

March 24, 2022

Jay Valentine
General Services Director
City of Grand Junction
910 Main Street
Grand Junction, CO 81501

Re: ***Parking Supply and Demand Analysis
Grand Junction, Colorado***

Dear Mr. Valentine:

Walker Consultants ("Walker") is pleased to submit this Amendment to the Agreement executed January 25, 2022, to expand the study area for the Parking Supply and Demand Analysis to update the 2016 Parking Study.

SCOPE OF SERVICES

Based on feedback from community stakeholders during the initial stages of the Parking Supply and Demand Analysis, the City is considering expansion of the study area for data collection. The expanded area will be included in the analysis and deliverable report outlined in the Agreement and is shown below. The additional area of study includes the locations outlined in blue in the figure below (excluding single-family homes and parcels with restricted access).

Deliverable: No additional deliverables or meetings are understood to be needed; therefore are excluded from this amendment. We can attend additional meetings and prepare separate deliverables for an additional fee. The data collected will be included in the report provided in the original Agreement.





SCHEDULE

Data collection is scheduled to occur on Monday, April 25 and Tuesday April 26, 2022. The amended scope of services and fee assume the expanded area will be collected at this same time. As such, the amended services to include the expanded study area assumes receipt of an executed Amendment no later than April 19, 2022.

PROFESSIONAL FEES

Walker will perform the above-referenced services for a lump sum fee of \$8,600, inclusive of labor and travel related expenses, using the existing terms and conditions in accordance with the Agreement executed January 25, 2022.

CLOSURE

Trusting that this meets your approval, we ask that you sign in the space below to acknowledge your acceptance of the terms contained herein, and to confirm your authorization for us to proceed. Please return one signed original of this Amendment for our records.

We appreciate the opportunity to provide these services to you. Please contact me at (720) 656-5749 or cjones@walkerconsultants.com if you have any questions.

Sincerely,

WALKER CONSULTANTS

Christina Jones, MBA, CAPP
Project Manager

Enclosure(s)

AUTHORIZATION

Accepted by

Printed Name Jay Valentine

Title General Services Director

Date 4/5/22



10375 Park Meadows Drive, Suite 425
Lone Tree, CO 80124

303.694.6622
walkerconsultants.com

January 17, 2022

Kassy Hackett
City of Grand Junction
910 Main St.
Grand Junction, CO 81501

*Re: Parking Supply / Demand Analysis
Grand Junction, CO*

Dear Ms. Hackett:

Walker Consultants is pleased to submit this proposal at the request of the City of Grand Junction to update the parking supply and demand analysis previously completed by our firm in 2015/2016. In the six years since the study was completed, much has changed. These changes have resulted in the way our businesses operate, and our downtown parking systems are utilized. We understand the City needs to have a current assessment of the parking system in its downtown.

SCOPE OF SERVICES

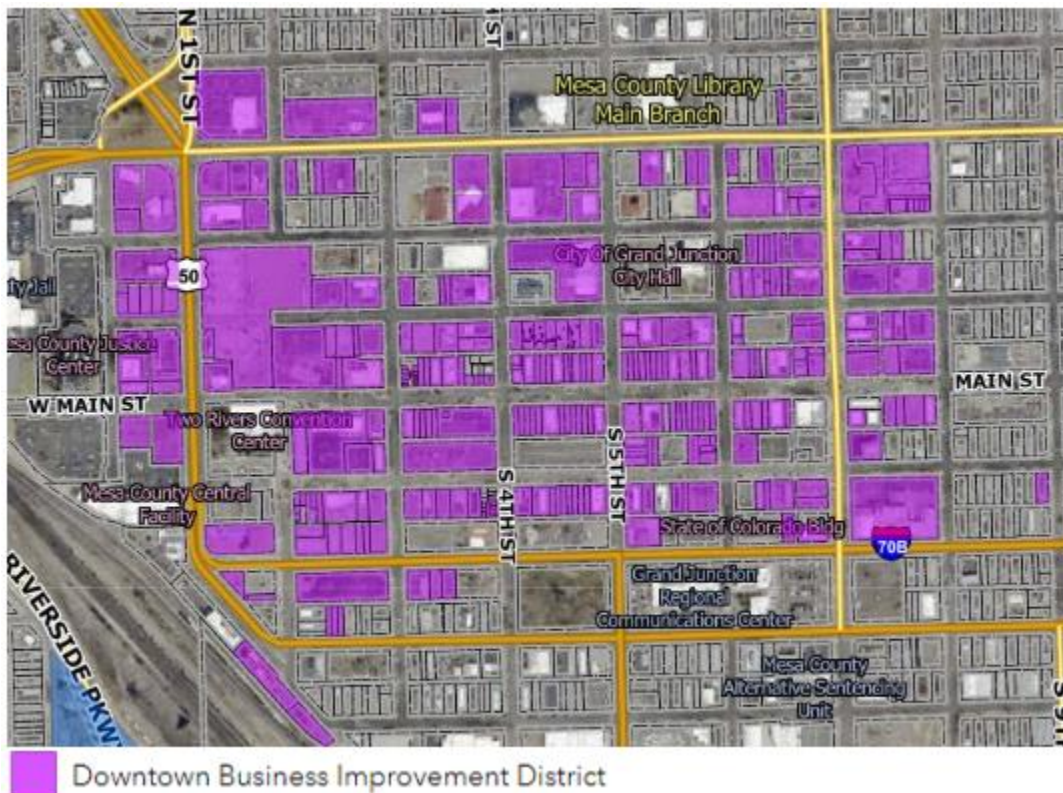
PARKING SUPPLY AND DEMAND ANALYSIS

Objective(s): Evaluate current parking supply and demand conditions within the study area. Evaluate future parking needs within the study area based on projected build-out and other specific projects within the downtown.

1. Conduct parking inventory and occupancy counts within the downtown study area over a two-day period; day one will be for inventory, day two will be for occupancy. Collect the following data and document any relevant parking supply and demand observations:
 - a. Collect detailed parking inventories within the central business district study area to create a baseline record of existing parking resources within the study area.
 - b. Document all parking inventory by type, restrictions (ADA, time-limited, etc.), ownership or related land use, and map locations. Note the general physical condition of lots and garages.
 - c. Collect parking occupancy utilization surveys within the study area. Counts will be collected every two hours from 8:00 am through 6:00 pm on a typical midweek weekday (Tuesday, Wednesday, or Thursday). Document any unusual demand patterns or other observations related to the surveys.
 - d. Discuss with City staff the typical parking utilization trends within the downtown. Review the parking inventories from past parking studies and note any major additions / subtractions to the supply that have occurred. Also, discuss and model the impact from regular special events.
 - e. Provide maps, charts, and tables summarizing the parking supply and demand patterns for the study area surveyed.

2. Prepare a parking demand model for the downtown study area based on our survey data from #1. Calibrate the model based on local modal split statistics, field observations, and estimated seasonal demand patterns.
3. Discuss with the City and Downtown Development Authority via a virtual meeting the build-out scenarios for selected project sites within the study area with reasonable projections of new development, change of use, and redevelopment that may occur within the next 5-year and 10-year planning horizons.
4. Discuss with the City if additional parking supplies are needed to accommodate projected future downtown parking needs. Discuss, at a concept level, possible parking options and alternatives (as applicable). This discussion is assumed to occur during the same virtual meeting as outlined in Item 4 above.
5. Prepare a technical memorandum report to document findings from the supply and demand analysis.
6. Meet via web-based meeting to review the results of our study.

The study area as identified by the City is understood to include the Downtown Business Improvement District, outlined in the map below.



EVALUATION OF NEW PARKING FACILITY

1. Using the supply/demand analysis results, we will evaluate the need for adding public parking supply. This will include:
 - a. How much supply is needed
 - b. When supply is needed
 - c. Walking distance analysis compared to other parking public facilities

- d. The geographical proximity of the location where public parking could be constructed.
 - e. If and how additional public parking supply benefits the City
2. Summarize the findings of this analysis into and memo.
 3. Review the analysis with you during a web-based meeting.

PROJECT TEAM

Successful parking and mobility projects depend on a variety of factors, and no factor is more important than the people you will work on this effort. A key differentiation of Walker Consultants is our diverse and deep bench of experience. The team members identified for this project bring a wealth of knowledge, are creative, and are considered subject matter experts in their areas. Our team includes experts in all areas of transportation, parking, mobility, policy, finance, communications, graphics, visualization, and multi-modal access. Outside of the technical work this team performs together, they meet regularly to share industry best practices and current trends and discuss our clients' challenges. Our team has committed the time required to complete this project. Because our firm is large, we can easily make resourcing adjustments to accommodate additional tasks or changes in your schedule. In addition to the core team we have listed, they are supported by an additional 325 planners, architects, engineers, scientists, technicians, and technical support staff to provide the resources for a successful project. The team assigned for this project are located in Colorado.

CHRISTINA JONES, MBA, CAPP – PARKING AND MOBILITY PROJECT MANAGER



Christina will serve as your project manager in addition to providing technical deliverables. Christina is a parking and mobility planning consultant based in Denver, Colorado, with 19 years of parking operations and planning experience throughout the United States and Canada. Her experience includes 13 years of private sector parking operations and over 6 years in parking planning consulting services, including parking demand modeling and analysis, transportation demand management analysis, and strategic parking planning for a wide variety of clients, including municipalities, airports, higher education, healthcare institutions, sports and entertainment facilities, and private developments. Her experience

includes shared parking planning, GIS-based supply and demand evaluation with movement analysis, policy review, and financial feasibility modeling and analysis.

ANDREW VIDOR – DIRECTOR OF STUDIES



Andrew will provide overall leadership, strategy, and direction for the projects we will engage with you on. Andrew will ensure Christina has the resources and commitment from our team to deliver the work on time, within budget, and with the quality necessary. In Andrew's 18 years in the industry, he has personally delivered over 50 parking study/consulting engagements to municipalities across the U.S., Canada, and the Middle East. Amongst his work in the public sector, Andrew has developed parking organization models to support unified and efficient parking departments, developed policy and ordinances to support

the goals of the agency, programmed future parking development scenarios to support growth, engaged with the public, city officials and business in varying forms of public involvement and outreach to educate about the project goals and listen to feedback related to concerns and ideas.

DREW WILLSEY, AICP - FIELD DATA COLLECTION & GRAPHIC VISUALIZATION

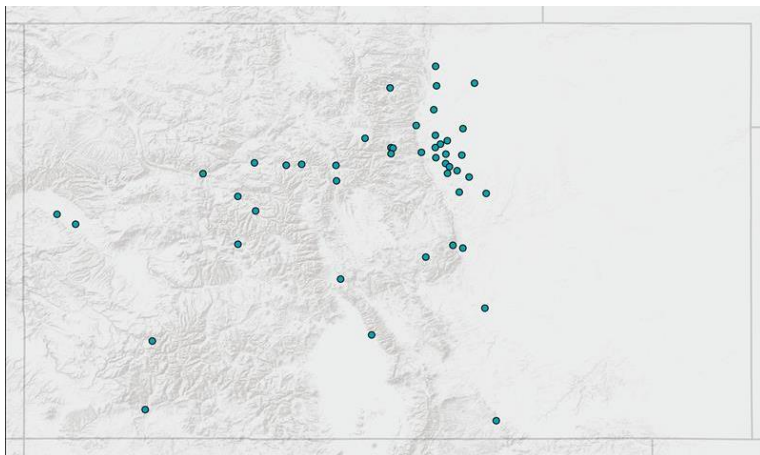


Drew leads our field data collection efforts for parking, transportation, and urban design-related projects. Drew will complete the on-site field data collection and analyze the results. He also specializes in graphic design and in developing creative and easy-to-understand visualization materials that are used to communicate complex issues and demonstrate innovative solutions in a digestible format to a diverse audience. His work is used to inform and educate both the public and project stakeholders and is instrumental for facilitating successful public engagement. Using a combination of infographics, maps, and simple, strategic text, Drew's work has been used in communities across the Mountain

West to aid in decision-making and to inform and develop public consensus for new parking, transportation, and urban design initiatives.

WALKER CONSULTANTS FIRM PROFILE

Walker Consultants is a professional services firm that employs engineers, architects, planners and parking-



operations and technology specialists who deliver customized, knowledge-based services relating to forensic restoration and building envelope restoration engineering, parking and mobility planning, parking operations and technology consulting, and parking facility design. Founded in 1965, we are the leading and largest firm of our kind, employing more than 325 professionals located across the US. Our clients largely consist of building owners including airports, colleges and universities, cultural and entertainment uses, hospitals, municipalities, and real estate developers. We have worked all over the state of Colorado for last forty-two years. A sample of the municipal agencies we've served are shown on this map.

Walker Consultants' Planning and Operations & Technology practice exists in support of the following goals:

- To make it easier for people to access their destination;
- To support transportation mode choice;
- To optimize parking and transportation customer service and bottom lines;
- To promote recreational opportunities and public health;
- To improve quality of lives through economic growth and built environments that work for people; and
- To perform due diligence services helping investors gauge market risk and upside potential.

Services are delivered by professionals with deep experience in urban planning and mobility, parking and transportation operations, and parking access and revenue control technologies.

SCHEDULE AND PROFESSIONAL FEE

We are prepared to begin this engagement once authorized. We will work with you to identify and accommodate the appropriate field data collection period. For the results can be compared to those from 2015/2016, we suggest collecting the data during the same time period. Upon completion of field work and necessary information from the City to project future parking needs, we will provide the results of our analysis within four weeks. We will complete the above noted scope of services for a lump sum fee using the fee table below. Please select which phases you are authorizing. Our fees include travel related expenses for trips to the site outlined in the scope of services.

PHASE	FEE	AUTHORIZATION
Parking Supply/Demand Analysis*	\$28,000	KMH <i>KHackett</i>
Evaluation of New Parking Facility	\$6,000	
TOTAL FEE	\$34,000	

*This fee is an increase of \$8,000 from our fee in 2015. The fee increase is a result of inflation and costs of service increases incurred over the six years since the last study was completed.

Sincerely,

WALKER CONSULTANTS



Andrew J. Vidor
 Director of Planning

Enclosures General Conditions of Agreement for Consulting Services

AUTHORIZATION

Trusting that this meets with your approval, we ask that you sign in the space below to acknowledge your acceptance of the terms contained herein, and to confirm your authorization for us to proceed. Please return one signed original of this agreement for our records.

CITY OF GRAND JUNCTION

Accepted by (Signature) *KHackett*

Printed Name Kassy Hackett

Title Buyer

Date 01/25/2022

SERVICES

Walker Consultants ("Walker") will provide the CLIENT professional services that are limited to the work described in the attached letter ("the services"). Any additional services requested will be provided at our standard hourly rates or for a mutually agreed lump sum fee. The services are provided solely in accordance with written information and documents supplied by the CLIENT, and are limited to and furnished solely for the specific use disclosed to us in writing by the CLIENT. No third-party beneficiary is contemplated. All documents prepared or provided by WALKER are its instruments of service, and any use for modifications or extensions of this work, for new projects, or for completion of this project by others without Walker's specific written consent will be at CLIENT's sole risk.

PAYMENT FOR SERVICES

Walker will submit monthly invoices based on work completed. Payment is due upon receipt of invoice. If for any reason the CLIENT does not deliver payment to WALKER within thirty (30) days of date of invoice, Walker may, at its option, suspend or withhold services. The CLIENT agrees to pay Walker a monthly late charge of one and one half percent (1½%) per month of any unpaid balance of the invoice.

STANDARD OF CARE

Walker will perform the services in accordance with generally accepted standards of the profession using applicable building codes in effect at time of execution of this Agreement. Walker's liability caused by its acts, errors or omissions shall be limited to the fee or \$10,000, whichever is greater.

Any estimates or projections provided by Walker will be premised in part upon assumptions provided by the CLIENT. Walker will not independently investigate the accuracy of the assumptions. Because of the inherent uncertainty and probable variation of the assumptions, actual results will vary from estimated or projected results and such variations may be material. As such, Walker makes no warranty or representation, express or implied, as to the accuracy of the estimates or projections.

PERIOD OF SERVICE

Services shall be complete the earlier of (1) the date when final documents are accepted by the CLIENT or (2) thirty (30) days after final documents are delivered to the CLIENT.

RESPONSE MATERIAL OWNERSHIP

All proposals become the property of the CLIENT upon receipt and shall only be returned to the proposer at the CLIENT'S option. Selection or rejection of the proposal shall not affect this right. The CLIENT shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to contract negotiation, subject to limitations outlined in the entitled "Confidential Material". Disqualification of a proposal does not eliminate this right. "