



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:

Recommendation to Approve Maintenance and Repair of the East and West Parking Structures with Structure Werks in the Amount of \$60,000

Presenter:

Peter Suhr

Please check appropriate box:

	Government Operations	<input checked="" type="checkbox"/>	Government Services 04.25.11
	Planning & Development		City Council
	Public Hearing		

Estimated Cost:	\$60,000	Budgeted:	YES	<input checked="" type="checkbox"/>	NO	
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If NO, please explain how item will be funded:

Executive Summary:

The East Parking Garage is a poured-in-place concrete structure, which has an applied traffic coating on its top deck. The coating was installed ten years ago and has met its useful life. The proposed work will include repairing exposed concrete damaged by snow plows, installing a new traffic coat over entire top deck and painting new parking lines.

The West Parking Garage is a precast concrete structure that has expansion joints and a traffic coating on the top deck that protects the lower level retail space from moisture. The proposed work will include repairing failed sealant joints and installing a new high performance sealer to the entire top level deck.

Attachments: (please list)

Proposal from Structure Werks to provide Maintenance and Repair to the East and West Parking Structures

Recommendation / Suggested Action (briefly explain):

- 1) Request to waive bid
- 2) Staff recommends approval of the Proposal from Structure Werks in the amount of \$60,000

For office use only:

Agenda Item Number: 6.d

REQUEST FOR WAIVING BID PROCEDURE

We request the City Council to waive the bid procedure and accept the quotation (requiring two-thirds City Council vote) submitted by:

Structure Werks
12600 Robin Lane
Brookfield, WI 53005

For the purchase of: \$60,000.00

At a cost not to exceed: \$60,000.00

Reason for the request to waive the bid procedure: Structure Werks was the contractor who provided the original traffic coating to the East Side Garage. After 10 years of life, the coating has performed beyond life expectancy, which is a good testament to quality of the installation. Structure Werks has provided other related services to the City of St. Charles and has a proven track record.

Other Quotations Received: NONE

Date: April 25, 2011

Requested by: _____

Department Director: Mark Holmen

Purchasing Manager: _____

Committee Chairman: _____

THIS REQUEST FORM MUST BE SIGNED BY ALL PARTIES PRIOR TO REQUESTING COMMITTEE APPROVAL FOR WAIVING OF THE BID PROCEDURE. REQUESTS FORWARDED DIRECTLY TO THE CITY COUNCIL (AND BYPASSING COMMITTEE) MUST BE SIGNED BY ALL PARTIES PRIOR TO REQUESTING CITY COUNCIL APPROVAL. SUCH REQUESTS ARE TO BE OF AN EMERGENCY NATURE WHERE TIME IS OF THE ESSENCE.



March 28, 2011

Mr. Tony Whittaker
City of St. Charles
Two East Main Street
St. Charles, IL 60174

RE: Maintenance and Repair of the East and West Parking Structures

Dear Tony:

Thank you for the opportunity to provide budgets for the maintenance and repair of the two parking structures. As you know the parking structures are very different in construction having different issues and maintenance needs.

The east garage is poured-in-place concrete structure and has a traffic coating we installed approximately 10 years ago. The main item of maintenance will be the top level coating and also watching the chloride level of all exposed concrete. The west garage is a precast concrete structure that has a traffic coating protecting the first floor retail space. The main item of maintenance is the caulking in the precast double tee control joints.

After inspecting both structures we recommend that you establish the following budget for needed repair and maintenance. After this year's repairs an annual budget should be established to maintain the structures on a more frequent basis. We have also added a brief scope to further explain what work would be completed within the budgeted amount.

Scope of Work, East Parking Structure Budget: \$40,000

- ❖ Work would coincide with the repair of the west structure
- ❖ Repair of exposed area of concrete and failed base coat due to wear and plow damage
 - The top level would be sound tested for failed concrete on the top of the slab
 - Remove any failed concrete and dispose of properly off site
 - Install new concrete patch per the manufacturer's written recommendation
- ❖ Traffic coating repair and new wear course
 - Remove all failed membrane
 - Power wash entire deck
 - Spot clean oil and grease stains with solvent
 - Grind clean exposed concrete
 - Install new Tremco base coat over exposed concrete
 - Install primer over remaining existing coating
 - Install intermediate coat over entire level (17,100 sqft)
 - Install top coat over the entire level
 - Paint new parking lines, exit and entry arrows on top level

Structurewerks Phone (262) 781.4329 Fax (262) 781.4829 12600 Robin Lane, Brookfield, WI 53005
www.structurewerks.com

March 28, 2011
Mr. Tony Whittaker
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We would provide a more detailed scope, specification and proposal upon acknowledgement of the project proceeding in 2011. The top level of the deck would need to be closed for approximately one week, weather pending.

Scope of work, West Parking Structure

Budget: \$20,000

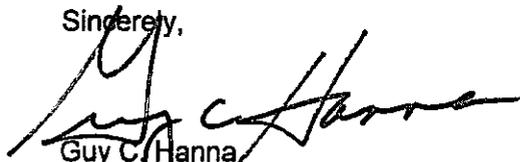
- ◊ Work would coincide with the repair of the west structure
- ◊ Repair failed sealant joints
 - Remove all failed precast double tee and pour strip sealant
 - Grind all precast joint surfaces clean
 - Install appropriate primer and backer rod
 - Install high performance multi component sealant into the designated joint and tool to insure good adhesion against the substrate
- ◊ Install high performance sealer on top level
 - Power wash all surface to receive 40% silane sealer
 - Inspect underside of deck to identify additional failed sealants and repair
 - Pretreat and heavy oil or grease stains
 - Install 40 % silane sealer over entire top level (45,000 sqft)

The budget was developed to repair both decks simultaneously. The West deck will be completed in a shorter period of time. We would still recommend closing the top level for one week for the repair. If both projects will be completed in 2011, please allow us to formally present our proposal.

Thank you for your continued interest in StructureWerks.

If you have any questions please feel free to contact me at (262) 613-3227 or ghanna@structurewerks.com.

Sincerely,



Guy C. Hanna
Vice President, General Manager