WINTER HAVEN
THE CHAIN OF LAKES CITY

COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

DATE: Monday, April 28, 2025, 5:30 p.m.

LOCATION: John Fuller Auditorium - City Hall
451 3rd Street NW

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1. Call to Order

2. Roll Call

3. Action Item

3.A Downtown Parking Garage Maintenance Repairs

Staff Contact: *Angie Hibbard, CRA Manager, ahibbard@mywinterhaven.com*

FS - Whitehead - Parking Garage Maintenance Repairs
Whitehead - Parking Garage Maintenance Repair Proposal

4. Adjournment

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

DATE: April 21, 2025

TO: CRA Board Members

VIA: T. Michael Stavres, City Manager
M.J. Carnevale, Deputy City Manager
Eric Labbe, Director of Economic Opportunity & Community Investment

FROM: Angie Hibbard, CRA Manager

SUBJECT: City of Winter Haven Parking Garage Maintenance Repairs

BACKGROUND

The City of Winter Haven, owns, operates and maintains the Parking Garage located in the Downtown CRA located at 220 Avenue A NW. The structure was designed and built as a project of the Downtown CRA in 2012 and since that time has been maintained by the CRA. Regular annual maintenance and inspections have been performed over the last 10+ years.

Under RFQ-20-01 the City contracted with Kimley-Horn and Associates, Inc to inspect the Downtown Parking Garage during FY 2024. The inspection was completed by an engineer specializing in parking garage maintenance and construction, and a subsequent list of maintenance repairs was developed in a phased approach. Staff has been working with Whitehead Construction, the original contractor for the construction of the parking garage, under the City's General Contactor agreement ITB-23-48 to review the details of the inspection report and for the initial phase of maintenance repairs provided by Kimley-Horn and Associates, Inc.

During conversations with Whitehead Construction and Kimley-Horn it was recommended to complete Phase 1 & 2 maintenance repairs at the same time in order to avoid duplication of work in some areas.

Additional phases are mostly more cosmetic in nature and will be planned for future budget years.

FINANCIAL IMPACT

The FY 2025 Downtown CRA budget reflects $150,000 for parking garage maintenance. Re-allocatable funds within the Downtown CRA budget have been identified to facilitate Phase 1 and Phase 2 repairs totaling $320,808.

CRA PLAN ALIGNMENT

- Goal 1: Enhance Economic Development by Supporting Existing Businesses and Attracting New Investments to the Downtown District
    - Objective: 1.2 – Enhance economic development and support businesses (existing and future) by monitoring the parking system to ensure it is appropriate for the scale of businesses and activities anticipate.

STRATEGIC PLAN ALIGNMENT

This is a routine purchase associated with normal operations of the City not specifically defined as a goal or strategy within the Strategic Plan. However, it is aligned with the Infrastructure Strategic Pillar.

RECOMMENDATION

Staff recommends that the CRA Board approve the proposal from Whitehead Construction for the maintenance repair work for the downtown parking garage and authorize the City Manager, or his designee, to take any other actions necessary thereto.

ATTACHMENTS

- Proposal from Whitehead Construction

April 17, 2025

Angie Hibbard
City of Winter Haven
500 3rd Street, NW
Winter Haven, FL 33881

RE: COWH Downtown Parking Garage Repairs

Dear Ms. Hibbard,

Whitehead Construction is pleased to provide the following proposal to perform the repair work detailed in the drawings provided by Kimley Horn dated January 20, 2025. This proposal is based on the following scope of work.

General Conditions

- Supervision
- Project Management
- Insurance
- Dumpster
- Temp Toilet
- Maintenance of traffic

Concrete Repairs

- Repairs based on quantities provided on "Scope of Work" Table shown on sheet G-002.
- Repair overhead floor cracks (3 locations): Detail 1/S-301
- Repair overhead floor cracks: Details 1-3 on sheet S-301.
- Repair floor spalls: Details 2-3/S-300
- Repair overhead floor spalls: Details 4 and 7/S-300
- Repair wall cracks Detail 1/S301
- Repair wall spalls Detail 6/S-300
- Repair precast steel connections Detail 2/S-400
- Repair double-tee connection (1 location): Detail 1/S-400
- Repair double-tee end flange connection: Detail 3/S-400
- Repair double tee to wall end connection Detail 4/S-400

Waterproofing

- Repairs based on quantities provided on "Scope of Work" Table shown on sheet G-002
- Cut out and re-caulk horizontal sealant: Details 1, 3-4/S401
- Cut out and re-caulk vertical sealant: Detail 2/S-401
- Cut out and re-caulk double-tee horizontal sealant: Detail 5/S-401

- Cut out and re-caulk cove sealant: Detail 4/S-401
- Prep & scarify deck and install vehicular traffic coating: Details 1-7/S-402
- Repair stucco: Detail 12/S-200.
- Apply silane sealer on top level per note 9.01/G-001

The total amount of this proposal is ***Three Hundred Twenty Thousand Eight Hundred Eight Dollars and 00/100** ($320,808.00)***

Qualifications:
Excludes permit fees, testing, Special Inspectors, temporary office for Special Inspector, painting or anything not specifically indicated above. Excludes the 10% contingency detailed in Kimley Horn's Assessment Report estimate of work.

Thank you for the opportunity to provide you with this proposal. Please feel free to contact our office at 863-293-6473, should you have any questions.

Kindest regards,

Wayne Mullen

Wayne Mullen
Project Manger