



To: DMA Board of Directors

From: DMC Staff

Date: March 6, 2023

RE: Parking Facilities Assessment – Consultant Selection Recommendation

Background:

Per the recommendations of the Downtown Parking Study, the DMA wants to identify ways to encourage drivers to park in the existing Downtown facilities and better utilize the existing parking options. Increasing the number of people who park in existing facilities can reduce demand for building new parking garages and help reserve limited funding and land resources. The DMA owns about 8 percent of all Downtown parking and is responsible for the maintenance and repair of five garages:

1. Shoppers Garage, 85 N Front Street
2. Criminal Justice Center Parking Garage, 245 Washington Ave
3. 250 Peabody Place Garage, 250 Peabody Place
4. First Park Place Garage, 21 S Second Street
5. Gayoso Parking Garage, 108 Gayoso Avenue

Understanding the immediate and long-term needs of these garages positions the DMA to act as good leaders of the Downtown parking ecosystem and to use money effectively to maintain the existing parking supply.

The DMC staff advertised a Request for Qualifications (RFQ) to understand the type of consultant team, budget expectations, and potential scope of work needed to conduct a Parking Facility Assessment. This assessment would be used to create a multi-garage maintenance study and include a prioritization action plan for completing time-sensitive repairs and on-going annual maintenance, while also identify ways to increase curb appeal and maximize mobility options. In response to the RFQ, DMC staff received four responses and with DMA Board Chair Elliot Embry and Premium Parking manager Diven Pernia, interview the following teams:

- Desman Design Management (lead), Dunning-Martin Engineering, and Nelson Nygaard Consulting
- Kimley-Horn (lead) and Haltom Engineering
- Self+Tucker Architects (lead) and Walker Consultants
- THA Consulting (lead), LR. K Architects, and Chad Stewart & Associates (CSA Engineering)

After completing a thorough interview process, DMC staff recommends moving forward with this project and working with THA, LRK, and Chad Stewart Associates to complete the assessment. THA, a nationally certified WBE, are specialists in parking planning, design, construction, and renovation and LRK and Chad Stewart worked on the Mobility Center design. Their proposal had the strongest qualifications with a combination of structural engineers, mechanical and parking system experts, and architects composing their team.

After negotiating a scope of work and budget, the study will involve the following key steps:

1. Conduct a review of the structural history and existing conditions for the facilities
 - a. The THA team will meet with DMC staff and Premium Parking representatives to understand facility priorities, current utilization, review any existing facility plans and documents, and create a schedule for the physical assessment.
2. Conduct the assessment of the parking structures
 - a. The THA team will conduct visual observations and, where appropriate, perform non-destructive testing of the concrete, floors, columns, beams, and bearings of each facility and note any destruction, leaking, cracking, or other structural deterioration.
 - b. The team will survey non-structural systems like waterproofing, stair and elevator towers, lobbies, exterior facades, and lighting to identify necessary repairs and improvements.
 - c. The team will review the functionality, signage, wayfinding, and opportunities for mobility and EV-charging improvements as ways to enhance the user experience.
3. Summarize findings and recommendations
 - a. The THA team will create an executive summary with the recommendations and estimated cost of repairs for each facility.
 - b. The report will prioritize and categorize the recommended repairs and include a photographic inventory. Any life safety issues will be addressed to DMC staff immediately.
 - c. The report will include a maintenance schedule and checklist for performing monthly, semi-annual, and annual inspections so that the DMA may be proactive in the on-going maintenance of the facilities.

THA will provide these services with a detailed scope of work for a lump sum professional fee not to exceed \$85,000, which includes any customary reimbursable expenses such as printing, mail, and travel. If the DMA chooses, there is an option to extend a future scope of work to develop restoration and construction documents for any bidding and construction phases that may occur after the assessment.

Recommendation:

The DMC Staff recommends the DMA authorize DMC President Paul Young to enter into a contract with THA Consulting to complete a parking assessment review and repair recommendation plan for five parking facilities. Information from this assessment will position the DMA to understand the maintenance needs of these facilities, helping extend the life of the existing Downtown parking supply.