



# STAFF REPORT

## SAUSALITO CITY COUNCIL

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### AGENDA TITLE

Award of Professional Services Contract to Walker Parking Consultants for Design Service Associated with a Replacement Parking Access and Revenue Control System (PARCS) for City-Owned Parking Facilities

### RECOMMENDED MOTION

Adopt a Resolution of the City Council of the City of Sausalito Awarding a Professional Services Agreement to and Authorizing the City Manager to Execute a Professional Services Agreement with Walker Parking Consultants for Design Service Associated with a Replacement Parking Access and Revenue Control System (PARCS) for City-Owned Parking Facilities

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### SUMMARY:

The City desires to replace much of the parking equipment associated with its existing Lots (including the Lot 1 Booth -- a separate agenda item), ticket and payment machines, gates, and the hardware and software used to register sales and facilitate enforcement. The City's existing equipment has lived a long and productive life, but the frequency of breakdowns, lack of availability of replacement parts, system crashes, and other interrupts have reduced Staff productivity, result in poor communication with and inconvenience to customers and have the potential to expose the City to liability in the event that credit card information was somehow compromised. Setting aside the potential for claims against the providers of our existing equipment, the City's objective today is higher quality, reliability, security and flexibility to better leverage the skills and expertise of parking staff and result in an optimum balance between revenue generation and the public interest.

Staff has made significant efforts to pursue the design and specification of a replacement system over the last two years. However, the pace of change in technology, and frustration with the existing system, warrant the retention of specialized expertise at this time. Several national firms specialize in parking consulting. Eliminating those that also sell equipment or operate facilities, one firm with a local (San Francisco) presence -- Walker Parking Consultants -- was identified by the Director of Public Works as having the experience and expertise to provide the necessary assistance to the City along with several more distantly-located firms. Walker was asked to meet with City Staff and submit a proposal to provide PARCS consulting services to help identify and prepare the drawings and technical specifications

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necessary for the procurement and installation of new parking equipment, to be implemented first in Lots 1 and 3. Based on (1) Walker's responsiveness in meeting with City within 3 business days of first contact and providing a detailed proposal 4 business days later, (2) their knowledge of the City's equipment and the associated issues demonstrated to Staff during the first meeting, (3) their principal's clear and valid license status as a registered professional engineer, (4) their commitment to assist in expediting this project to avoid transition if possible during the peak parking season beginning in May, and (5) the responses received when Staff contacted each of Walker's references, the Director of Public Works recommends that Walker be retained to assist in this next phase of work to advance Sausalito municipal parking operations by award of a professional services contract in the amount of \$32,000.

## **BACKGROUND**

The City of Sausalito owns and operates five municipal parking lots, on-street metered parking and a variety of residential and business permit parking programs. The City's Parking Division manages the facilities, revenue collection and enforcement under the supervision and direction of Police Chief Scott Paulin. Approximately 150 monthly permit holders, approximately 1,000 to 1,500 residents with debit parking cards, and 26 spaces in Lot 1 are reserved for carpool participants.

The City desires to replace much of the equipment associated with the Lots including the Lot 1 Booth (a separate agenda item), ticket and payment machines, gates, and the hardware and software used to register sales and facilitate enforcement. The City's objective is higher quality, reliability, security and flexibility to better leverage the skills and expertise of parking staff and result in an optimum balance between revenue generation and the public interest.

As discussed above, Walker was asked to meet with City Staff and submit a proposal to provide PARCS consulting services to help identify and prepare the drawings and technical specifications necessary for the procurement and installation of new parking equipment, to be implemented first in Lots 1 and 3. In concept, the new parking system model would eventually be expanded to all future City parking areas, including the remaining three parking lots and all on-street parking. The lump sum compensation proposed is \$31,000 in labor and \$1,000 for reimbursable expenses. Adequate funding for the proposed services is available in the approved budget.

Because the proposed services fall within the definition of "Professional Services" set forth in section 3.30.020 of the Sausalito Municipal Code (SMC) – which specifically includes engineering services – it is not necessary to comply with either formal or informal bidding procedures with respect to award of the contract. The requirements of SMC Article 4, sections 3.30.500 *et seq.* have been met.

## **ISSUES**

None identified. The proposed professional services will not have an adverse effect on the environment.

## **FISCAL IMPACT**

The funding requested is \$32,000. Said funding is available in the adopted General Fund budget, Parking Fund 220-420-7000-740 Machinery & Equipment. The unencumbered balance is \$108,968 as of January 16, 2009. SMC section 3.30.520 requires Council approval for any professional services contract exceeding \$15,000.

## **STAFF RECOMMENDATION**

Adopt a Resolution of the City Council of the City of Sausalito Awarding a Professional Services Agreement to and Authorizing the City Manager to Execute a Professional Services Agreement with Walker Parking Consultants for Design Service Associated with a Replacement Parking Access and Revenue Control System (PARCS) for City-Owned Parking Facilities

## **ATTACHMENTS**

1. Resolution of the City Council of the City of Sausalito Awarding a Professional Services Agreement to and Authorizing the City Manager to Execute a Professional Services Agreement with Walker Parking Consultants for Design Service Associated with a Replacement Parking Access and Revenue Control System (PARCS) for City-Owned Parking Facilities
2. Relevant Excerpts from Walker's Statement of Qualifications

PREPARED BY:



\_\_\_\_\_  
Jonathon Goldman  
Director of Public Works

REVIEWED BY:



\_\_\_\_\_  
Charlie Francis  
Interim Finance Director

REVIEWED BY:

\_\_\_\_\_  
Mary Wagner  
City Attorney

SUBMITTED BY:

\_\_\_\_\_  
Adam W. Politzer  
City Manager

[PSA Walker Parking]

ATTACHMENTS 2

RESOLUTION No. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO AWARDING  
A PROFESSIONAL SERVICES AGREEMENT TO AND AUTHORIZING THE CITY  
MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH  
WALKER PARKING CONSULTANTS FOR DESIGN SERVICE ASSOCIATED WITH A  
REPLACEMENT PARKING ACCESS AND REVENUE CONTROL SYSTEM (PARCS)  
FOR CITY-OWNED PARKING FACILITIES**

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**WHEREAS**, with action of June 24, 2008 the City Council adopted the 2008-2009 Annual Budget which includes funding to acquire Parking Equipment (Fund 220-420-7000-740) and an unencumbered balance of \$108,968 in that fund remains as of January 16, 2009; and

**WHEREAS**, while Staff has made significant efforts to pursue the design and specification of a replacement system over the last two years the Director of Public Works and the City's Parking Division Staff have identified the need for specialized consulting services owing to the pace of change in technology, and frustration with the existing system; and

**WHEREAS**, the proposed professional services will not have any adverse environmental impact; and

**WHEREAS**, in conformance with Article 4, Section 3.30.500 *et seq.* of the Sausalito Municipal Code the Director of Public Works has identified and evaluated candidate firms, and, based on Walker Parking Consultant's responsiveness in providing a detailed proposal, knowledge of the City's equipment and the associated issues, commitment to assist in expediting this project to avoid transition if possible during the peak parking season beginning in May, and unanimous positive responses received when Staff contacted each reference, has determined that Walker Parking Consultants has the level of experience, competence, staffing and other professional qualifications necessary for more than a satisfactory performance of the services required; and

**WHEREAS**, the proposal received includes a detailed scope of services, schedule and budget, as well as acceptable terms and conditions for performance of said services.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Sausalito:

1. Awards a Professional Services Agreement to Walker Parking Consultants for the services described in the attached Agreement for a lump sum of \$31,000 plus up to \$1,000 in reimbursable expenses which shall not be exceeded without express approval.
2. Authorizes the City Manager to execute the attached Professional Services Agreement on behalf of the City.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Sausalito on the 27th day of January, 2009 by the following vote:

**AYES:** Councilmembers:  
**NOES:** Councilmembers:  
**ABSTAIN:** Councilmembers:  
**ABSENT:** Councilmembers:

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MAYOR OF THE CITY OF SAUSALITO

ATTEST:

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DEPUTY CITY CLERK

CITY OF SAUSALITO  
PROFESSIONAL/CONSULTING SERVICES AGREEMENT

This **PROFESSIONAL/CONSULTING SERVICES AGREEMENT**, (this "Agreement") is made and entered into this 27th day of January, 2009, by and between the **CITY OF SAUSALITO**, a municipal corporation (hereinafter "City") and **WALKER PARKING CONSULTANTS** (hereinafter "Consultant").

In consideration of the mutual promises contained herein, the parties hereto agree as follows:

**Section 1. Scope of Work**

Consultant shall provide City with the services described in Exhibit A which is attached hereto and incorporated herein by this reference as though set forth in full.

The duties and services required of Consultant under this Agreement and pursuant to this Section 1 are referred to throughout the remainder of this Agreement as "the Work."

**Section 2. Responsible Individual.** The individuals directly responsible for the performance of the duties of Consultant are **Mr. Andy Kapeghian**, Director of PARCS Services and **Mr. Sanjay Pandya**, Vice President and Managing Principal. Consultant represents and warrants that the execution of this Agreement has been approved by Consultant and that person executing this Agreement on behalf of Consultant has the full authority to do so.

**Section 3. Work Schedule.**

Consultant shall be available to work as many hours as required to complete the Work immediately upon receipt of the signed Agreement from the City and shall complete each task in a timely manner as specified. Consultant shall not be held responsible for delays caused beyond its reasonable control.

**Section 4. Compensation.**

In consideration of the performance of the Work described in Section 1 pursuant to the schedule set forth in Section 3, Consultant shall be compensated with a lump sum of **\$31,000 (THIRTY-ONE THOUSAND DOLLARS)** plus reimbursable expenses as provided for hereinbelow. Consultant shall not charge City for any administrative expenses or overhead, including without limitation, facsimile and other/or any other expenses incurred by Consultant in connection with Consultant's provision of the Work, except for an amount not to exceed **\$1,000 (ONE THOUSAND DOLLARS)** for transportation and travel. Consultant acknowledges and agrees that the compensation to be paid to Consultant under this Section 4 represents the full amount due and owing to Consultant in connection with performance of the Work.

**Section 5. Amendments.**

In the event City desires to retain Consultant for the performance of additional services, or wishes to delete any services in connection with this Agreement, specifications of such changes and adjustments to compensation due Consultant therefore shall be made only by written and signed amendment to this Agreement.

**Section 6. Independent Contractor - Subcontractors.**

It is specifically understood and agreed that in the making and performance of this Agreement, Consultant is an independent contractor and is not and shall not be construed to be an employee, common law employee, agent or servant of City. The consultant shall be solely liable and responsible to pay all required taxes and other obligations, including, but not limited to, withholding and Social Security. Consultant acknowledges and agrees that he/she is not entitled to the benefits of civil service status and/or the rights and privileges enjoyed by civil service employees and Consultant hereby waives any and all claims to such rights and/or privileges.

**Section 7. Consultant's Responsibility.**

It is understood and agreed that Consultant has the professional skills necessary to perform the Work, and that City relies upon the professional skills of the Consultant to do and perform the Work in a skillful and professional manner in accordance with the standards of the profession. Consultant thus agrees to so perform the Work.

Acceptance by City of the Work, or any of it, does not operate as a release of the Consultant from such professional responsibility. It is further understood and agreed that Consultant has reviewed in detail the scope of the work to be performed under this Agreement and agrees that in his professional judgment, the Work can and shall be completed for a fee within the amounts set forth in Section 3 of this Agreement.

**Section 8. Hold Harmless and Indemnification.**

Consultant shall indemnify, defend and save City, its officers, elected and appointed officials, employees, contractors and agents harmless from and against any and all liability, claims, suits, actions, damages and/or causes of action of any kind arising out of any bodily injury, personal injury, property damage or in violation of any federal, state or municipal law or ordinance or other cause in connection with the activities of Consultant, or on account of the performance or character of the Work or otherwise related to its performance of this Agreement to the extent that any such liability, claims, suits, actions, damages and/or causes of action arises out of the intentional, negligent or willful misconduct of the Consultant.



**Section 9. Insurance.**

Consultant shall take out and maintain during the life of the Contract: (a) Comprehensive General Liability and Automobile Liability insurance in an amount not less than \$1,000,000 combined single limit applying to bodily injury, personal injury and property damage; (b) professional liability insurance in the amount of \$1,000,000 per claim and \$1,000,000 aggregate.

The liability policy(ies) are to contain, or be endorsed to contain, the following provisions:

The City, its officers, elected and appointed officials, employees, contractors and agents must be named as a Named Insured under the coverage afforded with respect to the work being performed under the Agreement.

**Section 10. Nondiscrimination.**

There shall be no discrimination against any employee who is employed in the Work, or against any applicant for such employment because of race, religion, color, sex or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

**Section 11. City Personnel Conflict of Interest.**

No officers, member, or employee of City and no member of the governing body of City who exercises any functions or responsibilities in the review, approval of the undertaking or carrying out of the project, shall participate in any decision relating to this Agreement which affects his personal interest or the interest of any corporation, partnership, or association in which she is, directly or indirectly interested; nor shall any such officer, member or employee of City have any interest, direct or indirect, in this Agreement or the proceeds thereof.

**Section 12. Consultant Conflict of Interest.**

Consultant covenants that she presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of his services hereunder. Consultant further covenants that in the performance of this Agreement, no persons having any such interest shall be employed.

**Section 13. Assignment.**

Consultant shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or novation) without the prior written consent of City.

**Section 14. Ownership of Documents.**

Consultant agrees that all documents produced in the performance of this Agreement shall be the sole property of the City including all rights therein of whatever kind and whether arising from common or civil law or equity. The Work shall be used solely for the project for which it was originally intended.

**Section 15. Termination.**

City may terminate this Agreement at any time without reason stated or required by giving written notice of the same and specifying the effective date thereof, at least seven calendar days before the effective date of such termination. If the Agreement is terminated by City as provided herein, Consultant shall be paid for all effort and material expended on behalf of the Work under the terms of this Agreement, less any charges against Consultant as otherwise provided herein, up to the effective date of termination, except that upon notification of such termination, Consultant shall immediately cease to undertake any duties under the Agreement not yet underway, and shall limit its further activities up to the effective date of termination to those duties necessary to wind up work then underway.

**In Witness Whereof**, City and Consultant have executed this Agreement as of the date first written above.

City of Sausalito

Consultant

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

approved as to form:

Mary Anne Wagner  
City Attorney

**EXHIBIT A**  
**SCOPE OF WORK**





**WALKER**  
PARKING CONSULTANTS

135 Main Street, Suite 1030  
San Francisco, CA 94105

Voice: 415.644.0630  
Fax: 415.644.0637  
www.walkerparking.com

December 17, 2008

Mr. Jonathon Goldman  
Director of Public Works  
City of Sausalito  
420 Litho Street  
Sausalito, California 94965-1933

Re: *Proposal for Parking Consulting Services  
City of Sausalito  
Sausalito, California*

Dear Mr. Goldman:

Walker Parking Consultants (Walker) is pleased to submit for your review the proposal for design services to City of Sausalito (City) for the identification, procurement, design and installation of a new Parking Access and Revenue Control System (PARCS) for the City's parking lots in Sausalito, California.

## **PROJECT UNDERSTANDING**

The City of Sausalito maintains and operates five parking lots, in addition to on-street metered parking. Of the five parking lots, Lots 1 and Lots 3 are the most heavily utilized, especially during peak periods such as the summer months, weekends, and special events. However, the parking equipment used by the City is outdated and beyond its service life, which has created numerous problems for the City, including incompatibility with the City's accounting system, lost revenue and maintenance issues.

Overall management of the City's parking is by the Parking Division, which is part of the Police Department. The Parking Division provides all City employees with debit parking cards. Additionally, there are approximately 150 monthly permit holders, approximately 1,000 to 1,500 residents with debit parking cards, and 26 spaces in Lot 1 that are reserved for Carpool participants.

The City desires a new overall parking system that will be of higher quality and allow for better management. Walker has been asked to provide PARCS consulting services to help identify and prepare the drawings and technical specifications necessary for the procurement and installation of new parking equipment, which will be implemented first in Lots 1 and 3. The new parking system model will eventually be expanded to all future City parking areas, including the



remaining three parking lots and all on-street parking. The scope detailed in this proposal will complete the new parking system for Lots 1 and 3.

## **SCOPE OF SERVICES**

Our proposed scope of services includes the following:

### *TASK 1 – SYSTEM DEFINITION*

1. Meet with City staff and key stakeholders (to be identified by City) to discuss goals and objectives for a new parking system.
2. Identify available equipment technology, features and options for a PARCS installation. Provide several PARCS alternatives that may be of interest to City.
3. Prepare a summary cost/benefit analysis highlighting the advantages/disadvantages of system features and alternatives, for discussion with City representatives.
4. Using background drawings provided by City, identify the type, number and location of devices required for the system.
5. Prepare a preliminary cost estimate for the purchase and installation of the system.
6. Discuss PARCS equipment procurement options including qualifications of manufacturers and installers, sole source procurement, competitive bid and lease purchase arrangements.
7. Review site plan and drawings to confirm operational characteristics including:
  - a. Possible traffic volumes and patterns at ingress and egress locations.
  - b. Anticipated pedestrian and vehicular traffic circulation patterns within the lots.
  - c. Queuing analysis of entrances and exits lanes.
8. Discuss the installation and phasing requirements for the system with City.

### *TASK 2 – CONSTRUCTION DOCUMENTS*

1. Using the approved recommendations for the system, prepare project performance specifications suitable for procuring the new parking control system, in accordance with:
  - a. PARC system technical requirement specification (Section 11152).



- b. Form of Proposal for the PARCS equipment including lump sum and/or unit pricing structures and maintenance/service contract pricing options as appropriate.
- c. PARC System Schematic and Lane Equipment Index.
- d. Typical entrance, exit lane and layouts showing equipment mounting locations.
- e. Typical details illustrating special installation requirements.

### *TASK 3 – BIDDING*

1. Answer questions posed by bidders and provide clarifications and addenda to the bidding documents.
2. Assist City in bid reviews and contract negotiations.
3. Attend one (1) City Council meeting to answer any questions regarding bid proposals.

### *TASK 4 – INSTALLATION*

1. After award of the contract, review and approve shop drawings, equipment information, wiring diagrams and other submittals.
2. Respond to requests for information and assist in change order evaluation as necessary.
3. Visit jobsite up to four (4) times during installation to observe overall progress and quality of the work, verify compliance with specifications, observe testing and document completion.
4. Ensure seamless transition between old and new PARCS by minimizing downtime.

### *TASK 5 – COMMISSIONING SUPPORT*

1. Observe operational and acceptance tests of the installation for conformance with specifications. Prepare project "punch list". Review results from the 30-day acceptance test, and recommend acceptance upon satisfactory conclusion of the test.
2. Establish Substantial Completion date and Warranty Start date.

### **SCHEDULE**

We understand that the City wishes for the new PARCS equipment in Lots 1 and 3 to be installed and operational by June 1, 2009. Therefore, we are prepared to begin Task 1 immediately upon receipt of a written notice to proceed. Task 1 will be completed within three (3) weeks of our written notice to proceed. Task 2, our specifications and drawings, will be completed within



three (3) weeks of the City's approval of the Task 1 Report. As the time period for the PARCS equipment to arrive is between eight (8) to ten (10) weeks from date of order, the City understands that City Council approval must be a priority in order to meet the June 1, 2009 goal. Walker will endeavor to meet the June 1<sup>st</sup> goal requested by the City; however, this date is dependent upon the cooperation of all parties involved in this project.

**PROFESSIONAL FEE**

We propose to perform the Scope of Work noted above on a lump sum fee basis for \$31,000 plus reimbursable expenses, in accordance with the attached General Conditions of Agreement for Design Services. Reimbursable expenses include 1.0 times the cost of travel and subsistence associated with the project. We suggest you budget \$200 for reimbursable expenses.

We look forward to getting started and working with you on this project.

If you have any questions please feel free to call us at (415) 644-0630.

Sincerely,  
WALKER PARKING CONSULTANTS

Andy Kapeghian  
Director of PARCS Services

Sanjay Pandya, (PE License # C60783)  
Vice President

AK:lyw  
Enclosure: *General Conditions of Agreement for Design Services*

**AUTHORIZATION**

Trusting that this meets with your approval, we ask that you sign in the space below to acknowledge your acceptance of the terms contained herein, and to confirm your authorization for us to proceed. Please return one signed copy of this agreement for our records.

**CITY OF SAUSALITO**

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## **SERVICES**

Walker Parking Consultants ("WALKER") will provide the CLIENT professional services that are limited to the work described in the attached letter ("the services"). Any additional services requested will be provided at our standard hourly rates or for a mutually agreed lump sum fee. The services are provided solely in accordance with written information and documents supplied by the CLIENT, and are limited to and furnished solely for the specific use disclosed to us in writing by the CLIENT. No third-party beneficiary is contemplated. All documents prepared or provided by WALKER are its instruments of service, and any use for modifications or extensions of this work, for new projects, or for completion of this project by others without WALKER's specific written consent will be at CLIENT's sole risk.

## **PAYMENT FOR SERVICES**

Prior to commencement of services the CLIENT agrees to make an Initial Payment to WALKER in an amount equal to 20% of the total fee or as stated in the attached letter. This amount will be credited to the last invoice(s) sent to the CLIENT. WALKER will submit monthly invoices based on work completed plus reimbursable expenses. Reimbursable expenses will be billed at 1.0 times the cost of travel and living expenses, purchase or rental of specialized equipment, photographs and renderings, document reproduction, postage and delivery costs, long distance telephone and facsimile charges, additional service consultants, and other project related expenses. Payment is due upon receipt of invoice. If for any reason the CLIENT does not deliver payment to WALKER within thirty (30) days of date of invoice, WALKER may, at its option, suspend or withhold services. The CLIENT agrees to pay WALKER a monthly late charge of one and one half percent (1½%) per month of any unpaid balance of the invoice.

## **STANDARD OF CARE**

WALKER will perform the services in accordance with generally accepted standards of the profession using applicable building codes in effect at time of execution of this Agreement. WALKER's liability caused by its acts, errors or omissions shall be limited to the limits of WALKER's (a) Comprehensive General Liability and Automobile Liability insurance (not less than \$1,000,000 combined single limit applying to bodily injury, personal injury and property damage); and/or (b) professional liability insurance in the amount of \$1,000,000 per claim and \$1,000,000 aggregate.

Any estimates or projections provided by WALKER will be premised in part upon assumptions provided by the CLIENT. WALKER will not independently investigate the accuracy of the assumptions. Because of the inherent uncertainty and probable variation of the assumptions, actual results will vary from estimated or projected results and such variations may be material. As such, WALKER makes no warranty or representation, express or implied, as to the accuracy of the estimates or projections.

## **PERIOD OF SERVICE**

Services shall be complete the earlier of (1) the date when final documents are accepted by the CLIENT or (2) thirty (30) days after final documents are delivered to the CLIENT.

REVISED: January 15, 2009

## REFERENCES

CITY OF SAUSALITO PARCS PROJECT



**WALKER**  
PARKING CONSULTANTS

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JANUARY 2009

### **Basin Street Preliminary Financial Analysis**

Petaluma, CA

Contact: Paul Andronico, Basin Street Properties

Phone: 707.795.4477

Project Type: Financial Study

Completion Date: 2008

### **Bay Street Emeryville Parking Access and Revenue Control (PARCS) Project**

Emeryville, CA

Contact: John Duquette, Alfa Tech Cambridge

Phone: 650.543.3030

Project Type: Parking System Upgrade

Completion Date: 2008

### **Jack London Square: Washington Street Garage**

Oakland, CA

Contact: Dorin Tiutin, Port of Oakland

Phone: 510.627.1682

Project Type: Operations Audit

Completion Date: ongoing



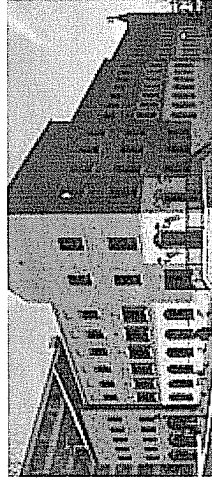
OUR FIRM

CAREERS

OUR SERVICES

PORTFOLIO

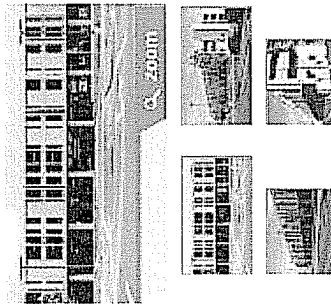
CONTACT US



Contact Us

If you would like to learn more about Walker Parking Consultants, please get in touch with us.

## Healthcare



### Kaiser Vallejo Medical Center South

Vallejo, California

750 space 4-level cast-in-place post-tensioned parking structure

Walker Parking Consultants provided functional and structural services for the design of a four-level, 750 space parking structure to accommodate visitors and staff at Kaiser Permanente Medical Center. The 240,000 square foot facility includes offices for hospital staff and two classrooms for computer training and other programs.

Resolution of scale and massing between the buildings was achieved through the introduction of precast concrete frames that break up the long horizontal look of the parking decks and integrate the structure into the rest of the buildings on campus. A main pedestrian access to the parking structure is accommodated via a landscaped mini-plaza that connects the structure to the medical center's primary entrance. It also aligns with the campus' major circulation patterns.

The cast-in-place concrete structures uses long span post-tensioned beams and a 5" slab. We designed special moment resistant ductile frames and concrete shear walls to resist the earthquake forces so common in Northern California.

Educational

Airports

Office/Corporate

Healthcare

Aurora Hospital

Tampa General Hospital

Barnes-Jewish Hospital North

Kaiser Vallejo Medical Center South

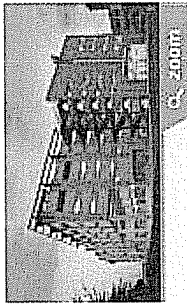
Lahey Clinic

Government

Retail/Mixed-Use

6F  
19

# Government



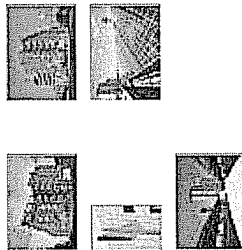
## City of Tucson

Pennington Street Parking Garage

Tucson, Arizona

750 space 6-level parking precast parking structure

Facing continuing growth in the downtown area and the need for additional parking for municipal offices, the City of Tucson selected Walker Parking Consultants to provide preliminary design and prepare design-build scope documents for a 750 space parking structure. Subsequently, the design-build team of D.L. Withers Construction and Dick and Fritsche Architects were selected for final design and construction of the Pennington Street Garage.



The garage is a mixed-use facility that includes 12,000 square feet of ground floor office and restaurant space. Walker was challenged to develop an efficient vehicular layout yet incorporate the "back of house" elements in support of the commercial space. Walker developed a corridor system that seamlessly integrated with the long-span construction and used normally wasted space under the grade ramps.

The architectural design replicates a southwestern art deco prevalent in the downtown area and identified in the City's master plan. The historic fabric of the site was respected by tying in design and artifacts of the original Levy's building. The covered arcade along Pennington Street provides protection from the Arizona sun and encourages foot traffic to the retail/commercial establishment.

The facility's electrical system is supplemented with photo voltaic panels that provide 50KW of electricity and are tied directly into the City's power grid. The panels take advantage of Tucson's abundant sunshine and also double as sunscreens for vehicles parked on the roof

With a fully automated payment system and round-the-clock security, it is Tucson's first 24-hour parking structure.

*Awarded the 2007 Award of Merit in Parking Facilities and Honorable Mention in Architectural Achievement from the International Parking Institute.*

- ★ Educational
- ★ Airports
- ★ Office/Corporate
- ★ Healthcare
- ★ Government
- City of St. Augustine
- Kentucky Transportation Cabinet
- Nashville Public Square
- City of Tucson
- Wolfe & Sophia Street Parking Garage
- Downtown Cheyenne Parking Structure
- Cherry Street Grand Rapids
- Mecklenburg County Courthouse
- ★ Retail/Mixed-Use
- ★ Casino/Gaming
- ★ International

6F  
20