

REQUEST FOR PROPOSALS AND QUALIFICATIONS

LEXINGTON & FAYETTE COUNTY PARKING AUTHORITY (LFCPA) FOUR (4) PARKING GARAGES Lexington, Kentucky Structural and Mechanical Consulting Services--RFP

The Lexington & Fayette County Parking Authority is requesting proposals to provide professional consulting services cost estimates for preparing construction documents for restoration, assisting LFCPA in review of bid responses to said construction documents for restoration and providing construction administration services during the repair phase.

Scope of Work and Services

Review the following documents which will be provided to the consultant:

- The 2017 LFCPA Capital Asset Management Plan, THP Limited
- The 2015 LFCPA Ten-Year Parking Analysis, Walker Parking Consultants
- The Downtown Public Parking inventory

Section 1) Restoration Repairs

The services of a parking restoration consultant are desired to prepare construction documents for restoration, assist LFCPA in the review of bid responses to said construction documents for restoration repairs and maintenance work and provide construction administration services during the restoration repair phase. LFCPA expects the Consultant to develop plans, specifications and construction estimates to provide for the restoration repairs as identified per the findings of the Capital Asset Management Plan. In addition, LFCPA expects the Consultant to provide construction phase services to complete the restoration repairs as identified per the findings of the Capital Asset Management Plan. These services in general will provide construction administration services including scheduling and on-site quality assurance. The contractual agreement for consulting services shall be three (3) years in length.

Section 2) Preliminary Schedule

These dates are estimates and are subject to change by the LFCPA.

Event	Date
Release RFP To Consulting Firms	June 1, 2021
Consulting Firm Questions (If Any) Due	June 15, 2021
Proposal Responses Due (By 2:00PM E.S.T.)	July 1, 2021
Consulting Firm Selected	July 8, 2021

Section 3) General Description of each Parking Garage Structure for Consulting Services---Note that the data presented, such as, number of spaces, square footage, number of levels, is our “best guess” estimate and therefore, it is strongly suggested that the consultant visit each parking garage to obtain the necessary data to assist them in response to this RFP.

A. Helix Garage

- Located at 156 E. Main Street, between the Fayette County Clerk’s Office and the Division of Police on East Main Street in downtown Lexington.
- Constructed in 1966.
- Has 6 levels and approximately 389 parking spaces. There is one entrance ramp into the garage and one spiral ramp for exiting. Total square feet = approximately 190,000
- The structural system is a cast in place, conventionally reinforced slab and beam system utilizing regular weight concrete and steel rebar.
- Used mainly for Urban County Government employee parking and paid patron parking to conduct business with the Urban County Government, County Clerk, and Division of Police.
- Included in a 2013 restoration project were partial and full depth concrete repairs, expansion joints and the installation of a waterproof elastomeric membrane on Levels 2 through 6.
- Existing metal halide lighting fixtures replaced with fluorescent fixtures in 2013.
- Fluorescent lighting fixtures were retrofitted with LED tubes in 2016.
- Restoration work was performed in 2018-2019 including partial depth concrete repairs and waterproof elastomeric membrane repairs on level 6.
- MEP restoration work was performed in 2018-2019 including installation of emergency egress signage and emergency lighting and installation of additional interior garage lighting.
- Restoration work was performed in 2020-2021 including partial depth concrete repairs, beam and column repairs and the complete replacement of the waterproof elastomeric membrane on level 6 as well as a portion of level 2.
- New PARCS equipment installed in 2020.
- Drawings of the garage are available for the selected consultant’s use.

B. Victorian Square Garage

- Located at 350 West Short Street in downtown Lexington.
- Constructed in 1984. The garage has a pedway which crosses over Broadway Street to a retail complex known as Victorian Square Shops. The scope of services to be performed is to include review of this pedway structure.
- Has 6 levels and approximately 381 parking spaces. Total square feet = approximately 130,000

- Used for monthly control card parking, transient and event parking. Garage mainly serves downtown office complexes entertainment venues and retail businesses.
- This garage is a post tensioned structure.
- Existing HPS lighting fixtures replaced with fluorescent fixtures with sensors in 2013.
- Fluorescent lighting fixtures were retrofitted with LED tubes in 2016.
- Restoration work was performed in 2018-2019 including partial and full depth concrete repairs and post tension cable repairs.
- MEP restoration work was performed in 2018-2019 including replacement of elevator lobby heaters, replacement of mechanical room exhaust fans, upgrade and replacement of existing emergency egress signage and installation of programmable HVAC thermostats in the Broadway shoppes tenant spaces.
- Restoration work was performed in 2020 including partial and full depth concrete repairs, post tension cable condition assessments and the replacement of the waterproof elastomeric membrane on Levels 2 and 6.
- A façade enhancement project involving a programmable LED lighting system and Live Wall planter system was installed in 2020.
- New PARCS equipment installed in 2020.
- Drawings of the garage are available for the selected consultant's use.

C. **Transit Center Garage**

- Located at 150 East Vine Street, between S. Limestone and Beck Alley Alternate entrances on High Street between Beck Alley and S. Limestone.
- Constructed in 1992
- The garage consists of 7 levels and 777 parking spaces. Total square feet = approximately 280,000
- Used mainly for Lextran Bus Depot, LFUCG, Gray Construction, Kentucky Utilities, United States Post Office, YMCA and the University of Kentucky.
- The structural system is cast-in-place, post-tensioned slabs supported by cast-in-place, post-tensioned beams and cast-in-place, conventionally reinforced columns.
- The garage is a closed facility requiring mechanical ventilation.
- Existing HPS lighting fixtures replaced with fluorescent fixtures in 2013.
- Restoration work was performed in 2014, including partial and full depth concrete repairs, post-tension cable repairs, expansion joint replacement and the installation of a waterproof elastomeric membrane on Levels 6 and 7.
- Fluorescent lighting fixtures were retrofitted with LED tubes in 2016.
- Restoration work was performed in 2018-2019 including partial and full depth concrete repairs and post tension cable deck repairs, post tension cable beam repairs and repairs to the waterproof elastomeric membrane on levels 6 and 7.
- MEP restoration work was performed in 2018-2019 including replacement of mechanical room exhaust fans, upgrade and replacement of existing emergency

egress signage, replacement of existing generator related to sump pumps located on level 1, replacement of HID lighting on Lextran bus platform with sensor activated LED fixtures and replacement of existing garage exhaust fans with sensor activated system.

- The garage was converted to a gateless system in 2018, utilizing LPR cameras for access control and enforcement.
- Drawings of the garage are available for the selected consultant's use.

D. **Courthouse Garage**

- Located at 105 Barr Street between N. Limestone and Martin Luther King Blvd.
- Constructed in 1999.
- This garage consists of 9 levels and contains 530 parking spaces.
- The structural system is cast-in-place, post-tensioned concrete slabs supported by cast-in-place, post-tensioned concrete beams and cast-in-place, conventionally reinforced concrete columns.
- Used mainly for the Circuit and District Courthouses, Fayette County Sheriff's Office, U.S. Post Office and Courthouse, and located conveniently near Windstream Communication, AAA Insurance, Sts. Peter and Paul Academy, Sayre Private Schools.
- Existing metal halide lighting fixtures replaced with fluorescent fixtures in 2013.
- Restoration work was performed in 2016, including partial depth concrete repairs, the installation of a waterproof concrete healer-sealer on Levels 1 through 6 and the installation of a waterproof elastomeric membrane on Levels 7 and 8.
- Fluorescent lighting fixtures were retrofitted with LED tubes in 2016.
- Restoration work was performed in 2018-2019 including partial depth concrete repairs and post tension cable condition assessments and replacement of existing masonry joint sealants.
- MEP restoration work was performed in 2018-2019 including the upgrade of elevator control system, installation of heat detectors in the elevator lobby areas and an assessment of the garage exhaust fan system.
- Restoration work was performed in 2020-2021 including partial depth and overhead concrete repairs, replacement of masonry joint sealants on facades.
- New PARCS equipment installed in 2020.
- Drawings of the garage are available for the selected consultant's use.

Section 4) Proposal Requirements

Consultant should include the following information identified above in its response:

- Proposed total cost of professional services based on the scope of services and work, per Section (1) of the RFP scope of services, Restoration Repairs, inclusive of all travel, testing and miscellaneous expenses for repair work. The contractual agreement for consulting services shall be three (3) years in length.

Due to the impact of COVID, the LFCPA reserves the right to alter the planned scope of work. While previous repair cycles have focused on a \$1M annual repair and maintenance budget, the LFCPA will not commit to a predetermined budget for the upcoming repair cycles and requests that proposals present fee structures based on the completion of:

- 100% of planned repair and maintenance items as prescribed in existing capital asset management plan.
 - 75% of planned repair and maintenance items as prescribed in existing capital asset management plan.
 - 50% of planned repair and maintenance items as prescribed in existing capital asset management plan.
 - 25% of planned repair and maintenance items as prescribed in existing capital asset management plan.
- List of key personnel who will be actively involved in the work such as Principal-in-Charge, Project Manager, Project Engineer, Lead Technician and any sub-consultants. Include resumes of all listed personnel. Indicate home office locations for all personnel and sub-consultants involved in the work.
 - List last 4 years of parking restoration projects which the proposed personnel for the work have been involved with, including client reference names, contact phone numbers, and size and cost of each restoration project.
 - List at least 1 municipal parking restoration project which proposed personnel have been involved with, including client reference names, contact phone numbers and size and cost of restoration project.

Section 5) Evaluation Process of RFP

The review of all submissions shall be performed by the Selection Committee, which shall grant approval based on majority vote. In the evaluation of each submission the Selection Committee will apply the following criteria:

1. Specialized experience and technical competence of the person or firm (including a joint venture or association) with the type of service requested;
2. Capacity of the person or firm to perform the work, including any specialized services, within the time limitations;
3. Character, integrity, reputation, judgment, experience, and efficiency of the person or firm; The consultant should have national and extensive restoration and parking study experience related to other downtowns like Lexington.
4. Past record and performance on contracts with the Lexington Parking Authority, Lexington Fayette Urban County Government or other governmental agencies with respect to such factors as control of cost, quality of work, and ability to meet schedules;
5. Familiarity with the details of the project;
6. Degree of local employment to be provided by the person or firm in the performance of the contract;
7. Proposed costs of professional services based on the Scope of Services and Work per this RFP.

The Consultant must address each of the above seven (7) criteria in their proposal.

Section 6) Selection Criteria:

- Specialized experience and technical competence of the staffing of the firm with the type of service required. (25 points)
- Capacity of the staffing of the firm to perform the work, including any specialized services within the time limitations. (15 points)
- Past record and performance on contracts with LFCPA and similar governmental agencies with respect to such factors as control of cost, quality of work, and ability to meet schedules. (15 points)
- Familiarity with the details of the project. (15 points)
- Degree of local employment to be provided by the person or firm. (10 points)
- Estimated cost of services. (20 points)