



Rigel Robinson
Councilmember District 7

REVISED AGENDA MATERIAL

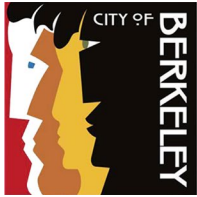
Meeting Date: March 22

Item Number: 37

Item Description: Budget Referral: Telegraph-Channing Garage Elevator Repairs

Submitted by: Councilmember Rigel Robinson

Amendments to provide staff flexibility to explore all funding options, including the City's Stability Reserve. Attachment of TBID's position letter.



CITY COUNCILMEMBER
RIGEL ROBINSON
DISTRICT 7

CONSENT CALENDAR
March 22, 2022

To: Honorable Mayor and Members of the City Council

From: Councilmember Rigel Robinson (Author) & Councilmember Sophie Hahn (Co-Sponsor)

Subject: Budget Referral: Telegraph-Channing Garage Elevator Repairs

RECOMMENDATION

Refer \$3.6M to the June 2022 budget process for urgent repairs to the Telegraph-Channing Garage elevators. Additionally, refer to the City Manager to pursue all available funding opportunities for this project, including American Rescue Plan Act funds and the City's Stability Reserve.

BACKGROUND

The Telegraph-Channing Mall is a City-owned property in the heart of the Telegraph district, with commercial space, garage parking, public restrooms, and two elevator shafts. The garage's elevators are past their useful life, have experienced periodic water intrusion, and are generating almost daily requests for service to address their unsatisfactory performance. The required renovations include interior and exterior upgrades, mechanical equipment and electrical system overhauls, and sealing of the elevator shaft from water intrusion.

The City's Public Works Department has completed 50% design and developed a project cost estimate of \$3.6M. However, the project continues to be on hold until funding becomes available, meaning that the unreliable elevators will continue to impact the commercial tenants and the visitors who park in the garage.

The Friends of the Berkeley Public Library, operator of the Channing Bookstore in the garage, has expressed particular concern about the condition of the elevators. Community members and volunteers regularly bring book donations to the store and are forced to carry heavy boxes of donations down stairs or ramps when the elevators are out of service.

The current state of the elevators is an ADA issue and a liability for the City. Access to the garage is compromised, especially for seniors and disabled people, and there is the potential for people to get stuck in the elevators when they break down. This has occurred on at least one occasion. Therefore, this is an urgent situation that must be addressed by the City as soon as fiscally possible.

FINANCIAL IMPLICATIONS

\$3.6M for design and construction, accounting for escalating costs and existing supply chain issues. Potential funding sources include the General Fund, Stability Reserve, and American Rescue Plan Act funds, given that the Off Street Parking Lot Fund is not a viable funding source due to the decline in parking revenue. Council should also take into consideration the current costs of frequent service requests borne by the City.

ENVIRONMENTAL SUSTAINABILITY

None.

CONTACT PERSON

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Angie Chen, Legislative Assistant



Telegraph Business Improvement District

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March 9, 2022
Mayor & City Council
City of Berkeley, CA

Dear Mayor Arreguín and Members of the City Council,

On behalf of our merchants, district stakeholders, and the Southside community we are requesting that the City address the seriously degraded conditions of the Telegraph Channing Garage. There is a long history of neglect, and we are dealing with constant elevator failure that is so severe it could cause the garage to shut down or worse.

The garage is a critically important public amenity for the Telegraph District serving a broad range of users. Even during the pandemic there has been steady use of the garage by employees, volunteers, visitors, and students which has nearly grown back to pre-covid levels. It also contains the only public EV charging stations in the entire Telegraph District. Additionally, ensuring the garage is maintained and fully functional is essential to successfully implementing the approved designs in the Southside Complete Streets project.

The elevators are the highest priority for repair however there are widespread failures with the general maintenance and upkeep of the facility. We have documented these problems that have persisted for many years and are in dire need of attention because they pose immediate risks to all users in the garage.

- The stairways are literally falling apart with chunks of concrete breaking off the steps.
- Nearly every stairway light fixture is in disrepair, and many don't work at all leaving people in the dark.
- The surfaces of all the door handles, trash cans, railings, bollards and other visible spots have built-up layers of grime and filth.
- There are exposed electrical wires and abandoned equipment in and outside of the structure.
- There are pigeons and flies everywhere and extreme amounts of droppings accumulating including in areas that would be relatively easy to secure with netting or spikes.

We understand that the Telegraph Channing Garage is challenging to maintain and there are some issues that don't have clear solutions. This does not however excuse the city's failure to address basic cleanliness, health and safety issues that any property owner is expected to take care of. The Telegraph Channing Garage is a city asset that is in critical need of investment and predictable, consistent maintenance.

The City already pays a contractor more than \$600,000 per year to keep the garage in "first-class operating condition that is clean, safe, and attractive" but the work isn't being done. Meanwhile there are vacant ground-floor retail spaces that could be generating revenue. The patterns of neglect show a disregard for our district's value and reinforces feelings in our community of being alienated and ignored by the City.



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The TBID has been a generous partner with the City to create a better first impression for visitors and support the merchants who park and do business in the garage. We care about the garage and have invested directly in improvements including sponsoring the restrooms mural, art on the trash cans and overhead utility pipes, and installed a map casement by the elevators. Our merchants have advertised the 1-hour free parking and many of them routinely use it helping to maintain steady parking revenue.

We fully expect the City to identify the means to keep the garage and elevators operational. There are also actions that can be taken now to bring the garage up to acceptable standards that the public and our community deserves. The current conditions are inexcusable and should be corrected immediately. An on-site review of the conditions is warranted to ensure the urgent issues are more thoroughly identified and the full scope of maintenance needs is understood.

The public also deserves to have more information about the financial conditions, usage rates and other key performance metrics for the facility. We are requesting that the City provide a report with an analysis of the revenues, leasing activities, usage rates, contract compliance, and capital improvement plans. Our stakeholders have trouble understanding why the conditions are so bad for a facility that should be reliably generating revenue for the City. There are strategies that can be implemented to make the garage successful at attracting more people, businesses and parking revenue, but having more information is the first step.

Additionally, our community is greatly anticipating the renovation of the Garage restrooms since the funding was approved under Measure T1. The renovation project cannot come soon enough as the dismal quality of the existing facilities is disappointing users and deepening negative perceptions of the District. Please prioritize this project and keep us informed of the next steps.

The City can count on the TBID's continued partnership to support the revitalization and success of the Telegraph Channing Garage. Please let us know how we can help to realize the great potential of this critical amenity.

Sincerely,

The Telegraph Business Improvement District

CC: City Manager Dee Williams-Ridley, Public Works Director Liam Garland, Berkeley Transportation Division.

Attachment:

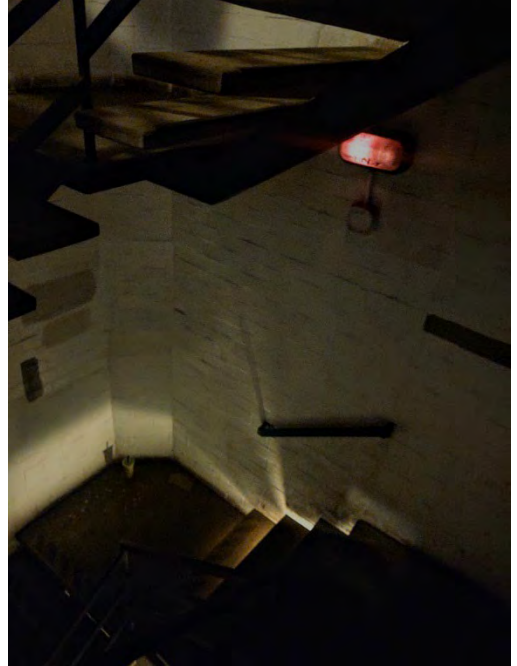
List of defects and issues observed at the TC Garage documented between Sept. '21 & Mar. '22

Lighting

Unlit section of stairwell



very dark stairwell with defective light bulb



Defective light bulb



Broken light fixture



Unused light fixture with exposed wires



Broken light fixture



Poorly lit outdoor sign



Broken light in stairwell above sign



Pigeons & Old Equipment

Avoidable pigeon roost on storage cage



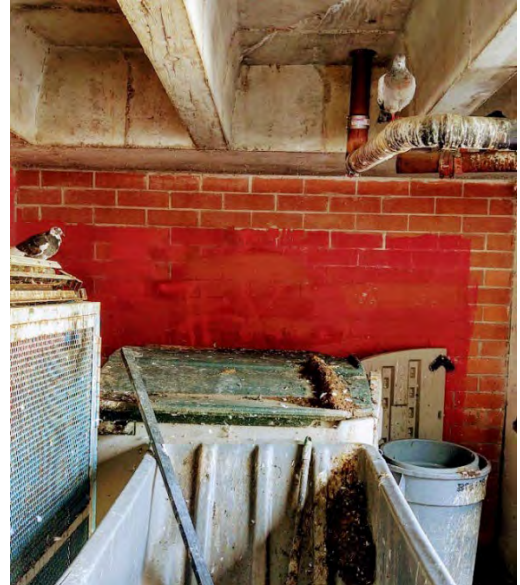
Old bird netting filled with accumulated waste & dead pigeon



Neglected storage cage full of droppings



Roost in storage cage due to small gaps in fencing



Old defective bird spikes



Abandoned deterrent equipment above sidewalk



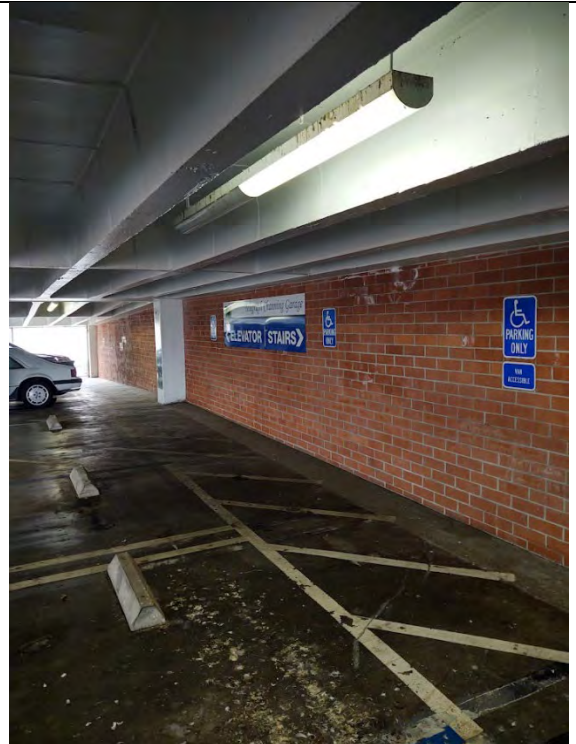
Unsecured equipment posing hazard to pedestirans

old nets and equipment above sidewalk



Unused blighted equipment attracting pigeons

Hanging light without spikes



Structure & Signage

Seriously outdated shop signage



Remnants of artistic parking banner



Old directional signage



Broken parking signage @ both entrances



Missing drainage downspout



Leaking old drain pipe



Leaking downspout on top floor



Seriously faded stall markings



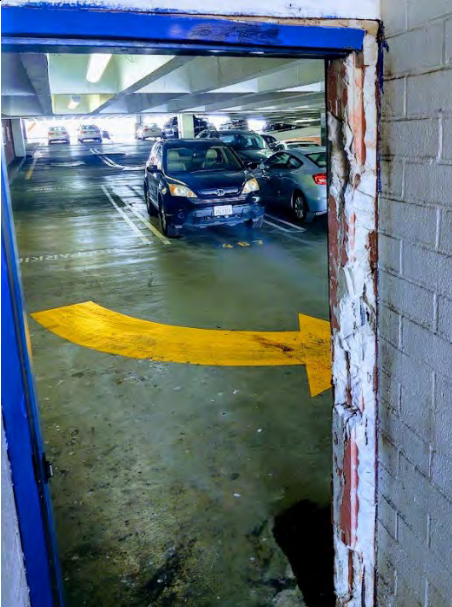
Completely faded "no parking" sign



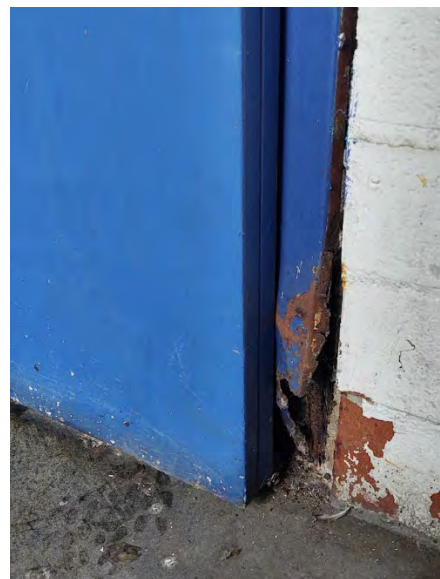
Worn out hand rail



No door and damaged frame



Rusting frame catching door



Sitting water around rusted door frame



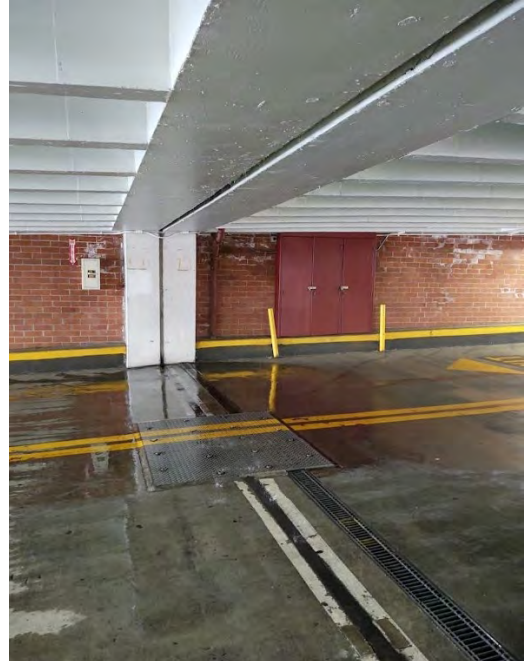
Water damage on stair structure



Failing stairwell structure



Significant water intrusion through bldg. seams



Heavily dented door with broken glass



Crumbling concrete on steps



Loose concrete chunks on stairwell



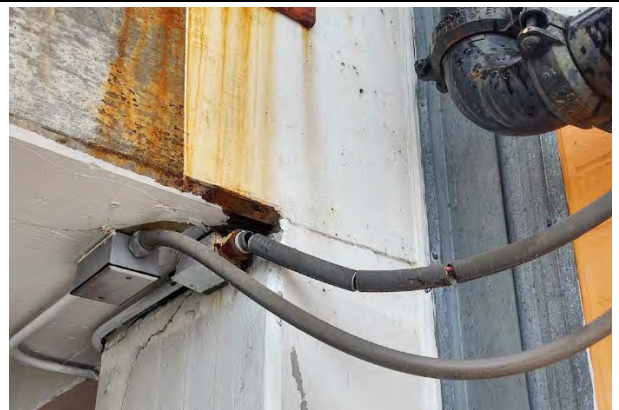
Loose concrete chunks on stairwell



Exposed wires next to trash can



Broken conduit exposed to rain water & rust



Exposed wires on exterior next to sidewalk



Cleaning & upkeep

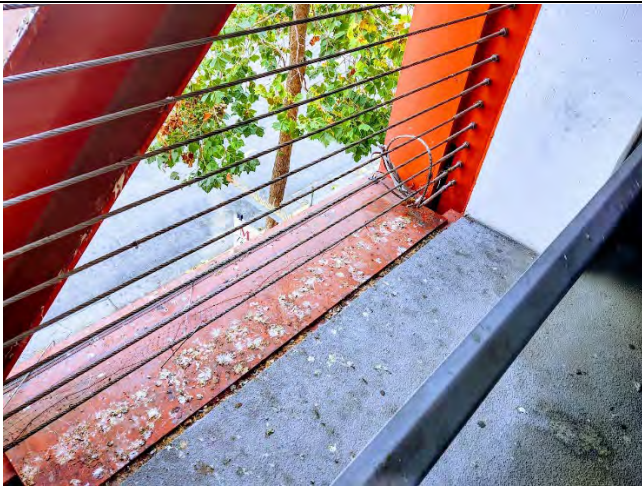
Tons of droppings over doorway



Dust stains indicating blocked ventilation



Layers of droppings on parking level



Mural covered in droppings from dirty vent



Heavy droppings on roll-up gate cover visible from exit



Dirty ventilation visible from walkway



Layers of grime/droppings on bollard next to elevators



Trash can surrounded by droppings and covered in grime



Another filthy door handle



Broken door propped open creating pigeon roost



Neglected signage



Sludge accumulated around floor drain near elevators

