



Legislation Details (With Text)

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Title: DESIGN SERVICES FOR PLAZA PARKING DECK AND TRUIST PARKING DECK REFURBISHMENT
Sponsors:
Indexes:
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Attachments: 1. PREAUDIT CONTRACT - 90004103 - WGI INC, 2. PREAUDIT CONTRACT 90004102 - WGI INC, 3. WGI, Inc - RFQ Response, 4. WGI Pricing Proposal for Design Services

Date	Ver.	Action By	Action	Result
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TITLE

DESIGN SERVICES FOR PLAZA PARKING DECK AND TRUIST PARKING DECK REFURBISHMENT

SPONSOR

Eric Hilton (Facilities & Property Management)

BACKGROUND

Both the Plaza parking deck and the Truist (formerly BB&T) parking deck are at a point in their lifecycle when refurbishment is needed. Currently we are experiencing several issues related to age and waterproofing failures that will begin to shorten the life of the deck structures. Water intrusion is allowing water to migrate through the deck structures and begin to corrode the reinforcing steel in the concrete members. Water intrusion also causes the concrete to spall, or flake off, because of cracks developed from the intrusion. The impacts of the water intrusion are visibly evident as leaks in the decks during rain events, which can damage automotive finishes and cause physical damage to the cars themselves. The long-term consequences of water intrusion is a reduction in the life of the parking structure due to different corrosion mechanisms that attack the steel reinforcing and concrete that support the decks and plaza. It is important that the County move ahead with waterproofing and structural refurbishment at this point in the structure's lifecycle to preserve the maximum potential life for the two parking decks.

Also as part of this design, the plaza that is above the parking deck will be re-designed. The construction effort will require extensive work in the plaza which will provide an opportunity to

provide a modernized landscape design for the plaza. Landscape design options will be developed as part of this design contract.

A request for qualifications was used to solicit qualification packages from structural engineering firms who have experience in parking deck refurbishments. The County received four qualification packages. Two firms were selected for in-person interviews based on the evaluation committee's scoring of the qualification packages. WGI, Inc. was selected as the most qualified firm to provide engineering services for this project having executed over 2,000 parking deck or plaza refurbishment designs. The Charlotte office of WGI will be supporting this design effort. WGI is partnering with BB Foster, a local MWBE civil engineering firm and Stewart Engineering Inc., a local MWBE design firm to deliver a full design package for the County. WGI was engaged previously to provide preliminary cost estimates for the budgeting process for the 2/3rds bonds issuance and to provide emergency repair design services for the Truist parking deck.

The total MWBE participation for this design contract is 20% for BB Foster and 5% for Stewart.

Due to accounting needs around the bond funding source, there are two different contracts for approval. One is for the Truist deck and one is for the Plaza deck funded by their respective capital ordinances.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Approve the design contract with WGI, Inc., in substantial form, in the amount of \$561,000 for the Plaza parking deck design services. Approve the design contract with WGI, Inc., in substantial form, in the amount of \$70,700 for the Truist parking deck design services.