

CONDITION APPRAISAL

YANKEE DOODLE PARKING GARAGE

NORWALK, CONNECTICUT

Prepared for:



PARK NORWALK

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NORWALK, CT 06854

Submitted by:

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1. INTRODUCTION

A. AUTHORIZATION:

DESMAN was retained by **Park Norwalk (PN)** c/o the City of Norwalk (the City) to provide consulting engineering services to perform a condition appraisal update at the Yankee Doodle Parking Garage, Norwalk, Connecticut. This appraisal was performed in accordance with **DESMAN**'s proposal, dated March 27, 2025 and authorized to proceed by **PN** on April 24, 2025.

B. SCOPE OF SERVICES:

The scope of services is outlined in detail in **DESMAN**'s proposal. In summary, these services primarily consisted of the following work :

TASK 1: VISUAL RECONNAISSANCE/SURVEY:

- **DESMAN** will evaluate all available historical documents pertaining to this project inclusive of, but not limited to, original design drawings, condition assessment reports, and repair documents, paying particular attention to structural framing, expansion/construction joints and architectural/waterproofing detailing (i.e., drainage slopes, caulking details, etc.).
- **DESMAN** will then conduct a visual reconnaissance of the parking garage to identify and quantify the areas of deterioration, distress, corrosion, moisture infiltration, or unusual conditions. Issues to be reviewed include the following:
 - **DESMAN** will document the condition of concrete construction with respect to erection tolerances, bearing conditions at column corbels, corrosion of pre-cast concrete shear connector assemblies, cracking, spalling, surface scaling, and water leakage.
 - **DESMAN** will review the condition of concrete beam and column framing along with cast-in-place floor slab or topping concrete.
 - **DESMAN** will review the condition of joint detailing (tee joints, expansion joints, construction joints, control joints, cove joints), crack detailing, and other waterproofing components as may be appropriate.
 - **DESMAN** will review the condition of the facade, elevations, exterior perimeter walls, spandrel panels, exterior connections, etc. as may be exposed.
 - **DESMAN** will review the condition and configuration of deck drainage (i.e., the



locations of floor drains, locations of standing water/ponding conditions, condition of drainage piping, etc.), and overall apparent drainage performance.

- **DESMAN** will review the condition of the lighting and electrical components (i.e. locations of deteriorated conduit and boxes, locations of damaged light fixtures). **DESMAN** notes that it is not our intent to measure and comment on the actual lighting levels, but rather to provide general comments that may be determined by visual observation. If requested by **PN**, we can provide services to measure and comment further on the lighting levels of the garage as an additional service.
 - **DESMAN** will review the general condition of the stairwells (i.e. treads, risers and landings, handrails/guardrails, etc.) and elevators. It is not our intent, however, to evaluate the elevators for recommended modernization or compliance with code requirements, except that which may be determined by visual observance. We recommend that a qualified elevator consultant review the elevator systems for recommended repairs and/or improvements. If requested by **PN**, we can arrange and procure the services of a specialized elevator consultant to review the elevators further for potential repairs and/or improvements as an additional service.
 - **DESMAN** will identify and comment on areas of miscellaneous construction that may require specific and/or specialized maintenance.
- **DESMAN** will provide an evaluation of the results of the visual reconnaissance. To the greatest extent possible, general recommendations for the repair of the facility will be developed. These repairs will be presented in order of priority for further review, to be adjusted according to immediate needs and the availability of funds.
 - **DESMAN** will provide the condition appraisal reports summarizing the various observations and recommendations. We will discuss the findings and recommendations with **PN** as appropriate and revisions will be made to the report if necessary prior to submission. We will then forward final reports to **PN** in PDF-format.

Task 2: Material & Field Testing:

DESMAN may perform a limited delamination survey over select cast-concrete surfaces of limited portions of the supported slabs, that are deemed necessary and appropriate, that are easily accessible using the chain-drag method; **DESMAN** notes that the intent is not to perform a comprehensive delamination survey over 100% of the surfaces but rather only as may be representative or appropriate to supplement our visual observations as determined by **DESMAN** at the time of our visual reconnaissance. This will help estimate the amount of delaminations or hollow areas in the concrete floor slab which require repair. These soundings will help to detect subsurface horizontal cracking within the slabs caused by corrosion of embedded ferrous materials, but which are not typically visibly detectable.



C. OBJECTIVE:

It is the intent of this condition survey and assessment to: (1) document the current condition and determine the influence of deterioration on safety; (2) determine the causes and extent of the deterioration, to the extent possible utilizing the proposed testing techniques and visual observations; (3) develop a recommended program of repair, and (4) estimate probable construction costs of the repair program. A visual observation and review of original design documents are utilized to gain an understanding of the structure and how it should be expected to perform as compared to what is identified in the field. Typically in the performance of a condition assessment an assumption is made that the structure was designed and constructed in compliance with industry standards and building code requirements in effect at the time the building was designed and constructed. If certain conditions are observed during an inspection/evaluation of a building it is sometimes necessary to do a more thorough engineering evaluation to determine an underlying cause of distress or failure; it is also sometimes necessary to perform supplemental destructive and/or non-destructive testing to determine an underlying cause of distress or failure. Due to the age of the structure and the fact that no significant structural distress was observed during the assessment, it has been determined that extensive structural evaluation or analysis is currently not deemed necessary. Similarly, no extensive destructive and non-destructive testing needed to be performed at this time.

As with any building assessment and the resultant repair program developed as a result of such an assessment, it is wise to include or anticipate within any estimated repair cost or budget a nominal construction contingency to account for concealed, unknown, or unanticipated conditions which may be encountered in performing the recommended repairs as outlined in this report.

D. QUALIFICATIONS:

DESMAN was retained to perform an appraisal of the Yankee Doodle Parking Garage, Norwalk, Connecticut. The conclusions, recommendations, and opinions of costs represented in this report are based on discussions with personnel familiar with this facility, our field observations and our experience with similar projects.

It is not the intent of this appraisal to perform an exhaustive study to locate every existing defect in the structure. Nor is it the intent to perform an extensive structural evaluation or analysis except as noted. Similarly, no extensive destructive or non-destructive testing needed to be performed at this time except as noted. A team of trained professionals conducted "walk-through" observations; however, there may be



defects at the facility that were not readily accessible or visible. Additionally, conditions may develop in the future that were not evident at the time of this survey.

Opinions of cost for repairs are approximations only and should not be interpreted as bids or offers to perform work. Actual costs can be affected by the extent of work done as one project, the quality of contractors, the quality of materials chosen and specific work conditions. These conditions are based on design criteria which are not known at the time of this report.

E. PARKING GARAGE REPAIR AND RESTORATION – AN OVERVIEW:

As stated by the American Concrete Institute (ACI) Committee 362.1R-97 in their report titled Guide for the Design of Durable Parking Structures, (reapproved in 2002), *“The durability of parking structures is related to many factors, including weather, the use of deicer salts, concrete materials, concrete cover over reinforcement, drainage, design and construction practices, and the response of the structural system to loads and volume change. The most common types of deterioration and undesirable performance of parking structures are due to corrosion of reinforcement, freezing and thawing, cracking, ponding of water and water penetration. Even walls and columns suffer distress from leakage, splash, and spray of salt-contaminated water.”*

Concrete is a stone-like material obtained by permitting carefully proportioned mixture of cement, sand and stone or other aggregate and water to harden in forms of the shape and dimensions of the desired structure. The advantages of this building material include its high fire and weather resistance, local availability at low cost and high compressive strength. On the other hand, it is a relatively brittle material whose tensile strength is low compared to its compressive strength. This limitation is overcome by using reinforcing steel in combination with concrete in order to reinforce it where its low tensile strength would normally limit the carrying capacity of the prismatic member or element.

With the widespread use of deicing chemicals and road salt on our nation's highways and roadways, the condition of our bridge decks, parking garages and other reinforced concrete structures directly exposed to these materials began to change. The relationship between the deterioration and use of deicing chemicals and road salt was most evident by the extent of deterioration found in the "snow belt" states. With the development of this deterioration, programs were initiated to study the cause and effect of the problem in order that repair procedures and preventive maintenance could be instituted to assure the long term viability of these structures.



Research has confirmed that corrosion of the embedded reinforcing steel was the primary cause of the structural deterioration. It was further determined that the presence of chloride in the concrete (from both external and internal sources) greatly accelerated the development of the corrosion process. External sources of chlorides mainly occur from deicing chemical and road salt applications. Internal sources consisted of calcium chloride admixtures to the concrete used historically in winter months to speed up the temperature sensitive curing of the concrete mix. Repair programs began to consider that the only method to stop all subsequent corrosion deterioration was one where all concrete containing threshold values of the chlorides necessary to cause corrosion was removed and chlorides were further prevented from entering the new concrete. However, removal of all concrete containing significant chlorides is seldom a practical or cost effective solution.

The service environment of parking structures is more severe than most other buildings and is more nearly like that of highway bridges. In many cases, these structures are exposed to seasonal and daily ambient temperature variations. Deicing chemicals and road salts may be spread directly on the slab floors or they may be deposited from vehicles coming into the parking facility from surface streets where the chemicals are extensively used. Extreme temperature and volume changes can cause cracking of the floors, beams, columns, and walls which can lead to the ingress of water and chlorides leading eventually to deterioration. Use of deicing chemicals and road salt, and chloride contamination within the concrete can also increase freeze-thaw damage due to a fluctuation between freezing and thawing at the concrete's surface or near its surface causing localized spalling and loose of cement paste binding the concrete aggregate together. Deterioration of the concrete surface due to freeze thaw causes further moisture and chloride contaminated moisture intrusion into the concrete, down to the level of the embedded reinforcing steel where more extensive damage can occur due to corrosion.

To the greatest extent possible, visual observations, field-testing, laboratory tests and analysis performed on the data collected are used to gain as much information about the structure as possible. As stated by the ACI Committee 362 in an earlier report titled State of the Art Report on Parking Structures, issued in 1985, *"Repairing an existing deteriorated structure involves many unknowns, uncertainties, and risks. Especially with regard to repair of deicer caused corrosion damage, the process is considered an extension of the useful life of the deteriorated structure. It is not equivalent to building a new structure with current technology."* Therefore, in the development of repair programs within this report, contingency funds must be anticipated and included in any budget for repairs to account for concealed, unknown, or unanticipated conditions which may be encountered.



2. EXECUTIVE SUMMARY

CORROSION: Corrosion is the oxidation, or rusting of ferrous materials (i.e., embedded reinforcing steel), and the creation of iron oxide which has an increased volume compared to the base ferrous material. Besides the loss of steel strength and a loss of cross-sectional area of the steel, this chemical reaction and the resultant expansion in volume exerts great pressure on surrounding concrete causing concrete spalling and potentially a loss of structural load carrying capacity.

DELAMINATION: A delamination is a subsurface failure or cracking within concrete construction at the level of the embedded reinforcing steel; typically caused by the corrosion of the embedded concrete reinforcement, but can also be the result of cyclical freeze-thaw damage.

SPALL: Concrete spalling is the direct result of the corrosion or freeze-thaw process causing delaminated concrete to eventually break away, leaving a hole, and exposing embedded reinforcing steel to the effects of continued and progressive corrosion. Spalled concrete, often presents a potential tripping hazard to pedestrians, either due to the hole created or exposure of embedded steel reinforcing. Excessive spalling is clear

The Yankee Doodle Parking Garage is in fair structural condition; although no major structural deficiencies were identified during **DESMAN**'s site investigation at this time, conditions do exist, such as shallow cracking and joint sealant failure, that if left untreated or unaddressed may result in additional premature concrete deterioration.

Understanding that various concrete repair and waterproofing projects have been programmed over time, **DESMAN** recommends that a comprehensive program be implemented as funds become available; we note that a comprehensive program is currently in design.

Various enhancements are also recommended, spanning the disciplines of the plumbing systems, miscellaneous metals, as well as architectural improvements such as painting and railing enhancements.

A more complete outline and description of **DESMAN**'s visual observations is presented within Section 4 of this report. Section 5 of this report presents a breakdown of projected costs of recommended capital repairs and improvements. Projected repairs and capital improvement costs are prioritized into three (3) separate phases (Prioritized Repairs, Programmed Repairs, and Long-Term Repairs), with appropriate construction contingencies, and is summarized as follows:



PROJECTED REPAIRS AND CAPITAL IMPROVEMENT COSTS:

▪ Prioritized Repairs:	\$1,919,350.00
▪ Programmed Repairs:	\$516,000.00
▪ Long-Term Repairs:	\$1,245,200.00
TOTAL:	\$3,680,550.00.

The projected capital improvement costs presented here and more fully described later in this report are based upon current prices in the New England area for labor, equipment, and materials to implement similar work as currently recommended for implementation to the Yankee Doodle Parking Garage. The estimated construction costs includes a $\pm 10\%$ construction contingency allowance to account for uncertainties in the restoration market at the time of bidding, and to address possible unforeseen conditions which might arise during the complete design development of the repair documents and repair procedures.

Costs associated with providing engineering design services, bidding assistance, and contract administrative & sight observation services have not been provided as the exact scope of repairs and the scheduling of when and how they might be implemented has not yet been determined. Should **PN** wish to budget for design and construction management fees, **PN** should assume an additional 12% to 15% of total construction cost as a reasonable estimate for these services.



The design fees would vary depending on the magnitude and complexity of the repairs actually undertaken, and the suggested percentages for engineering services are meant only as a budgeting tool, and not as an actual proposed engineering fee for **DESMAN** to perform the engineering services. Should **PN** wish to proceed with any portion of the recommended repairs, **DESMAN** will gladly provide a proposal for the designated engineering services.

Due to certain economies of scale, the total cost of capital repairs could be reduced if the recommended repairs are implemented as part of a single phase repair program in lieu of the repairs being implemented in a phased or prioritized repair program. Additionally, it should be noted that a phased type of repair needs to account for a limited increase in repair quantities and associated repair costs to address an anticipated increase in deterioration which might occur in the intervening period of time between phases of the work. A phased repair program also results in increased costs due to the need for multiple mobilizations by contractors onto the work site.



3. DESCRIPTION OF FACILITY

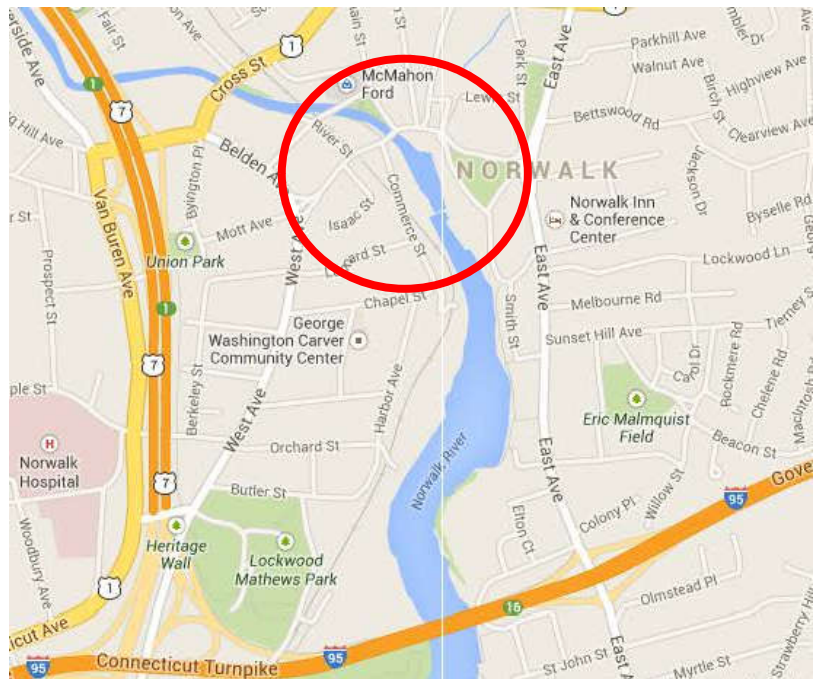


Photo No. 1



Photo No. 2

The Yankee Doodle Parking Garage is located in Norwalk, Connecticut at the corner of Burnell Blvd. and River Street (**reference Location Map below**). The structure consists of four supported parking floors and an asphalt slab-on-grade; the floors are designated Grade, First, Second, Third and Roof levels, the roof consists of approximately half of a floor plate. The project north façade is adjacent to Burnell Boulevard and the project east façade is adjacent to River Street. The garage has a parking capacity of 414 vehicles and was constructed in 1974.



Location Map: courtesy of www.google.com

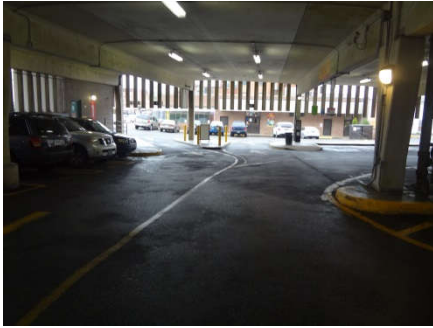


Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6

The garage is rectangular in shape and measures approximately 248 FT x 126 FT in plan. The facility consists of two parking bays, each approximately 63 FT wide.

There are two main entrances/exits to the parking garage at the grade level; one entrance/exit from Burnell Boulevard at the northwest corner of the garage and another entrance/exit from River Street at the southeast corner of the garage.

The south bay is flat while the north bay is ramped to provide vehicular access to the upper levels of the garage. All traffic in the garage is two-way and the parking stalls are 90°.

The structural system of the parking garage consists of one-way cast-in-place concrete slabs, which span between pre-cast concrete single tee beams. The supported slabs are reinforced by post-tensioned, un-bonded, tendons at the two bays at each end of the garage (column-lines 1 to 3 and column-lines 11 to 13). The balance of the slabs are conventionally reinforced with steel reinforcing. The cast-in-place concrete portions of the slabs are 6.5" thick.

The pre-cast tee beams are typically 10'-0" wide and are supported by pre-cast concrete columns, which are typically spaced at 20'-3". The tee stems are typically 36" deep and 12" wide. The foundations consist of spread footings.



Photo No. 7

There are three stair towers in the parking garage; a stair tower is located at each of the northwest, southwest and southeast corners of the facility. The southwest stair tower includes a single elevator cab as well.

The façade of the parking garage has been clad with pre-cast concrete fins. The fins are attached to the pre-cast columns and cast-in-place knee walls, which are constructed on top of the curbs, which ring the perimeter of the parking floors.

Drainage is provided by surface drains at the bottom of the ramps; there is also a trench drain at the Burnell Boulevard entrance. Lighting is provided by ceiling mounted fixtures with embedded conduit at the lower parking levels and pole-mounted fixtures at the roof. An office and storage room is located at the northwest corner of the grade level.

A comprehensive repair program, addressing various concrete repairs and waterproofing improvements was performed in 2010, as well as subsequent repairs performed in the summer of 2018. A new comprehensive program is currently in design, as well as related aesthetic improvements being addressed by others.

4. VISUAL OBSERVATIONS AND RECOMMENDATIONS

During the summer of 2025, **DESMAN** performed a detailed visual observation of the facility's structural systems and waterproofing components, along with the general condition of the drainage system.

While **DESMAN** does offer comment on the general condition of miscellaneous electrical components and their relationship and potential impact to the garage's structural system and waterproofing components, **DESMAN** did not review the apparent lighting levels or the placement of the light fixtures. While **DESMAN** does offer comment on the general condition of the signage, **DESMAN** does not comment on the placement and/or functionality of the signage except where recommendations that **DESMAN** may consider typical areas of improvements are warranted. **DESMAN** also did not review the mechanical systems (i.e. fire standpipe, etc. as applicable) beyond general or visual conditions which may benefit from comment by **DESMAN**; **DESMAN** recommends that these systems be reviewed by a qualified engineer and/or maintenance company as appropriate.

Observations made were documented on copies of floor plans. An extensive number of photographs were also taken to help document the various conditions observed.

The following is a listing of observed conditions and issues of concern, along with recommendations to rectify them.



A summary of **DESMAN**'s visual observations is as follows:



Photo No. 8



Photo No. 9



Photo No. 10

Concrete Work:

- The one-way, cast-in-place concrete slabs, which span between pre-cast concrete single tee beams continue to perform in good condition.

However, **DESMAN** did note miscellaneous surface scaling and shallow-depth delamination and/or spalling throughout the garage, particularly in those areas constantly exposed to moisture (i.e. adjacent to drains, adjacent to the ramps, exposed on the roof level, etc.), and upon a chain-drag of the floor surfaces, **DESMAN** encountered delaminations throughout the garage.

Scaling can be caused by cyclical freeze-thaw, and is typically exhibited by pitting on the concrete surface and an exposure of the aggregate within the concrete matrix. The reinforcing steel can become exposed, allowing further moisture penetration.

DESMAN recommends that the scaling and shallow-depth deterioration be repaired using an appropriate epoxy/aggregate repair mortar (*reference Photo Nos. 8, 9 & 10*).

Limited areas, specifically related to the roof level, are currently being addressed. Additional areas, such as the balance of the roof level, though, remain to be addressed; considering the magnitude of cracking and the delaminations/spalling throughout the



Photo No. 11



Photo No. 12



Photo No. 13

garage, **DESMAN** recommends that all deteriorated concrete be repaired, followed then by an appropriate waterproofing membrane system. Any recommended concrete repair work should be coordinated with waterproofing/sealant work needed, as described later in this report.

- The pre-cast tee beams are in good condition as well. However, miscellaneous vertical and overhead concrete spalling was observed throughout the garage. Insufficient coverage of reinforcing steel and failed waterproofing above can allow moisture to access the steel, thus causing the spalling. Although cosmetic in nature, **DESMAN** recommends that these locations be repaired with a high-quality polymer modified repair mortar.
- **DESMAN** also notes limited cracking is observed throughout the garage. Cracking can occur for a variety of reasons. **DESMAN** is not concerned that the cracking has compromised the structural integrity of the members, however, **DESMAN** does recommend that epoxy injection be performed to address the cracking to maintain the waterproofing integrity. **DESMAN** noted that epoxy injection has been performed on miscellaneous cracking previously.

For aesthetic and architectural enhancement, **DESMAN** recommends that the remaining excess epoxy and injection ports be removed and an



Photo No. 14



Photo No. 15



Photo No. 16

architectural coating be applied. A coating can provide a more uniform appearance, minimizing the visibility of the repairs such as by a typical exterior concrete paint system. Depending on the selected product, this can provide additional waterproofing protection by bridging any minor cracking and minimizing further moisture intrusion. Application of a coating can also enhance ambient lighting levels and assist in highlighting pedestrian entry/exit routes and areas of refuge throughout the garage. Since application of a coating is not required for structural or waterproofing integrity, assuming that epoxy injection repairs are performed, **DESMAN** has not included the projected cost for coating application in **DESMAN**'s recommended repair and capital improvement program; should **PN** be interested, **DESMAN** can provide the additional projected cost.

- Minor concrete spalling was observed in a limited number of areas of raised concrete curbs located around the parking facility, the majority being cosmetic and not the result of corrosion of embedded reinforcing steel, perhaps due to vehicular damage. **DESMAN** recommends that the spalling be patched with a high-quality polymer-modified repair mortar.
- Minor cracking, scaling, and other deterioration mechanisms exist throughout the asphalt slab-on-grade (Level 1) (*reference Photo No. 15*). Since the slab-on-grade is typically considered a lesser priority



Photo No. 17

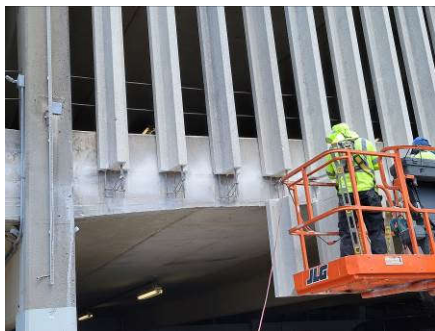


Photo No. 18



Photo No. 19

than a supported deck, **DESMAN** recommends that **PN** monitor the slab-on-grade to make certain no trip-and-fall hazards present themselves and the deterioration mechanisms don't expand or become exacerbated.

- Miscellaneous cracking and spalling is noted throughout the stairs (**reference Photo Nos. 15 & 16**). **DESMAN** recommends that all cracking and spalling be addressed as required to prevent potential trip-and-fall hazards; all stair nosings should be replaced/re-set as may be required.
- Recently, **DESMAN** assisted **PN** with modifying the precast fins in order to improve the clearance below the fins; this work involved various miscellaneous patching, as well as cutting the bottoms and related repair to maintain the durability. (**reference Photo No. 18**)

Waterproofing:

- Construction joints throughout the garage appear to be performing well, being replaced in 2010. As a general rule, the life expectancy of joint sealant is between 8 to 12 years depending on exposure and level of usage. Roof level joints, though, are exposed to more aggressive circumstances due to environmental conditions and snow plow damage, and lower levels experience comparatively more traffic than the upper levels of the facility.



Photo No. 20

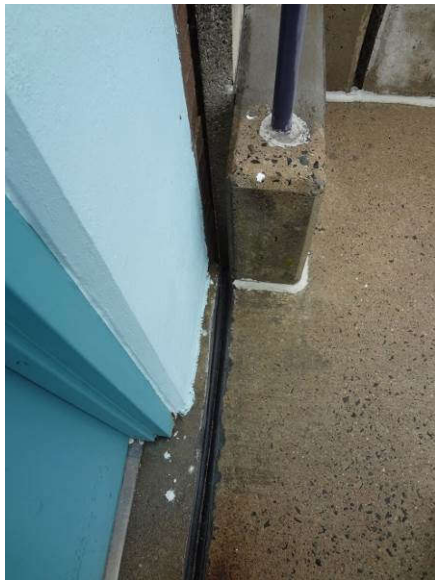


Photo No. 21



Photo No. 22

- **DESMAN** recommends, though, that miscellaneous sealant be removed and replaced as may be required; **DESMAN** recommends that an allowance be programmed accordingly for miscellaneous repair.
- Expansion joints are currently installed around the three stair towers (*reference Photo Nos. 21 & 22*). Expansion joints are typically created within a structure to allow for thermal movements within the structure in response to ambient temperature variation and are also sometimes necessary to separate structural elements which are anticipated to move contrary to one another due to differential settlement or potential seismic activity (such as stair towers). These expansion joints need to be closed off to prevent water infiltration through the joint opening or to allow for a smooth transition between adjoining structural elements; typically, a flexible material or gland is designed to handle the extent of movements experienced. These glands can be comprised of any number of materials and need to be tough enough to handle vehicular and/or pedestrian traffic as may be required and still allow for unimpeded pedestrian access.

Although the existing joint glands are demonstrating their age due to wear and tear, the glands appear to still be performing well. **DESMAN** recommends that the existing glands be monitored and repaired as



Photo No. 23



Photo No. 24

required; **DESMAN** recommends that an allowance be programmed accordingly for miscellaneous repair, until full replacement is warranted.

All expansion joint glands located throughout the facility would benefit from periodic cleaning to remove dirt and debris which tends to accumulate within the folds of the accordion shaped glands. Debris which collects within the expansion joints can restrict proper joint movement and cause premature failure of the joint. It is recommended that this expansion joint cleaning be performed on a weekly basis, or as a minimum on a monthly basis.

- Traffic bearing membranes are approximately 85%-90% effective as moisture and chloride screens inhibiting future chloride-ion migration into the deck. An elastomeric membrane will also traverse cracks that may form and joints that may be tooled.

Upon completion of a membrane installation, though, **DESMAN** suggests developing a yearly service contract with a qualified waterproofing contractor to assure that damaged portions of the membrane are successfully repaired each spring and autumn. It is important that all damage to waterproofing membranes be repaired, as continued and progressive de-bonding of the membrane will result if left unattended. **DESMAN** therefore cautions that installation of a membrane should be considered along with adequate funding for long-term maintenance.

A less expensive option to a membrane would be the application of a 100% solids, silane-based, penetrating sealer; a silane sealer has been applied on the remaining surfaces throughout the garage in 2011. A sealer is only approximately 60% to 65% effective in preventing moisture penetration, though, and does not bridge cracks and joints. The life-cycle of a sealer is shorter than a membrane, spanning between 7 to 10 years, but if concrete repairs are properly addressed prior to application, the sealer is a viable alternative. Penetrating concrete sealers have proven to be an effective chloride screen, but their effectiveness diminishes over time.

Another option to a membrane and a more viable option to the penetrating sealer, would be the application of a topically-applied corrosion inhibitor throughout the parking garage. A corrosion inhibitor assists in raising the chloride threshold level necessary to support active corrosion of embedded reinforcing steel within the supported decks.

Not only do these materials inhibit corrosion, they also offer the additional benefit of performing as a penetrating concrete sealer, acting as a moisture and chloride screen. Because these materials are unable to bridge cracks in concrete, though, similar to sealers, the application of corrosion inhibitors needs to be done in conjunction with a program of





Photo No. 25

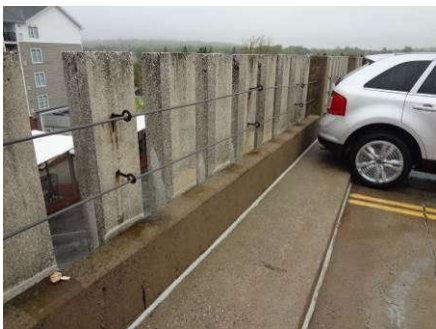


Photo No. 26

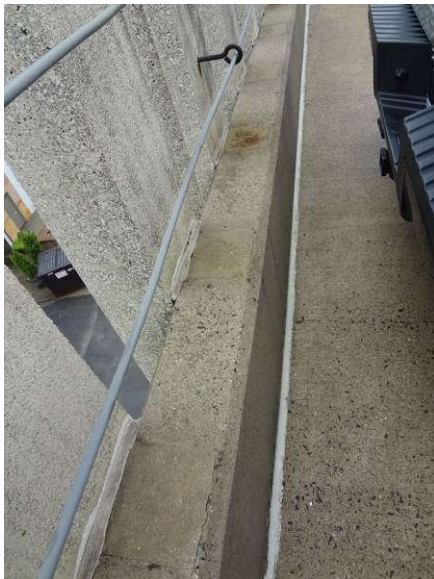


Photo No. 27

crack and control/construction joint repair and quite possibly combined with the application of an elastomeric traffic bearing waterproofing membrane in certain areas.

Although a traffic bearing membrane is a far superior chloride and moisture screen than a corrosion inhibitor, it is costly to install and to maintain.

Chloride ion testing was done as part of this facility's current assessment work, performed as part of the 2007 report. At the time, chloride concentrations were measured to be above the threshold limit necessary to support active corrosion and application of a corrosion inhibitor was recommended. **DESMAN** considers it beneficial to recommend that a corrosion inhibitor be applied to the concrete surfaces.

Considering the magnitude of cracking and the apparent full-depth penetration through a significant portion of the cracking in specific areas, along with the anticipated extent of slab repair, **DESMAN** now recommends that a corrosion inhibiting sealer be applied, followed then the installation of a heavy-duty traffic bearing membrane system. A combination of membrane with a healer/sealer has already been installed on the second level, above the garage office and opposite storage space below, as well as the roof level along the beam members.



Photo No. 28



Photo No. 29



Photo No. 30

- New cove joint was installed in 2010 at the majority of all vertical and horizontal interfaces throughout the garage. **DESMAN** recommends that all cove joint sealant be monitored and repaired as may be required.
- **DESMAN** noted that the roof systems above the stair/elevator towers appear to be performing well. **DESMAN** recommends that the roofing systems be monitored and repaired as may be required.

Plumbing Repairs and Improvements:

- Existing floor drainage continues to appear to perform satisfactorily with only minor pipe leakage identified. Although supplemental floor drains have recently been installed, minor areas of standing water remain, however, which can be addressed with a few more supplemental floor drains piped to the existing storm drainage system. Any drainage system within a parking facility should be flushed and tested annually to prevent debris collection and checked for system leaks (**reference Photo Nos. 28, 29 & 30**).
- Miscellaneous damaged drains and piping were observed throughout the garage, requiring repair and/or replacement. **DESMAN** recommends that all corroded grating and other components be replaced.

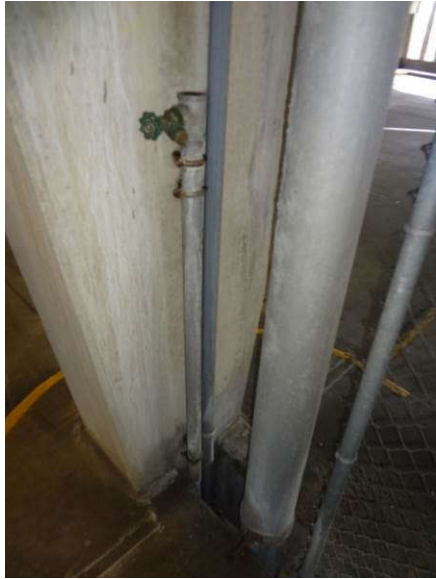


Photo No. 31



Photo No. 32



Photo No. 33

- The garage possesses the benefit of having a washdown system installed, with two risers accessing the roof level. With typical degreasers employed on a semi-annual basis, **DESMAN** recommends that a washing of the deck be performed to eliminate dirt and debris that hold moisture and chlorides which can be damaging to the concrete deck. At the time of the garage cleaning, **DESMAN** also recommends that all ledges and other nesting locations be cleaned, removing any bird guano that may provide a health hazard.

- **DESMAN** also recommends that regularly scheduled testing and inspection be performed on the washdown system, as well as cleaning and maintenance of the system components in accordance with O&M recommendations, to confirm proper operational capacity of the system.

DESMAN recommends that the fire protection system monitored, tested, and repaired as required, all in accordance with the appropriate operation and maintenance manuals and NFPA guidelines.

Miscellaneous Repairs and Improvements:

- Oil and debris, have collected throughout the garage in isolated areas. Although the Yankee Doodle Garage generally appears to be in a clean condition, grease and oil drippings from vehicles are inevitable



Photo No. 34



Photo No. 35

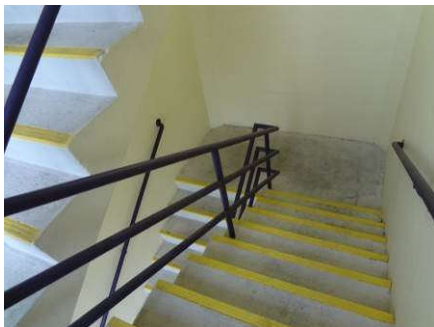


Photo No. 36

and birds will seek any nesting opportunity.

DESMAN also recommends that all abandoned materials be removed (i.e. abandoned fire extinguisher boxes) as may be required.

- Generally speaking, the electrical system is in good condition; miscellaneous repair is required to replace corroded boxes and segments of steel conduit. **DESMAN** recommends that funds be programmed for miscellaneous electrical repairs (i.e. deteriorated conduit, damaged fixtures, etc.) that may be necessary over time. **DESMAN** did note that new materials are currently be installed; **DESMAN** is not familiar, though, with the extent of the Scope.
- **DESMAN** observed a combination of embedded and surface-mounted conduit currently in use. As new materials are installed, **DESMAN** recommends that embedded materials be abandoned and removed, if possible, and new materials be installed all surface-mounted. Embedded materials can be difficult to maintain, as well as providing a pathway for moisture to penetrate the slab.
- Although the stair handrail/guardrail systems throughout the garage generally remain in good condition, **DESMAN** observed that the railings do not appear to be in compliance with current Code; as **DESMAN** understands, the applicable Code specifies that handrails are to be provided at 2'-10" from the surface of the floor with guardrails at 3'-6", as well



Photo No. 37

as no openings be greater than that which would allow a 4" diameter sphere to pass through.

Although **DESMAN** assumes that the railing systems were installed in compliance with the applicable Code at time of construction (and thus may be exempt from current requirements), **DESMAN** recommends that the railing systems be considered for modification to comply with current Code requirements.

At the time of modifications, **DESMAN** also recommends that the guardrail system be extended to terminate at the lower level's wall. The configuration of the guardrail results in a space below the last flight of steps, which, due to the lack of visibility may be difficult to maintain. **DESMAN** recommends that a locked gate be installed within the guardrail to allow access to the space as required.

- Wayfinding signage throughout the garage appears to be in good condition, although a few isolated signs appeared to be damaged or are missing, and thus should be repaired and/or replaced as may be required; additional signs may be appropriate in isolated circumstances, such as may be related to the elevator

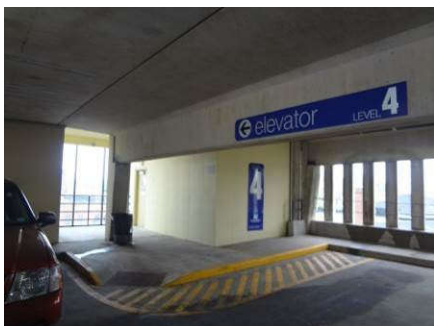


Photo No. 38

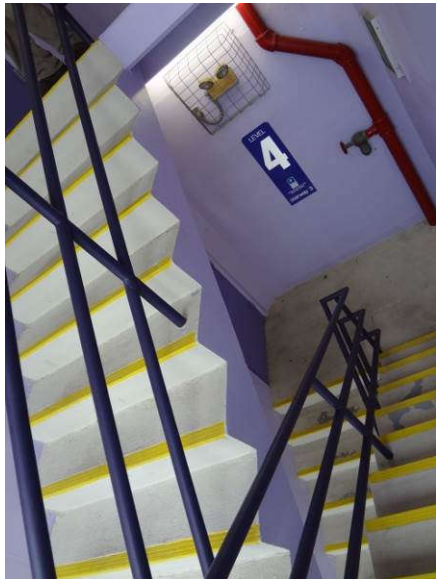


Photo No. 39

- Miscellaneous metal surfaces, throughout the garage, exhibit various stages of corrosion. **DESMAN** recommends that all miscellaneous metal surfaces be cleaned, primed, and re-painted (i.e. doors and frames, stair handrails/guardrails, fire standpipe, etc.), to both protect and enhance their appearance.
- Following completion of repairs, **DESMAN** recommends that all traffic markings (i.e. parking stalls, directional arrows, etc.) be re-painted. **DESMAN** recommends that all conflicting markings, if any, first be removed prior to re-painting and all ADA requirements be updated as may be required.
- The various architectural treatments, throughout the garage, are in good condition and continue to perform well. Minor repairs, though, are recommended to maintain the building envelop. Damaged door frames should be repaired and/or replaced, and all exterior vertical sealant should be replaced as well.
- The stair towers and related surfaces have been painted, providing aesthetic enhancement. **DESMAN** recommends that these surfaces be programmed for re-painting as may be required. **DESMAN** noted that miscellaneous light fixtures have been replaced that are a different size than those previously installed, thus prompting a need for paint touch-up; **DESMAN**



Photo No. 41

recommends that touch-up and repair be addressed as may be required.

- **DESMAN** understands that **PN** has begun to undertake various methods to address the aged appearance of the Yankee Doodle Parking Garage, and is now in the process of implementing a program to paint the exterior of the garage as well as related site improvements. Prior to any exterior painting, **DESMAN** recommends that any repair work needed for the concrete, as well as related waterproofing, be addressed prior to the implementation of the painting program.

5. PROJECTED COST OF RECOMMENDED CAPITAL REPAIRS & IMPROVEMENTS

The phased repair and improvement program as developed by **DESMAN** addresses long-term durability issues at the **Yankee Doodle Parking Garage**, and is intended to maintain the garage at an acceptable level of service condition while extending the useful service life of the facility.

The repair program has been formatted into specific repair items showing projected costs of implementation. Although **DESMAN** has arranged the scope of proposed restoration work for specific reasons, such as structural priorities and patron comfort, certain additional adjustments could be made should there be limits to the amount of funding that is available for any given year.

In addition to the recommended repairs and improvements noted in Section 4, **DESMAN** also has provided projected costs for the following additional related work:

- Mobilization/Demobilization: This work is associated with, but not limited to, the cost of a contractor mobilizing men, equipment, and materials onto the site prior to beginning work and off the site when the work is completed, as well as the costs for the provision of any and all permits, labor, material and performance bonds and insurance necessary for the implementation of the work. It is worth noting that extending recommended repairs over a period of time in lieu of all of the work being performed at once will result in an increased number of contractor mobilizations,
- Miscellaneous Coordination Work (Traffic Control, Temporary Construction Signage, etc.): This work is associated with, but not limited to, the costs for the provision of any and all traffic control devices and signage necessary to direct vehicular traffic around repair areas, and to provide protective/dust proof partitions around work areas.



DESMAN notes that certain costs in the projections presented may require adjustment if any re-prioritization of work is made. These costs would include mobilization/demobilization as well as those costs associated with miscellaneous coordination work. Impact to costs associated with an economy of scale may also need to be reconsidered.

The construction costs shown are based upon current prices in the New England area for labor, equipment and materials. The projected construction costs also include a 10% contingency factor to account for unforeseen conditions and uncertainties in the restoration market at the time of bidding. Should **PN** wish to budget for design and construction management fees, **DESMAN** recommends that **PN** assume an additional 12% to 15% of total construction cost be considered as a reasonable estimate for the provision of these services.

Design fees would vary depending on the magnitude and complexity of the repairs to be undertaken, and the suggested percentages for engineering services are meant only as a budgeting tool, not as a proposed engineering fee for **DESMAN** to actually perform the work. **DESMAN** will gladly provide an engineering fee proposal, along with a detailed scope of services, should **PN** wish to proceed with all or any portion of the repairs suggested.

Recommended repairs and improvements are subdivided in three phases of action as follows, and are further developed and explained in the following table:

- Prioritized Repairs
- Programmed Repairs
- Long-Term Repairs



OPINION OF PROBABLE CONSTRUCTION COSTS:

Work Description	Prioritized Repairs (Phase 1)	Programmed Repairs (Phase 2)	Long-Term Repairs (Phases 3 - 5)
A. Concrete Repair:			
1 Miscellaneous Partial-Depth Repair	\$ 1,050,000.00	\$ -	\$ -
2 Miscellaneous Concrete Curb Repair	\$ 8,750.00	\$ -	\$ -
3 Miscellaneous Vertical & Overhead Concrete Repair	\$ 162,500.00	\$ -	\$ -
4 Miscellaneous Vertical Concrete Repair (Exterior Façade)	\$ 180,000.00	\$ -	\$ -
5 Miscellaneous Stair Repair (treads, risers)	\$ 20,000.00	\$ -	\$ -
6 Miscellaneous Epoxy Injection	\$ 75,000.00	\$ -	\$ -
7 Asphalt Repair/Replacement	\$ -	\$ 60,000.00	\$ -
B. Waterproofing:			
1 Application of Corrosion Inhibitor	\$ -	\$ 157,500.00	\$ -
2 Repair/Replacement of Expansion Joints	\$ -	\$ 39,000.00	\$ -
3 Vertical Joint Repair/Installation (at the perimeter knee walls)	\$ 75,000.00	\$ -	\$ -
4 Installation of Membrane (including sealant work)	\$ -	\$ -	\$ 787,500.00
C. Plumbing, Mechanical & Electrical Repairs and Improvements:			
1 Drain Pipe Flushing and Cleaning (<i>before & after deck repairs</i>)	\$ -	\$ 20,000.00	\$ -
2 Replacement of Floor Drains/Supplemental Drain installation	\$ -	\$ 45,000.00	\$ -
3 Replacement of Piping/Supplemental Drain Pipe Installation (full)	\$ -	\$ 60,000.00	\$ -
4 Miscellaneous Drainage System Repairs	\$ -	\$ 15,000.00	\$ -
5 Miscellaneous Electrical Repairs	\$ -	\$ 15,000.00	\$ 15,000.00
D. Architectural Repairs and Enhancements:			
1 Painting of Metal Surfaces (i.e. misc. railings, doors, standpipe, cable eye-rings)	\$ -	\$ -	\$ 50,000.00
2 Door and Hardware Repair	\$ -	\$ -	\$ 25,000.00
3 Re-painting of Stair Wall Surfaces	\$ -	\$ -	\$ 25,000.00
4 Re-painting of Stair Railings	\$ -	\$ -	\$ 25,000.00
5 Re-Painting of Traffic Markings	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00
6 Replacement of Stair Railings	\$ -	\$ -	\$ 85,000.00
7 Signage Repairs and Improvements (Allowance)	\$ -	\$ -	\$ 10,000.00
E. Miscellaneous Coordination Work:			
	\$ 79,300.00	\$ 21,300.00	\$ 51,000.00
F. Mobilization/Demobilization			
	\$ 79,300.00	\$ 21,300.00	\$ 51,000.00
Sub-TOTAL:	\$1,744,850.00	\$469,100.00	\$1,132,000.00
Construction Contingencies @ +/-10%:	\$174,500.00	\$46,900.00	\$113,200.00
Total Phased Construction Costs with Contingencies:	\$1,919,350.00	\$516,000.00	\$1,245,200.00
TOTAL Construction Cost with Contingencies:			\$3,680,550.00



6. DETERIORATION MECHANISMS

Reinforced concrete deterioration is typically caused by one or more factors of deterioration mechanisms including corrosion of reinforcement, water penetration, freeze-thaw cycling, volume change, or chemical attack. Any one or combination of these deterioration mechanisms can adversely affect the behavior/performance of a reinforced concrete structure. These adverse impacts include corrosion-induced distress, loss of reinforcing cross section, scaling, leaking, cracking, and delamination of concrete. The following is a brief discussion of each of the mechanisms noted above, and their effect on reinforced concrete structures.

WATER PENETRATION:

The primary cause of the majority of reinforced concrete deterioration within parking structures is directly related to the penetration of water into the concrete. Reinforcing corrosion, concrete scaling, water leakage, leaching, and concrete delamination are all caused at least partially by water penetration.

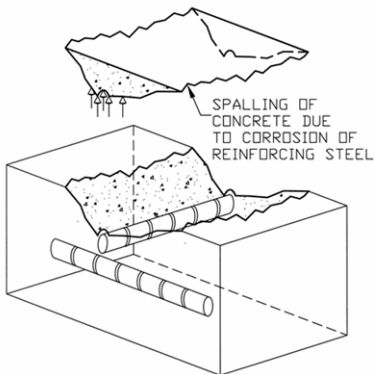


Fig. A

Concrete is a porous material, susceptible to water penetration which can result in increased potential for deterioration. Corrosion of reinforcing steel is an electrochemical process accelerated by the presence of water acting as an electrolyte. In addition, water penetrating into concrete (**Reference Fig. A**) can carry water-soluble chlorides (de-icing salts) to the reinforcing. The combination of chlorides and water further accelerates this corrosion process.

Scaling is also directly related to water penetration into concrete. Scaling is a surface deterioration resulting from pressures by freeze-thaw cycling of saturated concrete. These pressures within the pore structure cause progressive failure of the cement/sand paste. This progressive failure begins with degradation of the exposed surface, advances to the exposure of coarse aggregate, and in severe cases, causes paste failure surrounding the coarse aggregate, destroying the paste/aggregate bond.

Water penetration through a concrete section, cracked or not, can cause leaching of minerals from within the concrete matrix. Leaking of the parking deck exposes embedded reinforcing steel and underlying structural members to water and chloride ions (road salt) resulting in structural deterioration and potentially a loss of load carrying capacity of these building elements. Leaching is the result of frequent water penetration carrying water-soluble products from within the concrete to the surface below. Leached materials that tend to collect on overhead concrete surfaces are unsightly and potentially damaging to patron's vehicles using the parking facility.

Water penetration can also cause delamination of concrete along subsurface fractures through pressures generated during freeze-thaw cycling.

CORROSION OF REINFORCEMENT:

Corrosion of reinforcing steel or other embedded ferrous items such as electrical conduit is a second major factor contributing to deterioration of reinforced concrete (*Reference Fig B*).

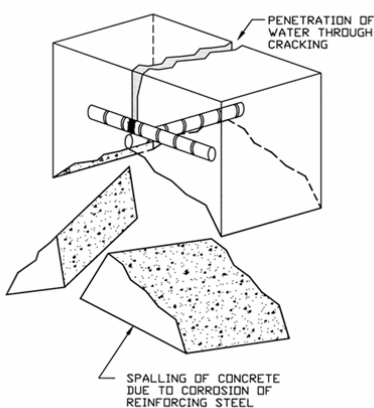


Fig. B

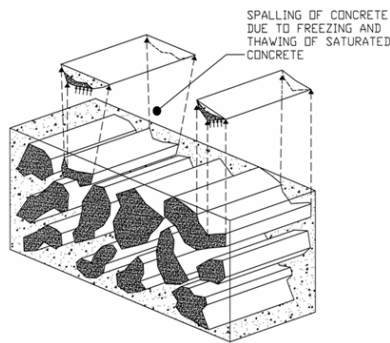


Fig. C

The corrosion process is an electrochemical process, which produces iron oxide (rust) and other by-products. These by-products occupy a minimum of 250% of the volume of the parent metal. This increase in volume produces tensile stresses within the surrounding concrete.

Because concrete has poor tensile strength properties, cracking occurs within the concrete matrix allowing additional moisture and chlorides to reach the reinforcing causing acceleration of the corrosion process. The deterioration caused by this corrosion includes the reduction of cross sectional area of the reinforcing, and the delamination of concrete surrounding the reinforcement.

FREEZE-THAW DAMAGE:

Concrete deterioration caused by freeze-thaw cycles is a third major deterioration mechanism. The mechanism occurs within saturated concrete subjected to freezing and thawing due to the pressures generated within the pores of the concrete paste resulting from the volume changes of water during the freeze/thawing process. These pressures are even greater in the presence of de-icing chemicals/chlorides as these chemicals reduce the freezing point and indirectly increase the pore pressures.

As previously mentioned, these pressures can cause progressive failure of the cement paste and result in scaling of the concrete, and delamination of concrete along subsurface fracture planes (*Reference Fig. C*).

VOLUME CHANGES:

Volume changes are a fourth major contributing factor of deterioration of reinforced concrete structures. These volume changes occur in both plastic and cured concrete. These volume changes can cause various types of cracking within the concrete member.

These cracks allow access for water and contaminants to the concrete and reinforcing, resulting accelerated deterioration to occur. The cracking most often associated with plastic concrete is shrinkage cracking produced by the reduction in volume of the concrete during curing. Improper detailing, proportioning, placement, or curing of the concrete can affect the extent of this cracking, but the primary cause is the volume change that occurs during curing.

Volume changes due to thermal movement, shrinkage, creep, and loading can also contribute to the deterioration of reinforced concrete. These volume changes will produce stress in restrained members, often resulting in cracking of the member (**Reference Fig. D**). These cracks also provide access to water and other deterioration mechanisms to attack the member.

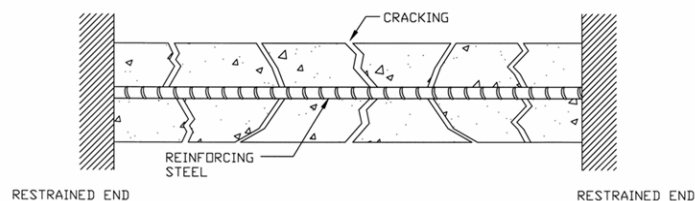


Fig. D



CHEMICAL ATTACK:

Chemical attack is a fifth major deterioration mechanism affecting the performance of reinforced concrete. The effect of de-icing chemical/chlorides upon reinforcing steel and scaling is one example of chemically influenced deterioration. Severe exposure to other chemicals, notably sulfates and acids, can also cause deterioration of cement paste, cement paste/aggregate bond, and reinforcing steel. Chemical properties occurring within certain types of aggregates can also cause an adverse reaction with the cement paste. The resulting volume changes can cause cracking of the concrete.

