

DEQ Parking Garage Summary and Status

The Oklahoma Department of Environmental Quality is located at 707 N. Robinson in downtown Oklahoma City. The campus consists of a 10-story, 230,000 square foot office building, an adjoining 324-space parking garage, and 40 spaces of surface parking. This complex serves 450 employees and houses the State Environmental Laboratory.

The office building is well maintained and in excellent condition, suitable for use for many years to come. However, the parking garage, originally constructed in the late 1950's, has deteriorated. An engineering review in 2004 cited areas of delaminated concrete and corroded steel reinforcing and recommended that we make repairs to specific portions of the garage, which we did. Repairs are expensive, as the process involves removing large pieces of damaged, unstable concrete and corroded steel from the slabs, pouring new cement, allowing that to cure, and then smoothing the patches for ongoing use.

For the last several years, we have routinely monitored the condition of the garage and made repairs as advised by engineering contractors. The deterioration is now so severe that repairs are next to impossible, requiring the closure of those portions of the garage that are not feasible to patch. In order to ensure employee safety, we employ an engineering firm to evaluate the condition of the structure on a quarterly basis, closing areas that are deemed unsafe for occupation.

The most recent garage evaluation reflects a dire situation. A structural engineering report prepared by Wallace Design Collective in October of 2021 states that while the concrete columns and beams are acceptable for short-term use, the condition of all floor slabs varies from fair to extremely poor. The report states: "There is anticipated failure of the slab areas in the form of localized punch through due to vehicle tire load." Further: "The progression of deterioration and subsequent failure are not predictable in an uncontrolled environment." One hundred and thirty-nine spaces, or 43%, of the garage are now deemed unsafe for use.

We lease approximately 175 spaces in surface parking lots nearby in order to provide adequate parking for our employees, customers, and state fleet vehicles. That cost, along with the cost of quarterly engineering evaluations and structural repairs to the garage, is over \$250,000 annually.

In 2018 the DEQ proposed construction of a new parking garage and approval was granted by the Long-Range Capital Planning Commission to proceed with construction. The architecture firm that was retained proposed a 7-story, 430-space garage at a cost of \$13.4 million, to be financed by the issuance of state bonds. Since that time, construction costs have risen substantially. The DEQ is requesting \$20 million in general revenue funding to construct the new replacement garage.