



ADMINISTRATIVE REPORT

Report Date: March 27, 2012
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VanRIMS No.: 08-2000-20
Meeting Date: April 17, 2012

TO: Vancouver City Council
FROM: General Manager, Engineering Services
SUBJECT: Kerrisdale Parkade Repairs

RECOMMENDATION

THAT Council approve additional funding in the amount of \$190,000 from the Parking Sites Reserve to carryout necessary repairs to the City-owned Kerrisdale Parkade.

REPORT SUMMARY

The Kerrisdale Parkade is a City-owned facility that is operated in partnership with the Kerrisdale Business Association. In 2010, a need for expansion joint repairs was identified by the association and an estimated budget of \$120,000 was allocated from the Parking Sites Reserve. Following a more thorough assessment of the structure's condition, which included inspection by a professional structural engineer retained by the City, the recommended scope of repair was expanded and the estimated value of repair was increased to \$310,000.

This report recommends that the full scope of repair be undertaken with funds provided by the Parking Sites Reserve - a fund established specifically for the purpose of construction and repair of the City's parking assets.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The 2010 Capital Budget and Close Out Status Report (RTS 8697) approved by Council provided for an initial \$120,000 for repairs funded by the Parking Sites Reserve.

REPORT

Background/Context

The Kerrisdale Parkade is located at 5750 Yew Street and supports the commercial activities of the neighbourhood. The parkade is City-owned and is operated in partnership with the Kerrisdale Business Association (the "KBA").

In 2010, the KBA identified deficiencies in the facility's expansion joints and recommended repairs. Based on consultation with contractors, the KBA's appointed facility manager suggested \$120,000 would be required to carry out the repairs. Consequently, the City allocated \$120,000 from the Parking Sites Reserve for repairs to be carried out in 2011 subject to further professional investigation of the facility's condition.

In 2011, the City's Facilities Management group retained the services of James Neill & Associates, a structural engineering firm, to assess the condition of the structure and recommend a plan for repair. Based on the findings of that review, the suggested scope of work has been expanded and the estimate for repair, including all costs for consulting, construction, management and contingency, was revised to \$310,000.

Facilities Design & Management have subsequently issued a tender for the full scope of work and are in receipt of bids. A contract must be awarded prior to the end of the tender validity period on May 7, 2012 otherwise the tender submissions become invalid. Subject to Council's approval of additional funds, this work will be awarded and carried out in summer 2012.

Strategic Analysis

The structural assessment of this facility recommends immediate repair to a number of the parkade's expansion joints and related work. Deferral of this work may result in more extensive repairs in future years and is not recommended.

Financial

The 2010 Capital Budget and Close Out Status (RTS 8697) allocated \$120,000 to this project. Incremental project funding in the amount of \$190,000 is being requested to bring the total project budget to \$310,000. This incremental amount is in addition to approved 2012 Capital Budget amount.

The source of funding for the incremental \$190,000 is to be the Parking Sites Reserve (a fund established specifically for the purpose of construction and repair of the City's parking assets).

CONCLUSION

In order to maintain the City's asset, the Kerrisdale Parkade, in good working condition and mitigate the risk of additional repairs, staff recommend that the scope of work, as outlined by James Neill & Associates, be carried out in summer 2012 at an estimated cost of \$310,000.

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