village Board will consider approval of two (2) contract amendments related to this issue at its August 27, 2024 meeting.

Background

In April 2023, the Village Board authorized a two-year Professional Services Agreement with Walker Consultants to prepare construction documents for bidding and engineering services. These documents were used for repairs in 2023, and 2024, as outlined in the 2022 condition assessment report of the Village's Holley Court, The Avenue, and OPRF High School Community Parking Garages.

In April 2024, while the Village's contractor J. Gill & Co completed planned concrete repairs at the Avenue Parking Garage, concealed post-tensioned slab tendons were exposed on the underside of the second level. Walker Consultants conducted on-site testing of the exposed slab post-tension tendons to determine if they were under tension. Six (6) of the fourteen (14) exposed tendons were not under tension or had partial tension. Consequently, pursuant to Walker Consultant's recommendation, on June 18, 2024, the Village Board approved an amendment to the Agreement, providing for the completion of a limited slab post-tensioned evaluation of the Avenue Parking Garage for an additional amount of \$8,000.00. At the same meeting, the Village Board approved a second amendment to the Agreement with J. Gill & Co. to complete the post-tensioned evaluation in conjunction with Walker for a cost of \$14,250.00.

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The limited slab post-tensioned evaluation was completed on July 2, 2024. Walker recommended the Village address the necessary repairs within two months of the completion of the evaluation (September 2, 2024) or schedule weekly inspections to monitor the structure and the bay impacted by these post-tension slab tendons. Staff recommends proactively addressing these repairs instead of maintaining weekly inspections. Walker provided Village staff with two repair method options to consider for the identified repairs.

Method 1: Repair slab PT tendons - To repair the slab tendons in place, the broken/corroded tendons will be removed, and new tendons will be installed and restressed. The necessary temporary shoring will require closing the parking structure for approximately 8 to 12 weeks for this repair method. The expected approximate repair design life for this method is 10+ years along with proper maintenance repairs. Walker's opinion of probable construction cost for this method ranges from approximately \$350,000 to repair known broken tendons to \$650,000 to repair all tendons in this bay. Based on Walker's previous experience, it is likely that all tendons in this bay will require repair.

Method 2: Install new steel beams to permanently support the slabs - Installation of new steel beams will occur on the underside of the slab for this entire bay. The new steel beams will be supported by the existing PT beams. The parking structure will likely be able to remain open during this repair method. The expected approximate repair design life for this method is 20+ years along with proper maintenance repairs. Walker's opinion of probable construction cost for this method ranges from approximately \$500,000 to \$600,000.

Due to the vital role that the Avenue Garage plays in commuter parking and the overall vibrancy of adjacent business districts, staff recommends moving forward with repair method 2, as it will allow the parking garage to remain open. Consequently, on August 8, 2024, the Village Manager gave emergency purchase authority to allow Walker Consultants to proceed with completing 20% construction drawings for a cost of \$7,500.00. These 20% drawings were then submitted to J. Gill & Co. to compile construction pricing. Due to the time-sensitive nature of the repairs, Walker Consultants recommended the Village waive the bid process for said repairs and request pricing directly from J. Gill & Co. After that pricing estimate is provided by J. Gill & Co. staff and Walker Consultants will verify that pricing is competitive.

It should be noted that staff sought second opinions from two (2) other engineering consultants, HR Green, Inc. and Kluber, Inc. Both consultants agreed with Walker's evaluation and approach to repairing the slab in question as well as investigating the remainder of the facility in the near future. Additionally, staff is researching the original design and construction contracts to determine cost recovery options.

Next Steps

At its August 27, 2024 meeting, the Village Board will be asked to consider approval of the following items:

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1. A Resolution Approving a Second Amendment to the Professional Services Agreement with Walker Consultants, Inc. to Increase the Not-To-Exceed Amount from \$171,700.00 to \$231,700.00 and Authorizing its Execution; and
2. A Resolution Approving a Third Amendment to the Independent Contractor Agreement with J. Gill & Co. for Maintenance Repairs of the Village's Holley Court, The Avenue, and Oak Park River Forest High School Parking Structures to Increase the Not-To-Exceed Amount from \$1,671,175.00 to \$2,416,175 Waiving the Village's Bid Process and Authorizing Its Execution (pending staff and Walker Consultant's final review of pricing estimates);
3. Future change orders to the scope of work with Walker Consultants and J. Gill & Co. from additional evaluation of other post-tensioned slab tendons throughout the garage would be presented to the Village Board through additional contract amendments for its review and consideration at a future Village Board meeting.

For questions, contact Emily Egan, Development Services Director, by phone at 708-358-5422 or via email at eeegan@oak-park.us.

Cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Erin E. Baynes, Assistant to the Village Manager
Sean M. Keane, Parking and Mobility Services Manager
All Department Directors
Christina Waters, Village Clerk