

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number:** 6.c

<b>Title:</b>	Recommendation to Execute Contract for Parking Deck Security Enhancements
<b>Presenter:</b>	AJ Reineking, Public Works Manager Erik Mahan, Deputy Chief of Police

**Meeting:** Government Services Committee      **Date:** August 24, 2020Proposed Cost: \$361,520      Budgeted Amount: \$120,000      Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

In light of development along the 1<sup>st</sup> Street Corridor, and with respect to the utilization of the 5-story parking structure at the intersection of 1<sup>st</sup> and Illinois Streets, a need has been identified to enhance the safety and security measures on the structure, particularly the 5<sup>th</sup> floor. Staff from various departments, including Police, Public Works, IS, and Community Development, has been engaged to develop a 3-pronged security enhancement program for this location. The project includes the following:

1. Installation of a 4' louvered wall system on top of the west parapet wall.
2. Installation of a curved railing system on the east parapet wall.
3. Installation of network security cameras on the 5<sup>th</sup> floor of the parking deck.

The intention of the project will be to detour individuals from sitting on or dropping items from the parapet walls, and to divert would-be vandals from making a bad decision.

To achieve this end, staff has engaged the City's parking deck consultant engineer, Walker Consultants to develop plans to erect the louvered walls and railing systems on the deck. To save time and cost, Walker engaged J. Gill & Company to formulate a proposal based on a design-build procurement method. J. Gill was the successful bidder for the 2019 parking deck maintenance program. They have proven to be reliable and professional, and the quality of their work meets the City's expectations.

Simultaneously, staff solicited quotes to add security cameras to the 5<sup>th</sup> floor of the deck. The project includes adding five cameras to the roof of the deck, a 24 TB storage server to the communications room in the deck, as well as replacing four police cameras in the downtown area that are currently inoperable. Griffon Systems provided the low quote for this work. Griffon was the network installer for the new Police Department site.

**Attachments** *(please list):*

\*Memo \*J. Gill &amp; Company Proposal \*Griffon Systems Proposal

**Recommendation/Suggested Action** *(briefly explain):*

Recommendation to execute a contract with J. Gill & Company in the amount of \$317,250 to complete safety and security enhancements to the parking deck, and to execute a contract with Griffon Systems in the amount of \$44,270 to add security cameras and corresponding network improvements in the parking deck.

## **Parking Deck Safety & Security Considerations**

*Updated August 11, 2020*

Over the course of the last several months, various City departments have been engaged in identifying a solution to loitering and vandalism issues centered around the 5<sup>th</sup> floor of the west parking deck at 100 Illinois Street. The Police, Public Works, Community Development, and Information Systems Departments have all been involved to various degrees in enhancing the safety and security on the roof level of the deck. The primary concern is twofold:

1. There have been several recent acts of vandalism taking place within and atop the deck; specifically discharging emergency fire extinguishers, damage to the elevator doors, damage to interior stairwell walls, use of paintball guns and other graffiti, and the breaking of glass bottles.
2. Most recently, on July 8, 2020, 9-1-1 callers reported seeing young people sitting on the east parapet wall with their legs dangling off the edge toward 1<sup>st</sup> Street, posing a potential safety concern.

Concurrently with addressing issues that the City has been experiencing firsthand, staff is also seeking to address vandalism to the Doc Morgan, Inc property, which is adjacent to the deck on the west side. The proprietor of Doc Morgan, Rod Miller, has been working closely with Police and the Administrator's office to address issues surrounding items being dropped off the deck onto his parking lot below. In coordination with the Police Department, Mr. Miller has had a camera pointing on the 5<sup>th</sup> floor of the deck to assist in the apprehension of the vandals.

To address these issues, staff has been engaged in research and execution of a three-pronged approach:

1. Increased Police Presence
2. Installation of a Fence System on Top of the Parapet Wall.
3. Establish Security Cameras on the 5<sup>th</sup> floor of the Parking Deck

### **1. Increase Police Presence**

This parking deck has historically been a location where officers have been directed to spend available patrol time due to mischief and nuisance complaints in the vicinity. It was decided after the incidents on 07/08/20 that the Police Department would dedicate resources to have continuous periods of patrol on the 5th level of the deck. Specifically, an officer was dedicated to cover the 5th level of the deck continuously between 1700 (5:00 pm) -0100 (1:00 am) each night from Thursday, July 9<sup>th</sup> through Sunday, July 12<sup>th</sup> with the intention to transition to hourly checks throughout the week thereafter.

Throughout the weekend, dozens of vehicles drove up to the 5th level and immediately left after spotting the police officer. In addition, numerous individuals on foot who entered from the stairwells were also asked to move along. After witnessing the amount of traffic and activity on

those first four nights, a decision was made to continue to these periods of continuous patrol throughout the week in effort to try and curb this nuisance behavior.

This area continues to be a priority for the Police Department; however continuous vigilance on the deck to the degree it was deployed in July is not sustainable. The Department has stipulated that officers routinely patrol the deck to discourage prolonged loitering, but have not had a dedicated officer stationed to the deck in recent weeks.

## **2. Installation of a Fence System on Top of the Parapet Wall**

The Public Works Department has been working closely with the Police and Community & Economic Development Departments, as well as Rod Miller, to identify a fence system to prevent individuals from sitting on the wall and to mitigate to propensity for items to be dropped off the deck. Staff has engaged the City's parking deck consultant, Walker Consultants, to assist in identifying a suitable fence and ensuring the structural integrity of any application.

Initially, staff focused on the west wall of the deck for fence implementation, as that is where concerns were predominantly reported until the July 8<sup>th</sup> incident. Through exploring several styles of fences and walls, and working with various City Departments and Mr. Miller, staff has determined that, should a fence be implemented on the west wall, the following criteria should be considered:

1. The fence must be high enough that large objects cannot be thrown over,
2. The fence must be constructed so that it is not attractive to climb on, and
3. The fence must be of a material that limits or prevents sight of the ground level below to eliminate the opportunity to throw objects over the wall and target items below.

In going through this exercise, and researching ways to meet the needs outlined above, staff has zeroed in on a 4' high louvered wall system to be mounted on top of the parapet wall. This will be similar in appearance to those used as screening around rooftop mechanical units. It is the closest solution to a solid panel without incurring the full wind load that such a wall will inevitably endure. Walker Consultants structural engineering team has reviewed this solution and found it to be viable for implementation on the precast columns of the parking deck.

Staff presented the concept to the Historic Preservation Commission on July 1, 2020 to solicit their feedback on the design. In general, they were not overly supportive of adding a solid panel wall to the top of the deck, but understood the concerns and respected that something should be done to curb the behavior that has been experienced. The Commission requested that consideration be given to the extension of the vertical columns to breakup the appearance of expansive louvered structure, that the louvers be painted to match the brick, and they asked that options be explored to be able to see out from the structure even if sightlines are obstructed from viewing straight down. Staff forwarded these requests to Walker for review and implementation into the final design.

Since the solution for the west wall has been under development, two new concerns have been identified. First, since the revelation of the July 8<sup>th</sup> incident, further consideration is being given

to the east wall, facing 1<sup>st</sup> Street. Given the façade of the building on that elevation, implementation of a paneled wall will be considerably more difficult and unsightly. An inward curved rail system, which was initially considered for the west wall, was identified as a palatable application for that elevation. Although it will not be as effective at preventing small items from being tossed over the wall, it will be less visually obtrusive from 1<sup>st</sup> Street, and much simpler to implement into the unique façade of that elevation.

To expedite the construction of the wall and railing systems, the City requested that Walker consider a design-build procurement approach for this project. Walker engaged J. Gill & Company, who was the successful bidder for the 2019 parking deck maintenance and repairs program, to draft a proposal for the City's consideration. J. Gill provided the City with a proposal totaling \$317,500 for the louvered wall on the west side of the building, the curved railing on the east elevation, as well as design and corresponding construction oversight services.

### **3. Establish Security Cameras on 5<sup>th</sup> Floor of the Parking Deck**

The City currently utilizes three primary types of police camera systems:

1. Wired network camera
2. Wireless network camera through a Wi-Fi bridge to the City's network
3. Wireless camera through a 3<sup>rd</sup> party vendor utilizing cellular connectivity

These systems are used as investigative tools, but are not actively monitored by police personnel.

The wired network cameras are fixed to City facilities and are in close proximity to the City's communications infrastructure. In locations where there is no infrastructure available, wireless applications can be utilized. Currently, only one remote camera, positioned on a light pole at 3<sup>rd</sup> Street and Cedar Street, is being fed via a wireless bridge from the roof of the Old Police Station. Given the eventuality of the Old Police Department being demolished and/or sold, Police and IS staff engaged Griffon Systems to design a bridge that would replace that in the old Police Station and provide network access for police cameras in the downtown area.

Griffon's proposal, based on several line-of-site evaluations performed in the field, was to put the video monitoring system (VMS) antenna on the roof of the 1st St Parking Deck that would serve as the bridge for the downtown area. This antenna system would then feed the cameras mounted in the downtown area with future expansion possible. The recordings of these cameras would be fed into the VMS server located at the Public Works Facility datacenter.

This system will require network (fiber/cat6) availability on the roof of the parking deck. Due to the complexity of the garage design, the best path to run the network cable would be to bore the exterior wall of the building through network closet on the east side of the second floor, and run wiring up the exterior wall.

Griffon's proposal, totaling \$44,270 includes necessary infrastructure work, noted above, to facilitate the transition away from the old police station site, the addition of a new storage server

within the communications room in the parking deck, placement of five security cameras on the top level of the deck, and the replacement of four inoperable cameras in the downtown area.

The other option would be to install a 3<sup>rd</sup> party camera system on the roof of the parking deck. Multiple units would be required to cover all aspects of the deck. This solution is unfavorable from an operability and cost perspective because, unlike the network cameras which offer pan/tilt/zoom features, these are fixed cameras offering a singular perspective, and each of these units costs approximately \$10,000 and requires a monthly cellular subscription to retrieve the recorded data.

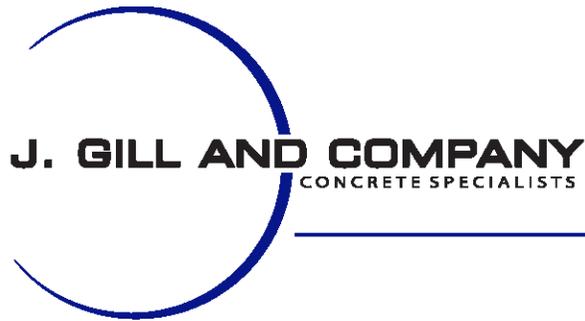


*Example of curved railing system installed on a parking deck in Elmhurst, IL.*



***Rendering of Louvered Wall on West Elevation***

*NOTE: Historic Preservation Commission's recommendations of color matching the brick and of extending the vertical columns up is not depicted in the rendering*



8150 W. 185th Street  
Suite G  
Tinley Park, IL 60487  
P: 708.596.4455  
F: 708.904.4175

[www.jgillandcompany.com](http://www.jgillandcompany.com)

August 14, 2020

Mr. AJ Reineking  
Public Works Manager  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Proposal for Parking Facility Screening - Design/Build Services  
First Street Parking Garage  
St. Charles, IL

Dear Mr. Reineking:

J. Gill and Company (J Gill) has coordinated efforts with Walker Consulting (Walker) to design and furnish a louvered screening system on the West side of the top level of the First Street Parking Garage. Also included in our proposal is the limited installation of railing along the top of the East wall of the top level of the parking garage. The railing design is from the previous Walker project No. 31-8492.10- *City of St. Charles West Parking Structure Railing Addition*. J Gill and Walker had numerous conversations and several site meetings, to discuss a plan to accomplish the design and installation of a screening system. Following these meetings, Walker provided J Gill with a preliminary schematic for the initial design. After more discussion, J Gill developed costs to furnish and install the components of this initial design.

For your review, we have provided Walker's full *Design Services Proposal*, as well as the initial design schematics, as attachments to this proposal.

#### Scope of Work

- Provide full services to design, and oversee installation of, a louvered screening at the West side of the top level of the First Street Parking Garage.
- Provide full construction services to furnish and install all the components of this proposal system, including the extension of the concrete columns, fabrication and installation of all structural steel support components, construction of a louvered screening attached to the structural steel frame, and miscellaneous items like final painting of the new concrete column extensions.
- As requested, the cost for the fabrication and installation of approximately 240 feet of railing, at the East wall of the top level of the parking garage, is listed as a separated cost below.



8150 W. 185th Street  
Suite G  
Tinley Park, IL 60487  
P: 708.596.4455  
F: 708.904.4175

[www.jgillandcompany.com](http://www.jgillandcompany.com)

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Proposal for Parking Facility Screening - Design/Build Services  
First Street Parking Garage  
St. Charles, IL

Cost Breakdown

1. Walker Consulting Professional Fee	\$18,500.00
2. J. Gill and Company Construction Costs	\$255,000.00
3. East Side Railing- Fabrication & Install	\$43,750.00

If you should have any questions regarding this proposal, please do not hesitate to contact me.  
Thank you for the opportunity of providing you our design-build proposal.

Sincerely,

Jim Bax  
J. Gill and Company

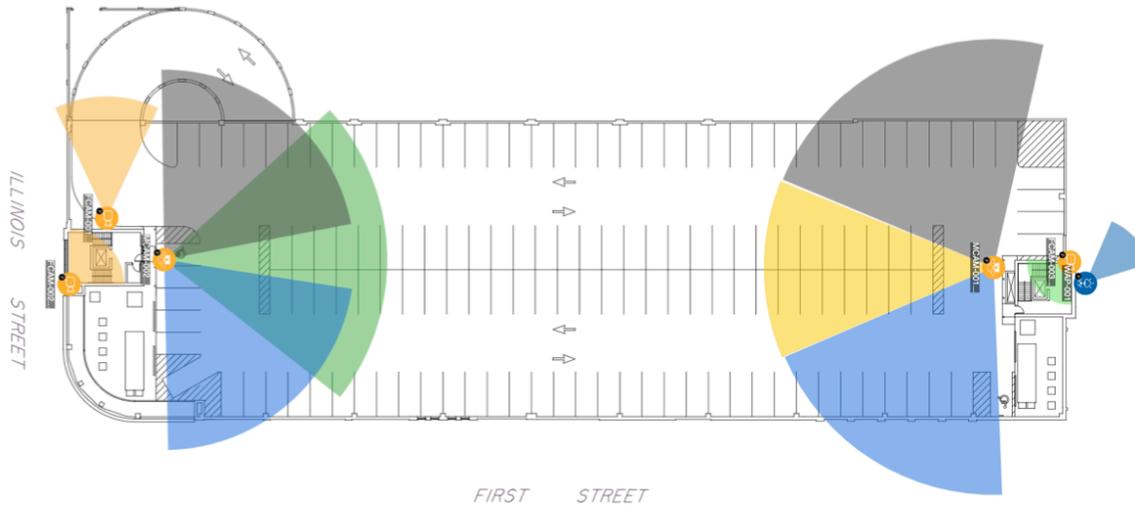
Attachment 1- Walker Consultants- Design Services Proposal  
Attachment 2- Walker Consultants- Initial Design for Pricing

Steve Weishaar  
City of St. Charles  
2 E Main Street  
St. Charles, IL 60174

Steve,

Below is the breakdown of the Avigilon surveillance system for Phase 1 of St Charles Street Cameras and 5<sup>th</sup> Floor 1<sup>st</sup> Street Parking Deck. Based on your requirements and the walkthrough, I would recommend the following configuration:





**Street Camera Locations:**

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. Cedar/State Lot South</li> <li>2. 2<sup>nd</sup>/Cedar Lot</li> <li>3. 3<sup>rd</sup> Street Multi-head</li> <li>4. Cedar/State Lot North</li> </ol> | <p>Avigilon 5MP H5 IR Bullet<br/>         Avigilon 5MP H5 IR Bullet<br/>         Avigilon 5MP Multi-head<br/>         Avigilon 5MP H5 IR Bullet</p> |
|--|---|

**1st Street Parking Deck 5<sup>th</sup> Floor**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. North Stairwell/Elevator Landing</li> <li>2. North Parking MH</li> <li>3. South Parking MH</li> <li>4. South Stairwell/Elevator Landing</li> <li>5. South Vehicle Ramp</li> </ol> | <p>Avigilon 3MP SL Dome<br/>         Avigilon 3MP Multi-head<br/>         Avigilon 3MP Multi-head<br/>         Avigilon 3MP SL Dome<br/>         Avigilon 3MP SL IR Bullet</p> |
|---|--|

QUANTITY	EQUIPMENT	PRICE	EXTENSION
1	AVIGILON 5MP 3 HEAD MULTI	\$ 3,000.00	\$ 3,000.00
2	AVIGILON 3MP 3 HEAD MULTI	\$ 2,800.00	\$ 5,600.00
3	AVIGILON 5MP H5 IR BULLET	\$ 1,000.00	\$ 3,000.00
2	AVIGILON 3MP SL DOME	\$ 550.00	\$ 1,100.00
1	AVIGILON 3MP SL IR BULLET	\$ 550.00	\$ 550.00
4	SIKLU WIRELESS BRIDGE	\$ 1,000.00	\$ 4,000.00
3	POLE INCLOSURE FOR 3 CAMERAS	\$ 500.00	\$ 1,500.00
1	MISC MOUNTING HARDWARE	\$ 1,000.00	\$ 1,000.00

1	CONDUIT/CAT 6	\$ 1,500.00	\$ 1,500.00
1	24TB STORAGE SERVER	\$10,000.00	\$ 10,000.00
9	AVIGILON V7 VMS ENT LICENSE	\$ 280.00	\$ 2,520.00
LOT	CAMERA INSTALLATION AND MATERIALS		\$ 10,500.00
	<b>MATERIAL COST</b>		<b>\$ 33,770.00</b>
	<b>INSTALLATION TOTAL</b>		<b>\$ 10,500.00</b>
	<b>TAX (Exempt)</b>		
	<b>TOTAL COST</b>		<b><u>\$ 44,270.00</u></b>

PAYMENT TERMS – 55% down payment due on acceptance. 45% Balance Net 30

**A Boom Lift will be needed for this project. If one is not available onsite one will be rented and invoiced separately. 110VAC will be provided at each pole by others.**

A system support program is included in the price for the first year. This will cover only the hardware included in this proposal not the existing cameras or wiring.

A 90-day warranty on labor and a 1-year warranty on parts cover labor and materials for this quotation. All material is guaranteed to be as specified. All work is to be completed during normal business hours Monday-Friday. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal is valid until 12/31/20.

CUSTOMER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF ST CHARLES



ST. CHARLES  
SINCE 1834

**BID WAIVER**  One Time  Today through \_\_\_\_\_

Description: Parking Deck Safety & Security Enhancements – Security Cameras

Requested Vendor: Griffon Systems

Requested by: AJ Reineking

Date: August 24, 2020

Approvals: [Signature] \_\_\_\_\_

Department Head

Procurement

Bid Waivers are required when there are unique circumstances related to a proposed procurement that has not been competitively solicited.

1. This procurement is valued at \$ 44,270.00 for this one time order, and/or  
\$ \_\_\_\_\_ for a 12 month period.

2. This good/service has been competitively solicited within the past 24 months.  Yes  No  
If yes: Was the solicitation published on the city website?  Yes  No

3. Justification for Bid Waiver

**Emergency** i.e. declared by the Mayor and applicable to EOC/FEMA procedures.

**Urgent** i.e. required to resolve an unanticipated problem that, if not resolved within 48 hours, may cause undue risk to individuals and/or extensive damage to property.

**Need for these goods/services were not anticipated and procurement through normal channels would take too long.**

A responsible **contractor was on site** performing a related repair, and, based on professional judgement; it was prudent to request this service/repair from said contractor.

These goods are replacement parts for a **warranted item, and the warranty is still in place**, and purchase of a non-brand item will jeopardize warranty.

These goods/services are **inherently related to, and an ongoing part of**, other goods/services previously provided by the Provider.

These goods utilize a **proprietary, patent, trademark, or customized programing** resulting in lack of competition.

These goods are **standardized** for operational safety and efficiency.

These goods are only available through the provider's **local distribution** channels.

Other:



ST. CHARLES  
SINCE 1834

**BID WAIVER** One Time Today through \_\_\_\_\_

Description: Parking Deck Safety & Security Enhancements – Railing/Wall System

Requested Vendor: J. Gill & Company

Requested by: AJ Reineking

Date: August 24, 2020

Approvals: [Signature]  
Department Head

\_\_\_\_\_  
Procurement

Bid Waivers are required when there are unique circumstances related to a proposed procurement that has not been competitively solicited.

1. This procurement is valued at \$ 317,250.00 for this one time order, and/or  
\$ \_\_\_\_\_ for a 12 month period.

2. This good/service has been competitively solicited within the past 24 months. Yes No  
If yes: Was the solicitation published on the city website? Yes No

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