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MEMO

TO: Finance Committee
FROM: Ross Buetow, Deputy Director of Public Works
DATE: May 13, 2019
SUBJECT: The following 2019 budget adjustment be approved to provide funding for unanticipated/high priority parking ramp maintenance and construction projects:

Parking Utility Fund Balance	- \$120,000
Parking Utility Operations & Maintenance	+\$120,000

In the first quarter of 2019, several unanticipated parking ramp construction and maintenance projects have been identified that were not included in our 2019 budget request. Due to the important nature of these projects, we feel that it would be an appropriate use of available Parking Division fund balance to facilitate completion in 2019. A summary and description for each of the projects is included below:

Yellow Ramp elevator fire - Insurance deductible payment (\$9,000)

The repair costs for the elevators and lobbies will be covered by insurance; however, the Parking Utility is still responsible for the unforeseen expense of this insurance deductible.

Yellow Ramp Glass Atrium Replacement - Level 7 (\$26,000 – estimated cost)

Despite ongoing repair efforts, the glass elevator atrium on the exposed upper level of the Yellow Ramp has developed water leaks that have steadily worsened over the past few years. Water from this upper atrium has started to infiltrate lower level elevator lobbies. Because of the elevator fire, all of the lower level lobbies must be refurbished in 2019, so it is imperative that we also complete the replacement of this atrium (not covered by insurance) in 2019, rather than waiting until 2020.

Green Ramp Elevator - Replacement Drive Unit (\$35,000)

In late April, the drive unit for the Superior Street Elevator of the Green Parking Ramp failed, rendering the elevator inoperable. A similar situation occurred at the Division Street elevator of the Green Ramp approximately five years ago. OTIS Elevator can no longer get replacement parts for these obsolete drive units, so full replacement is necessary to bring the elevator back into operation.

Red Ramp Fire Service Line - Emergency Repair (\$15,000 – estimated cost)

During routine maintenance of the fire protection system, a water leak was discovered in a pipe under the concrete slab of the Red ramp, near the Superior Street entrance. The repair of this line will require concrete slab excavation and isolated pipe replacement. The fire line will remain out of service until this repair is completed.

Green Ramp Secure Bicycle/Motorcycle Parking Area (\$35,000 – estimated cost)

These are estimated costs to construct secure parking areas for motorcycles and bicycles within the Green Parking Ramp. These facilities will replace those that were lost when the Blue Ramp was demolished. These costs include concrete removal/replacement, fencing, signage, pavement markings, access control, lighting and security cameras.

Thank you for considering our request to fund all of these high priority projects in 2019.