

CITY COMMISSION AGENDA MEMO
March 30, 2021

FROM: Jason Hilgers, Deputy City Manager

MEETING: April 6, 2021

SUBJECT: Downtown Parking Garage (CC1902) – GMP

PRESENTER: Jason Hilgers, Deputy City Manager

BACKGROUND

The downtown parking garage opened in 2012. This is a City-owned and operated parking garage. It is currently open to the public and there is no charge to enter and park in this parking garage.

Since the City opened the parking garage there have been reoccurring issues with lighting within the interior of the parking garage. There are a total of 174 light fixtures in the parking garage. The City and adjacent Hilton Garden Inn hotel management have received several complaints in the past about the lighting and how dark certain areas of the parking garage can be at times.

City Administration has also recently considered charging for the occupancy of the downtown parking garage and coordinating consistent infrastructure necessary with the future parking garage in Aggieville and the pay-for-parking system to be built and implemented at the Airport. There will be a design and implementation cost associated with activating the entry and exit of the parking garage.

On May 28, 2019, the City Commission approved a design contract with Olsson for the Aggieville Parking Garage, Laramie Street and 12th Street in the amount of \$1.38 million. During this process, Olsson included Walker Consultants as part of their team. Walker specializes in parking management and construction.

On November 5, 2019, the City entered into a Construction Manager At-Risk contract with McCown Gordon to assist with the final design and construct a new parking garage in Aggieville.

The downtown parking garage has reached a point where repairs and maintenance are required beyond the surface level detail our City crews can provide. There are several lights that are not functioning.

In January 2020, the City entered into an agreement with Walker to investigate and prepare a recommendation for the lighting in the downtown parking garage. The intent here was to utilize Walker in a way to address a current need in our downtown garage and make sure we selected and installed the same type of light fixture we plan to integrate into the Aggieville parking garage. City Administration has been attempting to bring a level of consistency to the products selected and annual maintenance required for the existing parking garage downtown and the future parking garage in Aggieville.

On July 21, 2020, the City entered into a contract with McCown to coordinate the construction and installation of a new security system and new light fixtures in the downtown parking garage. City Administration recognizes the vetting process previously undertaken to select McCown Gordon for the Aggieville parking garage and recommended moving forward with oversight and assistance with the downtown parking garage, given their extensive experience. City Administration envisioned a relationship that could also eventually involve the access controls and software to operate the entry and exit of both the downtown and Aggieville parking garages. Again, City Administration is attempting to take advantage of the expertise and experience in these areas to avoid long-term issues in both parking garages.

In addition, City Administration has researched the installation of security cameras in the parking garage to assist with oversight, security and safety within the parking garage. This has also been a consistent request of the Hilton ownership and management, and a recommendation by the Riley County Police Department (RCPD) to increase security/safety.

The City has adopted Charter Ordinance No. 44, which allows the Governing Body to develop any method it chooses to procure the construction of a public facility.

DISCUSSION

McCown Gordon has solicited bids for the installation of the new lighting fixtures and security system. McCown submitted a total guaranteed maximum price of \$338,475 to complete the work. This total includes a contingency of \$45,000 in the event circumstances are realized unanticipated in the construction at this point. The GMP anticipates a notice to proceed by April 12th. Construction is anticipated to be complete in August 2021.

City Administration is seeking concurrence and authorization to finalize the contract with McCown Gordon for the installation of the lighting and security cameras in the downtown parking garage.

FINANCING

City Administration anticipates using Downtown Tax Increment Finance (TIF) B bond revenue proceeds in the amount of \$338,475 for the parking garage downtown. These revenues have been utilized for the Poyntz Avenue project and that debt is about to retire. There are excess revenues anticipated through the life of the TIF in 2026.

ALTERNATIVES

It appears the Commission has the following alternatives concerning the issue at hand. The Commission may:

1. Authorize City Administration to finalize and the Mayor and City Clerk to execute an amendment in the amount of \$338,475 to the existing construction contract with McCown Gordon to coordinate the replacement of the lighting and install the security cameras in the downtown parking garage.
2. Deny the measure.
3. Modify to meet the needs of the Commission.
4. Table the item.

RECOMMENDATION

City Administration recommends the City Commission authorize City Administration to finalize and the Mayor and City Clerk to execute an amendment in the amount of \$338,475 to the existing construction contract with McCown Gordon to coordinate the replacement of the lighting and install the security cameras in the downtown parking garage.

POSSIBLE MOTION

Authorize City Administration to finalize and the Mayor and City Clerk to execute an amendment in the amount of \$338,475 to the existing construction contract with McCown Gordon, of Manhattan, Kansas, to coordinate the replacement of the lighting and install the security cameras in the downtown parking garage (CC1902).