



## Staff Reports Details (With Text)

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**Title:** Pearl Street Parking Structure Repair

**Sponsors:**

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**Attachments:** 1. ATCH 1 - Budget Adjustment Form No. BE2209502

Date	Ver.	Action By	Action	Result
9/21/2021	1	CITY COUNCIL OF THE CITY OF NAPA	approved	Pass

**To:** Honorable Mayor and Members of City Council

**From:** Julie Lucido, Public Works Director

**Prepared By:** Ian Heid, Associate Civil Engineer

### **TITLE:**

Pearl Street Parking Structure Repair

### **RECOMMENDED ACTION:**

Approve the use of \$100,000 of the Parking Special Revenue Fund Balance to fund an increase to the expenditure budget of the Downtown Parking Garage Maintenance budget of \$100,000 for the Pearl Street Garage repair, as documented in Budget Adjustment Form No. BE2209502.

### **DISCUSSION:**

The City owns three parking structures within downtown. These parking structures are the Second Street Parking Garage, the Clay Street Parking Garage, and the Pearl Street Parking Garage; all are more than 40 years old.

In August, structural damage was identified on the Pearl Street Parking Garage. The visible damage includes cracking of structural beams with exposed steel reinforcing at one column. The Engineering Division within the Public Works Department had the area blocked off, engaged a structural engineering firm to obtain immediate recommendations, and had temporary cribbing installed to support the damaged area.

Staff has also engaged a material testing firm to perform radar scanning of the beams to obtain further data regarding the structural system and its condition. Once the additional information is obtained, the results will be utilized by the structural engineer to design repairs for the damage. We will also have a visual assessment of the garage completed by the structural team.

This budget adjustment will support the investigations, shoring, and design. After the full scope of work for the repair is developed, a cost estimate will be completed and an additional budget transfer is anticipated to be required.

**FINANCIAL IMPACTS:**

The City's Fiscal Policy requires City Council approval of budget increases. The Downtown Parking Garage Maintenance (SB PBIA Zone 1 05&'16 70%alloc) expenditure budget will increase by \$100,000. This request will allow for the repair assessment and design to be conducted and will be funded from the Parking Special Revenue Fund's undesignated fund balance. If the Recommended Action is not approved, the repair assessment and design will likely not be completed until other funding can be identified by reducing other budgeted services.

**CEQA:**

The Public Works Director has determined that the Recommended Action described in this Agenda Report is not in-and-of-itself a "project" (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment.

However, the Recommended Action is part of a larger "project" that will be subject to environmental review in accordance with CEQA at the "earliest feasible time" prior to "approval" consistent with CEQA Guidelines Sections 15004 and 15352. The larger "project" consists of necessary repairs to the Pearl Street Parking Garage, and staff plans to bring back a CEQA analysis of that project to Council prior to awarding a construction contract

**DOCUMENTS ATTACHED:**

ATCH 1 - Budget Adjustment No. BE2209502

**NOTIFICATION:**

None.