

DE0201A
Baltimore State Government Center
 Board of Public Works/Department of General Services

Saratoga State Center Garage (Baltimore City)

General Obligation Bonds **\$350,000** **Recommendation: Approve**

Bill Text: Provide funds to design repairs and upgrades to the concrete floor slab in the Saratoga State Center Parking Garage.

Project Description: The current request for funds is to repair and upgrade the top of the floor slab in the seven-level Saratoga State Center Parking Garage. Repairs were made to the parking levels in February 2009 following an incident where falling concrete damaged a parked car. These repairs unearthed significant deteriorations in the concrete floor slab and the reinforcing steel due to the intrusion of salt into the floor slab. If left untreated, future deterioration will render portions of the garage unusable.

Prior Authorization and Capital Improvement Program

Authorization Uses
 (\$ in Millions)

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
Planning	\$0.000	\$0.350	\$0.000	\$0.000	\$0.000	\$0.000
Construction	0.000	0.000	4.500	0.000	0.000	0.000
Total	\$0.000	\$0.350	\$4.500	\$0.000	\$0.000	\$0.000

Authorization Sources
 (\$ in Millions)

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
GO Bond	\$0.000	\$0.350	\$4.500	\$0.000	\$0.000	\$0.000
Total	\$0.000	\$0.350	\$4.500	\$0.000	\$0.000	\$0.000

For further information contact: Chantelle M. Green

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Project Summary Information

Total Project Cost:	\$4,850,000	Project Design Cost %:	7%
Budget Estimate Stage:	Budget	Cost Per Square Foot – Base:	\$30
Program Plan Status:	None	With Escalation and Contingencies:	\$34
Green Building:	No	Gross Square Footage:	105,000
Est. Completion Date:	August 2012		

- The current request includes \$350,000 in planning funds to repair and upgrade the top of the floor slab in the seven-level Saratoga State Center Parking Garage. Although this project was not reflected in the 2009 *Capital Improvement Program*, funding is recommended due to compelling life safety issues. Project costs are estimated to total \$4.9 million over the next two fiscal years.
- The Department of General Services (DGS) reports that it has submitted a program plan for this project and is currently awaiting Department of Budget and Management (DBM) approval. Although DBM has not approved a program plan for this project, Section 3-602(d) of the State Finance and Procurement Article requires that DGS obtain program plan approval from DBM prior to the expenditure of funds.
- Construction is expected to commence in August 2011 and conclude in August 2012.

Project Analysis

The fiscal 2011 request is for \$350,000 in general obligation bonds to repair and upgrade the top of the floor slab in the seven-level Saratoga State Center Parking Garage. The Saratoga Garage, which is located in Baltimore City, is a seven-level parking structure that was constructed in the 1920s. The structure has a basement, offices on the first floor, four parking levels, and storage space on the sixth floor. The garage contains approximately 240 parking spaces and provides parking for the Department of Human Resources and the Department of General Services.

Project Need

Repairs were made to the parking levels in February 2009 following an incident where falling concrete damaged a parked car. These repairs unearthed significant deteriorations in the concrete floor slab and the reinforcing steel due to the intrusion of salt into the floor slab. The current structure poses a serious risk to the health and safety of garage users. If left untreated, future deterioration will render portions of the garage unusable.

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The scope of the work for this project includes the following:

- removing all existing asphalt topping;
- assessing the top of the floor slab to determine the extent of repairs needed;
- repairing deteriorated concrete;
- sealing the top surface of the parking deck; and
- re-stripping the parking spaces.

Recommended Actions

Approve.

Capital Project Cost Estimate Worksheet

Department: Board of Public Works
Project Number: DE0201A
Project Title: Saratoga State Center – Garage Improvements
Analyst: Chantelle M. Green

Structure

New Construction:	105,000 Sq. Ft. X	\$30.00 Sq. Ft. =	\$3,150,000
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Asphalt Topping Removal:			300,000
Striping and Marking:			10,000
Seal Top of Slab			300,000
Information Technology:	105,000 GSF X	\$0.00 GSF =	0
Telecommunications:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Subtotal			\$3,760,000
Regional Factor:	100.0%		0
Subtotal			\$3,760,000
Escalation to Mid-point:	3.08 Yrs. X	2.7% =	8.33% 313,208
Total Cost of Structure (Bid Cost)			\$4,073,208

Site Work and Utilities

Site Improvements:	0 + regional factor + mid-point escalation	\$0
Utilities:	0 + regional factor + mid-point escalation	0
Project Subtotal (Bid Cost)		\$4,073,208

Fees and Miscellaneous Costs

Green Building Premium:	0.0%	\$0
Total Construction Contingency:	5.0%	203,660
Inspection Cost:	4.6%	187,368
Miscellaneous: CPM		36,000
Miscellaneous: Reviews and permits		50,000
Miscellaneous:		0
A/E Fee through Construction Phase @	6.7%	299,380
Total Cost of Project		\$4,849,616

Base Cost Per New Square Foot	\$30
Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)	\$34
Base Cost Per Renovated Square Foot	\$0
Adjusted Cost Per Renovated Square Foot (incl. escalation, confing., and Green Bldg.)	\$0