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ADDENDUM NO. 2
October 15, 2026
(Page 1 of 1)

Your reference is directed to: **File Number: 26-07283**

Solicitation Number: **RQ 7283 BTR Short-Term Parking Garage Repair** which has been **rescheduled** for quotes to be received by **October 27, 2026 at 11:00 A.M. CST per Addendum No. 1**

The addendum addresses the following questions submitted by the October 8, 2026 Inquiry Period deadline for the referenced solicitation:

- **Q1.** The quality of the pictures in the report when obtaining from centralbidding.com are very blurry and you cannot make out what is in the pictures. Could you please send the original documents so I can clearly view the pictures that correlate to the repairs to be performed as they are specific to the pictures?
- **A1.** ***Yes; please reference the following: "Attachment A - BTR Short-Term Garage Assessment Report 1".***

- **Q2.** Could the RFI and Bid Due date be extended by 1 week, so I could have time to obtain and print the clearer documents and time to walk it with the clearer documents to see if any additional questions are required.
- **A2.** ***Quote Due Date has been extended to Tuesday, October 27, 2026 @ 11am per Addendum No. 1. Inquiries were received up until 5:00 p.m. on Thursday, October 8, 2026.***

This addendum is hereby officially made a part of the referenced solicitation and should be attached to the bidder's proposal or otherwise acknowledged therein.

If you have already submitted your proposal and this addendum causes you to revise your original quote, please indicate changes herein and return to Purchasing prior to quote due date in an envelope marked with the file number, quote due date, and time. If this addendum does not cause you to revise your quote, please acknowledge receipt of the addendum by signing your name and company below and returning it in accordance with the provisions above.

cc: Bid File **26-07283**

dbethley@brla.gov
225-389-3259 x 3261

_____ _____ _____
Signature Date Company

RS&H

May 22, 2026

BTR Short-Term Parking Garage Structural Assessment Final Report

RS&H

BTR Short-Term Parking Garage Structural Assessment

Final Report

May 22, 2026

Prepared by RS&H, Inc. at the direction of City of Baton Rouge/Parish of East Baton Rouge on behalf of the Greater Baton Rouge Airport District

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CHAPTER 1
Executive Summary

1.0 Executive Summary

This report is an assessment of the Baton Rouge Airport's Short-Term Parking Garage, a multi-level structure constructed in the 1990s and expanded in 2005. The report's objective is to document deficiencies in the structural systems that may necessitate remedial repair.

Within this Structural Assessment Report, repair priorities and approximate repair costs are assigned to each identified element. Beyond remedial work assessments, the team also offers recommendations for routine maintenance.

Task 3 of the Structural Assessment project entailed an on-site Visual Assessment to evaluate current conditions and the creation of this Draft Report, outlining observed issues and remedial repair suggestions. Feedback from airport staff on the Draft Report will be incorporated, and a Rough Order of Magnitude (ROM) cost estimate for each repair item will be provided with the Final Report.

Figure 1-1: Short-Term Parking Garage Assessment Project Location

1.1 Task 3 Structural Assessment and Report Documentation

Destructive testing and the evaluation of roadways, sidewalks, and landscaping were not performed. The assessment documents visual observations of specific areas and components of the structural system. RS&H was on site to perform visual observations on April 17th and 18th, 2026.

1.2 Exclusions

This assessment provides a report documenting visual, non-destructive structural inspection of the physical properties of the Short-Term Parking Garage. Excluded from this study will be IT, Archtectural, Electrical, Mechanical, Fire Alarm/Fire Sprinkler, and Civil Engineering, as well as any investigation into the Conditioned or Tenant facilities or vertical transportation (elevators and escalators).

This report has been prepared solely for the benefit and use of the client identified herein in connection with the specific purpose for which it was prepared. It is not intended to be relied upon by any other person or entity, and its provision to any other person or entity shall not be interpreted as rendering that party a third-party beneficiary of the contract pursuant to which the report is provided. The information, findings, and opinions expressed in this report are based on conditions, data, and information available at the time of preparation, subject to the assumptions and exclusions noted herein and, in the contract, pursuant to which the report is provided. This report is provided for informational purposes only, and RS&H expressly disclaims all express or implied warranties and guarantees with respect to its contents and the performance of professional services. RS&H further expressly disclaims any liability to third parties arising from or related to the use of this report.

The following efforts are not included as part of the Conditions Assessment:

- Evaluations, assessments, or recommendations for current or future facility alterations, renovations, expansions, or relocations, beyond what is defined in this scope.
- Architectural, Electrical, Mechanical, Security, Access Control, or IT Systems Assessment
- Fire Alarm or Sprinkler Systems Assessment
- Destructive testing or investigation (Visual Inspection Only)
- 3D Modeling, Advanced Simulations, or the production of As-Built Drawings
- Site Survey, Geotechnical, Testing, or 3D Scanning Services
- RS&H will not perform services/work related in any way to PFAS chemicals or substances possibly containing PFAS chemicals (including but not limited to sampling, handling and remediating) to the extent that the Airport specifically directs and as outlined, in writing, RS&H to perform such services/work, and RS&H shall not be liable for the nonperformance of such services/work not specified.

1.3 Assessment Grading Criteria

Each deficiency observed was assigned an alphanumeric rating ranging from 1 to 3, indicating the severity and significance of issues identified across the garage. The rating system, outlined in Table 1-1 below, was used to evaluate the remaining life and condition of the garage components and systems. These structural assessments relied solely on visual observations and information furnished by airport facility staff. Unless otherwise specified for specific items, the timelines and deficiencies associated with each rating are typical.

Table 1-1: Structural Assessment Rating System

Maintenance Codes	
M-1	Cosmetic problem; address during routine maintenance.
M-2	Moderate issue; corrective active recommended in the near team.
M-3	Severe issue; corrective action recommended as soon as possible.

1.4 ROM Cost Estimate

A comprehensive ROM (Rough Order of Magnitude) Cost Estimate has been formulated for all deficiencies documented within this report.

Table 1-2: ROM Cost Estimate Summary

Description	Item Cost
First Floor	$70,406
Second Floor	$113,917
Third Floor	$23,234
Stairs	$38,090
Exterior	$17,250
TOTAL	**$262,897**

1.5 Insurance Investigation

A previous investigation report was provided by Chubb Risk Consulting and identified issues with the parking garage structure. Damaged toe treads and nosing were documented on the stairs. Concrete cracking and spalling of the first level slab-on-grade and second and third floor topping slabs were identified. Additionally, deterioration of expansion joints was noted by the investigation report. These deficiencies have also been identified in this Structural Assessment Report. The insurance investigation report also noted beam deflection and rotation of inverted tee girders. Based on our observation, there does not appear to be significant deflection in these beams and the rotation observed is a result of the structure sloping for the drainage of water. The structural framing of the parking garage is sloped to direct water to drains. The figure below shows this sloped structural profile at the third floor level.

Figure 1-2: Sloped Structural Framing

CHAPTER 2

Structural Assessment

2.0 Structural Assessment

2.1 Introduction

The Short-Term Parking Garage comprises two structures constructed in different phases. The initial phase of the garage was completed in the 1990s, followed by the second phase addition in 2005. Both phases consist of three-story precast concrete structures, with the ground level featuring a concrete slab-on-grade. Precast double-tees span each aisle and are upheld by inverted precast tee beams internally and precast spandrel panels along the perimeter. Neoprene bearing pads are positioned beneath beams and spandrel panels. A composite topping slab, serving as the driving surface, is placed over the double tee beams. Ramps for each floor are located inside the first phase of the parking garage and are comprised of precast double tees supported by precast wall panels. Stairwells are constructed with concrete-filled steel pans connected to both precast concrete walls and concrete masonry units.

Based on the visual assessment, the overall condition of the existing parking garage was determined to be good. The detailed assessment notes deficiencies and items that require further repair.

2.2 M-3 Deficiencies

While the following section contains all observed deficiencies, the one item with an M-3 rating requiring repair as soon as possible is listed below.

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2007 Second Floor Row A Grid B-12	M – 3	**Deficiency:** Sheared off connection bolt of spandrel panel to wall connection. **Recommendation:** Clean and weld existing angle to existing embed plate.	

2.3 M1 and M2 Deficiencies

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1001 **First Floor** **Row B** **Grid D-1**	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1002 **First Floor** **Row B** **Grid C-7**	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 1003 **First Floor** **Row B** **Grid B-8**	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and repatch.	
Item 1004 **First Floor** **Row A** **Grid B-12**	M – 2	**Deficiency:** Bent and broken cover plate at pullbox. **Recommendation:** Remove and replace with cover plate designed for vehicular traffic.	

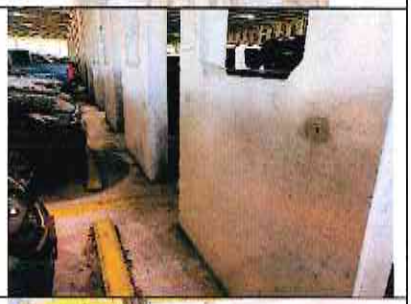
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1005 **First Floor** **Row C** **Grid D-10**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1006 **First Floor** **Row C** **Grid C-10**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1007 **First Floor** **Row C** **Grid C-7**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1008 **First Floor** **Row B** **Grid D-4**	M – 1	**Deficincy:** Rust of bollard base. **Recommendation:** Clean and remove oxidation from base metal. Repaint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1009 **First Floor** **Row B** **Grid D-4**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1010 **First Floor** **Row D** **Grid E-5**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1011 **First Floor** **Row D** **Grid D-9**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1012 **First Floor** **Row D** **Grid D-11**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1013 **First Floor** **Row D** **Grid D-12**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1014 **First Floor** **Row D** **Grid D-12**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1015 **First Floor** **Row E** **Grid F-10**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1016 **First Floor** **Row E** **Grid E-7**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1017 **First Floor** **Row E** **Grid E-6**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1018 **First Floor** **Row L** **Grid F-3**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1019 **First Floor** **Row L** **Grid E-2**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1020 **First Floor** **Row F** **Grid H-4**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1021 **First Floor** **Row F** **Grid H-5**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1022 **First Floor** **Row F** **Grid H-6**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1023 **First Floor** **Row F** **Grid H-9**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	
Item 1024 **First Floor** **Row F** **Grid H-12**	M – 1	**Deficiency:** Cracked and spalled concrete of slab-on-grade paving. **Recommendation:** Sawcut and remove unsound concrete. Dowel #5 bars at 18 inch spacing with 5 inch embed with HILTI HIT-HY 200 adhesive. Recast slab-on-grade paving with to match existing thickness.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1025 **First Floor** **Row L** **Grid J-2**	M – 2	**Deficiency:** Cut and spalled concrete at top of double tee flange webs. **Recommendation:** Clean, form and recast web of double tees.	
Item 1026 **First Floor** **Row G** **Grid L-5**	M – 2	**Deficiency:** Cracked and spalled concrete of infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	
Item 1027 **First Floor** **Row G** **Grid L-9**	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at side of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1028 **First Floor** **Row M** **Grid K-12**	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1029 **First Floor** **Row M** **Grid K-12**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1030 **First Floor** **Row M** **Grid M-12**	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1031 **First Floor** **Row H** **Grid N-9**	M – 2	**Deficiency:** Spalled concrete in the middle of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 1032 **First Floor** **Row H** **Grid L-7**	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1033 **First Floor** **Row H** **Grid L-6**	M – 2	**Deficiency:** Cracked and spalled concrete of infill between double tee flanges. **Recommendation:** Remove unsound concrete and regrout.	
Item 1034 **First Floor** **Row H** **Grid L-4**	M – 2	**Deficiency:** Exposed corbel anchor plate. **Recommendation:** Clean and patch.	
Item 1035 **First Floor** **Row L** **Grid M-4**	M – 2	**Deficiency:** Damaged and cracked mortar parging at concrete masonry joints. **Recommendation:** Remove mortar parging and rejoint concrete masonry. Provide new parge coating to match existing.	
Item 1036 **First Floor** **Row L** **Grid N-1**	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1037 **First Floor** **Row L** **Grid O-3**	M – 2	**Deficiency:** Cracked and spalled concrete at top of inverted tee girder. **Recommendation:** Remove unsound concrete and patch.	
Item 1038 **First Floor** **Row L** **Grid Q-3**	M – 2	**Deficiency:** Crack at bearing corner of inverted tee girder. **Recommendation:** Fill crack and monitor for further cracking.	
Item 1039 **First Floor** **Row I** **Grid O-9**	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 1040 **First Floor** **Row M** **Grid S-12**	M – 2	**Deficiency:** Spalled concrete at top edge of spandrel wall. **Recommendation:** Clean, and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1041 **First Floor** **Row J** **Grid Q-8**	M – 2	**Deficiency:** Exposed corbel anchor plate. **Recommendation:** Clean and patch.	
Item 1042 **First Floor** **Row J** **Grid S-6**	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	
Item 1043 **First Floor** **Row L** **Grid R-1**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1044 **First Floor** **Row I** **Grid O-4**	M – 2	**Deficiency:** Damaged and cracked mortar parging at concrete masonry joints. **Recommendation:** Remove mortar parging and rejoint concrete masonry. Provide new parge coating to match existing.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1045 **First Floor** **Row K** **Grid U-4**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1046 **First Floor** **Row K** **Grid T-5**	M – 2	**Deficiency:** Spalled concrete at bottom of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 1047 **First Floor** **Row K** **Grid U-8**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 1048 **First Floor** **Row K** **Grid U-10**	M – 1	**Deficiency:** Spalled concrete at ledge of concrete column. **Recommendation:** Remove unsound concrete, clean, and patch.	

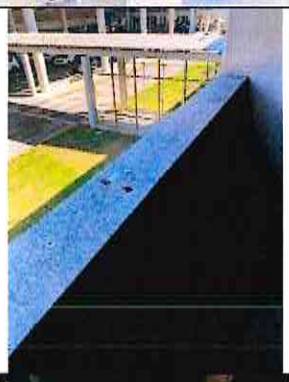
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1049 **First Floor** **Row M** **Grid U-11**	M – 2	**Deficiency:** Concrete spall at spandrel panel. **Recommendation:** Clean and patch.	
Item 1050 **First Floor** **Row RAMP** **Grid N-10**	M – 2	**Deficiency:** Concrete spall at ramp spandrel panel. **Recommendation:** Clean and patch.	
Item 1051 **First Floor** **Row RAMP** **Grid N-7**	M – 2	**Deficiency:** Concrete spall at ramp spandrel panel. **Recommendation:** Clean and patch.	
Item 1052 **First Floor** **Row RAMP** **Grid N-7**	M – 2	**Deficiency:** Concrete spall at ramp spandrel panel. **Recommendation:** Clean and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 1053 **First Floor** **Row RAMP** **Grid N-6**	M – 2	**Deficiency:** Concrete spall at ramp spandrel panel. **Recommendation:** Clean and patch.	
Item 1054 **First Floor** **Row RAMP** **Grid O-3**	M – 2	**Deficiency:** Concrete spall at ramp spandrel panel. **Recommendation:** Clean and patch.	
Item 2001 **Second Floor** **Row B** **Grid D-1**	M – 2	**Deficiency:** Crack and joint failure at double tee flange joint through topping slab **Recommendation:** Clean and reseal joint.	
Item 2002 **Second Floor** **Row L** **Grid E-1**	M – 2	**Deficiency:** Crack and joint failure at double tee flange at shaft wall joint through topping slab **Recommendation:** Clean and reseal joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2003 **Second Floor** **Row A** **Grid C-9**	M – 2	**Deficiency:** Spalled concrete at bearing surface of double tee beam and bearing ledge of inverted tee girder. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2004 **Second Floor** **Row A** **Grid C-10**	M – 2	**Deficiency:** Scaling and worn topping slab. **Recommendation:** Clean and remove unsound concrete. Provide topping overlay.	
Item 2005 **Second Floor** **Row A** **Grid B-10**	M – 2	**Deficiency:** Joint deterioration between floor slab and shaft wall joint. **Recommendation:** Clean and reseal joint with backer rod.	
Item 2006 **Second Floor** **Row A** **Grid B-11**	M – 2	**Deficiency:** Joint deterioration between floor slab and shaft wall joint. **Recommendation:** Clean and reseal joint with backer rod.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2007	See Section "2.2 M-3 Deficiencies" for item.		
Item 2008 Second Floor Row A Grid B-12	M – 2	**Deficiency:** Cracked and spalled concrete of topping slab near wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2009 Second Floor Row A Grid B-12	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2010 Second Floor Row D-5 Grid	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2011 Second Floor Row D Grid E-9	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2012 Second Floor Row D Grid E-12	M – 2	**Deficiency:** Cracked and spalled concrete of precast column. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2013 Second Floor Row E Grid E-9	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2014 Second Floor Row E Grid F-9	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2015 **Second Floor** **Row E** **Grid E-5**	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2016 **Second Floor** **Row L** **Grid I-1**	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2017 **Second Floor** **Row L** **Grid G-3**	M – 2	**Deficiency:** Spalled concrete at bearing surface of inverted tee girder. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2018 **Second Floor** **Row F** **Grid G-5**	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2019 Second Floor Row F Grid G-9	M – 2	**Deficiency:** Spalled concrete at edge of double tee flanges at wall joint. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2020 Second Floor Row WALKWAY Grid I-10	M – 2	**Deficiency:** Spalled concrete at edge of beam. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2021 Second Floor Row WALKWAY Grid J-10	M – 2	**Deficiency:** Spalled concrete at edge of beam. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2022 Second Floor Row WALKWAY Grid J-11	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2023 Second Floor Row WALKWAY Grid J-10	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item 2024 Second Floor Row WALKWAY Grid J-1	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item 2025 Second Floor Row WALKWAY Grid J-1	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item 2026 Second Floor Row F Grid H-1	M – 2	**Deficiency:** Cracked and spalled concrete of precast column. **Recommendation:** Remove unsound concrete, clean, and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2027 Second Floor Row L Grid J-1	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2028 Second Floor Row L Grid J-2	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2029 Second Floor Row G Grid J-3	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2030 Second Floor Row G Grid L-4	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2031 Second Floor Row G Grid J-4	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2032 Second Floor Row G Grid J-5	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2033 Second Floor Row G Grid J-6	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2034 Second Floor Row G Grid J-9	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2035 Second Floor Row G Grid J-10	M – 2	**Deficiency:** Spalled concrete at middle of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2036 Second Floor Row M Grid J-11	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2037 Second Floor Row M Grid K-12	M – 2	**Deficiency:** Concrete cracking and spalling at door threshold. **Recommendation:** Sawcut and remove unsound concrete topping slab and patch.	
Item 2038 Second Floor Row M Grid J-11	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2039 **Second Floor** **Row M** **Grid K-12**	M – 1	**Deficiency:** Cracked at corner of topping slab at reentrant corner **Recommendation:** Route and seal crack.	
Item 2040 **Second Floor** **Row M** **Grid L-12**	M – 2	**Deficiency:** Cracked and spalled concrete of top of inverted tee girder. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2041 **Second Floor** **Row M** **Grid M-12**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2042 **Second Floor** **Row H** **Grid L-8**	M – 1	**Deficiency:** Exposed corbel anchor plate. **Recommendation:** Clean and patch.	

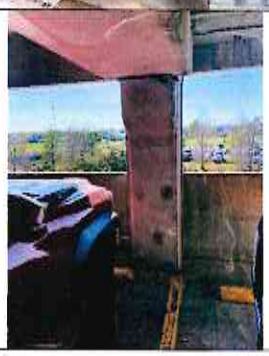
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2043 Second Floor Row H Grid N-4	M – 1	**Deficiency:** Exposed corbel anchor plate. **Recommendation:** Clean and patch.	
Item 2044 Second Floor Row H Grid N-3	M – 1	**Deficiency:** Cracked and spalled concrete on top of concrete corbel. **Recommendation:** Monitor for further cracking, spalling and neoprene pad deterioration.	
Item 2045 Second Floor Row L Grid N-3	M – 2	**Deficiency:** Cracked and spalled concrete of top of inverted tee girder. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2046 Second Floor Row L Grid M-1	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2047 Second Floor Row L Grid N-1	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2048 Second Floor Row L Grid O-1	M – 2	**Deficiency:** Cracked concrete on top of concrete corbel and neoprene bearing pad deterioration and slip. **Recommendation:** Remove unsound concrete and patch. Replace neoprene bearing pad.	
Item 2049 Second Floor Row L Grid O-1	M – 2	**Deficiency:** Concrete spall at spandrel panel. **Recommendation:** Clean and patch.	
Item 2050 Second Floor Row L Grid P-1	M – 2	**Deficiency:** Concrete spall at double tee flange edge. **Recommendation:** Clean and patch.	

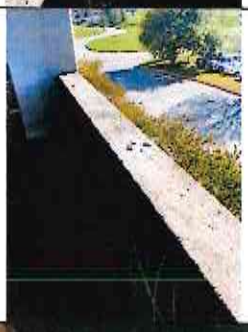
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2051 Second Floor Row L Grid O-1	M – 1	**Deficiency:** Crack in topping slab at reentrant corner. **Recommendation:** Route and seal crack.	
Item 2052 Second Floor Row L Grid Q-1	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2053 Second Floor Row L Grid Q-2	M – 2	**Deficiency:** Spalled concrete at edge of precast slab. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2054 Second Floor Row L Grid Q-1	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2055 Second Floor Row L Grid Q-3	M – 1	**Deficiency:** Cracked and spalled concrete on top of concrete corbel. **Recommendation:** Monitor for further cracking, spalling and neoprene pad deterioration.	
Item 2056 Second Floor Row L Grid Q-3	M – 2	**Deficiency:** Cracked and spalled concrete of top of inverted tee girder. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2057 Second Floor Row L Grid Q-2	M – 2	**Deficiency:** Cracked and spalled concrete of top of inverted tee girder. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2058 Second Floor Row L Grid O-3	M – 1	**Deficiency:** Cracked and spalled concrete on top of concrete corbel. **Recommendation:** Monitor for further cracking, spalling and neoprene pad deterioration.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2059 Second Floor Row I Grid O-3	M – 1	**Deficiency:** Spalled concrete at curb. **Recommendation:** Sawcut and remove unsound concrete and do not damage existing reinforcing. Clean and recast curb.	
Item 2060 Second Floor Row I Grid O-4	M – 2	**Deficiency:** Cracked and spalled concrete of spandrel beam. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2061 Second Floor Row I Grid O-4	M – 2	**Deficiency:** Cracked and spalled concrete of spandrel beam. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2062 Second Floor Row I Grid Q-5	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2063 **Second Floor** **Row I** **Grid Q-6**	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	
Item 2064 **Second Floor** **Row I** **Grid Q-7**	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	
Item 2065 **Second Floor** **Row I** **Grid Q-7**	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	
Item 2066 **Second Floor** **Row M** **Grid O-12**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2067 Second Floor Row M Grid O-12	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2068 Second Floor Row M Grid P-12	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2069 Second Floor Row M Grid Q-12	M – 2	**Deficiency:** Cracked and spalled concrete of top of inverted tee girder. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2070 Second Floor Row M Grid Q-12	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

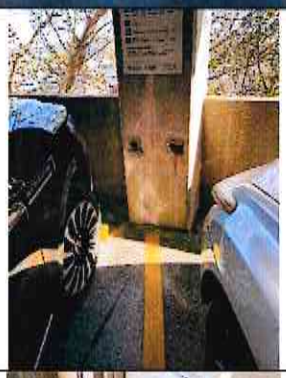
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2071 Second Floor Row M Grid R-12	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2072 Second Floor Row M Grid R-12	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2073 Second Floor Row M Grid S-11	M – 2	**Deficiency:** Cracked and spalled concrete of top of inverted tee girder. **Recommendation:** Remove unsound concrete, clean and patch.	
Item 2074 Second Floor Row M Grid S-10	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2075 Second Floor Row L Grid S-3	M – 1	**Deficiency:** Cracked and spalled concrete on top of concrete corbel. **Recommendation:** Monitor for further cracking, spalling and neoprene pad deterioration.	
Item 2076 Second Floor Row L Grid S-1	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2077 Second Floor Row L Grid S-1	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2078 Second Floor Row L Grid T-1	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2079 Second Floor Row L Grid R-1	M – 2	**Deficiency:** Spalled concrete of edge of inverted tee girder. **Recommendation:** Clean and patch.	
Item 2080 Second Floor Row L Grid T-1	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2081 Second Floor Row L Grid T-1	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2082 Second Floor Row L Grid U-1	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2083 Second Floor Row K Grid U-3	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2084 Second Floor Row K Grid U-4	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2085 Second Floor Row K Grid U-5	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2086 Second Floor Row K Grid U-6	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2087 Second Floor Row K Grid U-6	M – 1	**Deficiency:** Joint failure and deterioration of joint. **Recommendation:** Clean and recaulk joint.	
Item 2088 Second Floor Row K Grid U-7	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2089 Second Floor Row K Grid U-8	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2090 Second Floor Row K Grid U-8	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2091 **Second Floor** **Row K** **Grid U-9**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 2092 **Second Floor** **Row M** **Grid T-11**	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item 2093 **Second Floor** **Row M** **Grid T-11**	M – 2	**Deficiency:** Cracked and spalled concrete of joint infill between double tee flanges. **Recommendation:** Remove unsound concrete and patch.	
Item 2094 **Second Floor** **Row M** **Grid T-12**	M – 2	**Deficiency:** Concrete spall at spandrel panel. **Recommendation:** Clean and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2095 Second Floor Row RAMP Grid N-9	M – 1	**Deficiency:** Missing cover plate at conduit box. **Recommendation:** Clean and install cover plate.	
Item 2096 Second Floor Row RAMP Grid O-9	M – 1	**Deficiency:** Missing cover plate at conduit box. **Recommendation:** Clean and install cover plate.	
Item 2097 Second Floor Row RAMP Grid N-8	M – 2	**Deficiency:** Spalled concrete at edge of double tee flange. **Recommendation:** Remove unsound concrete, clean, and patch.	
Item 2098 Second Floor Row RAMP Grid N-8	M – 2	**Deficiency:** Broken trench drain cover grate. **Recommendation:** Clean and install new grating cover rating for vehicular traffic.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 2099 Second Floor Row RAMP Grid O-6	M – 1	**Deficiency:** Missing cover plate at conduit box. **Recommendation:** Clean and install cover plate.	
Item 2100 Second Floor Row RAMP Grid N-4	M – 2	**Deficiency:** Concrete spall at wall. **Recommendation:** Clean and patch.	
Item 2101 Second Floor Row RAMP Grid O-3	M – 2	**Deficiency:** Concrete spall at wall. **Recommendation:** Clean and patch.	
Item 3001 Third Floor Row I Grid O-3	M – 2	**Deficiency:** Spalled concrete at curb. **Recommendation:** Sawcut and remove unsound concrete and do not damage existing reinforcing. Clean and recast curb.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 3002 **Third Floor** **Row L** **Grid N-3**	M – 2	**Deficiency:** Cracked and spalled concrete topping slab. **Recommendation:** Sawcut and remove unsound topping slab concrete. Clean and patch.	
Item 3003 **Third Floor** **Row M** **Grid R-12**	M – 2	**Deficiency:** Concrete spall at spandrel panel. **Recommendation:** Clean and patch.	
Item 3004 **Third Floor** **Row L** **Grid U-1**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 3005 **Third Floor** **Row L** **Grid N-3**	M – 2	**Deficiency:** Spalled concrete at curb. **Recommendation:** Sawcut and remove unsound concrete and do not damage existing reinforcing. Clean and recast curb.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 3006 **Third Floor** **Row L** **Grid M-1**	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 3007 **Third Floor** **Row G** **Grid J-6**	M – 2	**Deficiency:** Concrete spall at spandrel panel. **Recommendation:** Clean and patch.	
Item 3008 **Third Floor** **Row H** **Grid N-7**	M – 2	**Deficiency:** Concrete spall at spandrel panel. **Recommendation:** Clean and patch.	
Item 3009 **Third Floor** **Row H** **Grid N-10**	M – 2	**Deficiency:** Cracked and spalled concrete topping slab at edge. **Recommendation:** Sawcut and remove unsound topping slab concrete. Clean and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 3010 Third Floor Row G Grid J-11	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install expansion joint.	
Item 3011 Third Floor Row WALKWAY Grid I-10	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install expansion joint.	
Item 3012 Third Floor Row F Grid H-10	M – 2	**Deficiency:** Cracked and spalled concrete topping slab. **Recommendation:** Sawcut and remove unsound topping slab concrete. Clean and patch.	
Item 3013 Third Floor Row F Grid G-9	M – 1	**Deficiency:** Joint failure of topping slab to wall joint **Recommendation:** Clean and recaulk joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 3014 Third Floor Row WALKWAY Grid J-8	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 3015 Third Floor Row WALKWAY Grid J-5	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 3016 Third Floor Row WALKWAY Grid J-4	M – 2	**Deficiency:** Spalled grout and exposed lifting hook at top of wall panel. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 3017 Third Floor Row L Grid J-3	M – 2	**Deficiency:** Joint failure and deterioration of expansion joint. **Recommendation:** Clean and remove existing joint. Install expansion joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 3018 Third Floor Row WALKWAY Grid J-1	M – 2	**Deficiency:** Joint failure and deterioration of joint at spandrel panel. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item 3019 Third Floor Row B Grid E-2	M – 2	**Deficiency:** Joint failure and deterioration of slab joint to wall. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item 3020 Third Floor Row B Grid D-4	M – 2	**Deficiency:** Spalled grout and exposed connection pocket on side of column. **Recommendation:** Remove unsound grout, clean, and regrout.	
Item 3021 Third Floor Row D Grid E-8	M – 2	**Deficiency:** Spalled concrete of precast column. **Recommendation:** Clean and patch.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item 3022 Third Floor Row D Grid E-12	M – 2	**Deficiency:** Spalled concrete of precast column. **Recommendation:** Clean and patch.	
Item 3023 Third Floor Row A Grid B-12	M – 2	**Deficiency:** Joint failure and deterioration of slab joint to wall. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item ST01 STAIR A First Floor	M – 1	**Deficiency:** Spalled concrete masonry face shell at existing and abandoned conduit penetrations. **Recommendation:** Patch and seal abandoned holes. Caulk around existing conduit penetrations. Paint to match existing.	
Item ST02 STAIR A First Floor	M – 2	**Deficiency:** Damaged stair tread nose. **Recommendation:** Remove and replace with new tread with tread nose profile.	

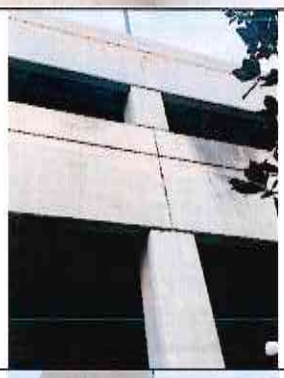
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item ST03 STAIR A First Floor	M – 2	**Deficiency:** Damaged stair tread nose. **Recommendation:** Remove and replace with new tread with tread nose profile.	
Item ST04 STAIR A Second Floor	M – 1	**Deficiency:** Spalled concrete masonry face shell at existing and abandoned conduit penetrations. **Recommendation:** Patch and seal abandoned holes. Caulk around existing conduit penetrations. Paint to match existing.	
Item ST05 STAIR A Second Floor	M – 2	**Deficiency:** Joint failure and deterioration of joint at walls. **Recommendation:** Clean and recaulk joint.	
Item ST06 STAIR A Third Floor	M – 1	**Deficiency:** Spalled concrete masonry face shell at existing and abandoned conduit penetrations. **Recommendation:** Patch and seal abandoned holes. Caulk around existing conduit penetrations. Paint to match existing.	

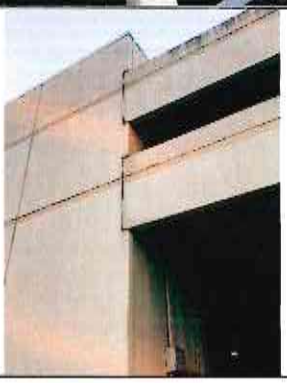
Item/ Location	Rating	Deficiency and Recommendation	Photo
Item ST07 STAIR A Third Floor	M – 2	**Deficiency:** Damaged stair tread nose. **Recommendation:** Remove and replace with new tread with tread nose profile.	
Item ST08 STAIR B First Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST09 STAIR B Second Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST10 STAIR B Third Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item ST11 STAIR C First Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST12 STAIR C Second Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST13 STAIR C Second Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST14 STAIR C Second Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item ST15 STAIR C Second Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST16 STAIR C Third Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST17 STAIR C Third Floor	M – 2	**Deficiency:** Weld failure at connection of shaft wall panels. **Recommendation:** Clean and weld existing angle to existing embed plate.	
Item ST18 STAIR C Third Floor	M – 2	**Deficiency:** Joint failure and deterioration of joint at walls. **Recommendation:** Clean and recaulk joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item ST19 STAIR D Second Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST20 STAIR E First Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST21 STAIR E First Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST22 STAIR E First Floor	M – 2	**Deficiency:** Rusting stair tread nose and worn nosing strip. **Recommendation:** Clean and remove oxidation. Repaint steel pan and replace with new tread nosing strip.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item ST23 STAIR E First Floor	M – 1	**Deficiency:** Rusting of steel pan stairs. **Recommendation:** Clean and remove oxidation. Repaint stairs.	
Item ST24 STAIR E First Floor	M – 2	**Deficiency:** JoiConcrete spall at concrete roof. **Recommendation:** Clean, remove unsound concrete, and patch.	
Item EX01 Grid U-6	M – 2	**Deficiency:** Joint failure and deterioration of joint at spandrel panel. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item EX02 Grid U-11	M – 2	**Deficiency:** Joint failure and deterioration of joint at spandrel panel. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item EX03 **Grid O-12**	M – 2	**Deficiency:** Spalled concrete at curb. **Recommendation:** Sawcut and remove unsound concrete and do not damage existing reinforcing. Clean and recast curb. Paint to match existing.	
Item EX04 **Grid I-12**	M – 2	**Deficiency:** Joint failure and deterioration of joint at spandrel panel. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	
Item EX05 **Grid J-12**	M – 2	**Deficiency:** Concrete spall of spandrel panel at bearing on column ledge. **Recommendation:** Clean and refurface. Paint to match existing.	
Item EX06 **Grid B-12**	M – 2	**Deficiency:** Joint failure and deterioration of joint at spandrel panel. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	

Item/ Location	Rating	Deficiency and Recommendation	Photo
Item EX07 Grid J-1	M – 2	**Deficiency:** Joint failure and deterioration of joint at spandrel panel. **Recommendation:** Clean and remove existing joint. Install backer rod and recaulk joint.	

2.4 Structural Assessment Summary

After completing the assessment of the parking garage, the structural system was determined to be in good condition. There were many moderate repairs needed as expected for a structure of this age. Maintenance staff should monitor the listed deficiencies for progression of deterioration. Some items do not require immediate repair but should be monitored periodically for signs of further degradation. After completing the assessment of the parking garage, the structural system was determined to be in good condition.

2.5 Recommended Repair Materials

Table 2-1: Recommended Repair Materials

Type of Repair	Recommended Material
Spalled Grout Pocket	SikaGrout 212
Spalled Concrete (Horizontal)	SikaTop 111 PLUS
Spalled Concrete (Vertical/Overhead)	SikaRepair SHB
Concrete Crack Sealer	Sikalastic 630
Caulk Joint Material	Sikaflex 2c NS EZ Mix
Expansion Joint	Emseal DSM System

CHAPTER 3

Supplemental Evaluation

3.0 Supplemental Evaluation

3.1 Nonstructural Evaluation

Although the assessment of the Short-Term Parking Garage is focused on structural components and their deficiencies, there were several nonstructural deficiencies identified during the investigation. Multiple light fixtures throughout the parking garage, including in the stair shafts, were not working or burned out as seen by an example below. Replacement and repair of the lights is recommended. The investigation also revealed many drain traps with missing piping. It is unknown whether the drain traps are necessary.

Figure 3-1: Nonstructural Deficiencies

CHAPTER 4

Maintenance

4.1 Maintenance

A regular maintenance program is important to the service life of the parking garage. Provided below is a list of tasks and frequencies taken from the PCI MNL-136-19 "Maintenance Manual for Precast Concrete Parking Structures" that may want to be used to supplement the current maintenance program to prolong the service life of the parking structure.

Table 4-1: Preventive Maintenance Schedule

Maintenance Items	Frequency						
	Daily	Weekly	Monthly	Quarterly	Semiannually	Annually	As required
Floor wash-downs					X[1]		
Repair floor potholes and cracking		O			X		
Scaling repairs		O			X		
Repair deterioration in expansion joints					X		
Joint sealant installation or reapplication						X	
Repair damaged bearing pads						O	X
Inhibit rust and correct rust damage (exposed steel)				O		X	
Repaint			O				X
Drain water systems for winter						X	
Apply surface sealer							X[2]
Stair repairs	O						X
Plumbing repairs		O				X	
HVAC equipment repairs[3]			O				X
Fire protection system repairs			O				X
Clear floor drains		O			X		
Check lavatory facilities operation (commodes, sinks, changing stations)	X						O
Roofing and flashing repairs			O			X	
Patch or repair floor membranes			O				X
Check for water leakage		O			X		
Check for rusting concrete reinforcement		O			X		
Repair mortar joints						O	X
Repair concrete cracks					O		X

Source: Partially based on information from *Parking Facility Maintenance Manual* (National Parking Association, 2016). Note: See text for additional information. HVAC = heating, ventilation, and air conditioning. O = inspect, X = perform operation.

[1]Wash-downs are required twice per year (spring and fall) in snowy or coastal regions, and at least once per year elsewhere.

[2]Surface sealer: Apply every three to five years. Penetrating sealer: Apply every five to seven years; apply more often in abrasive areas.

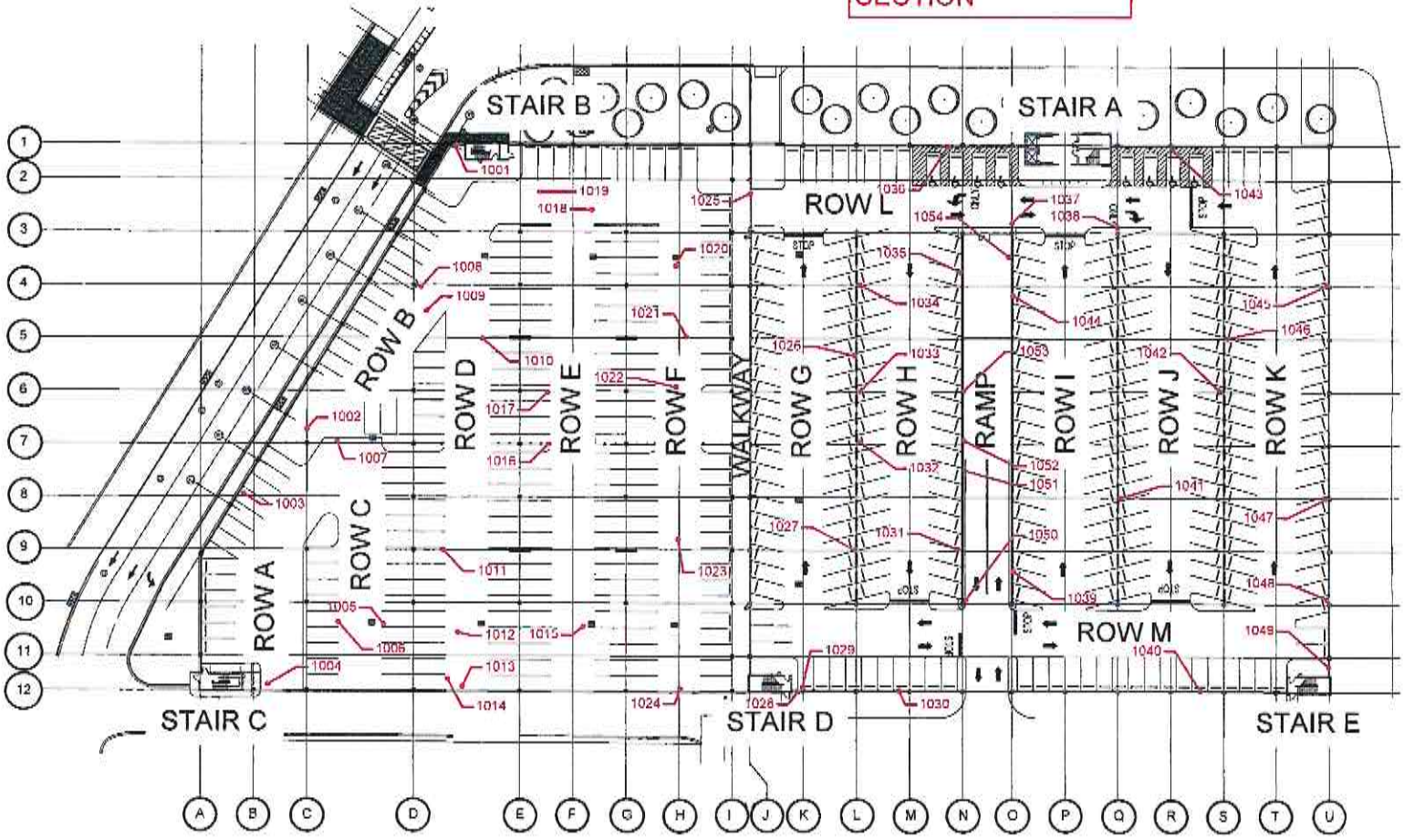
[3]Inspect daily for enclosed parking structure. Management office should be notified immediately when repairs are needed..

APPENDIX 1

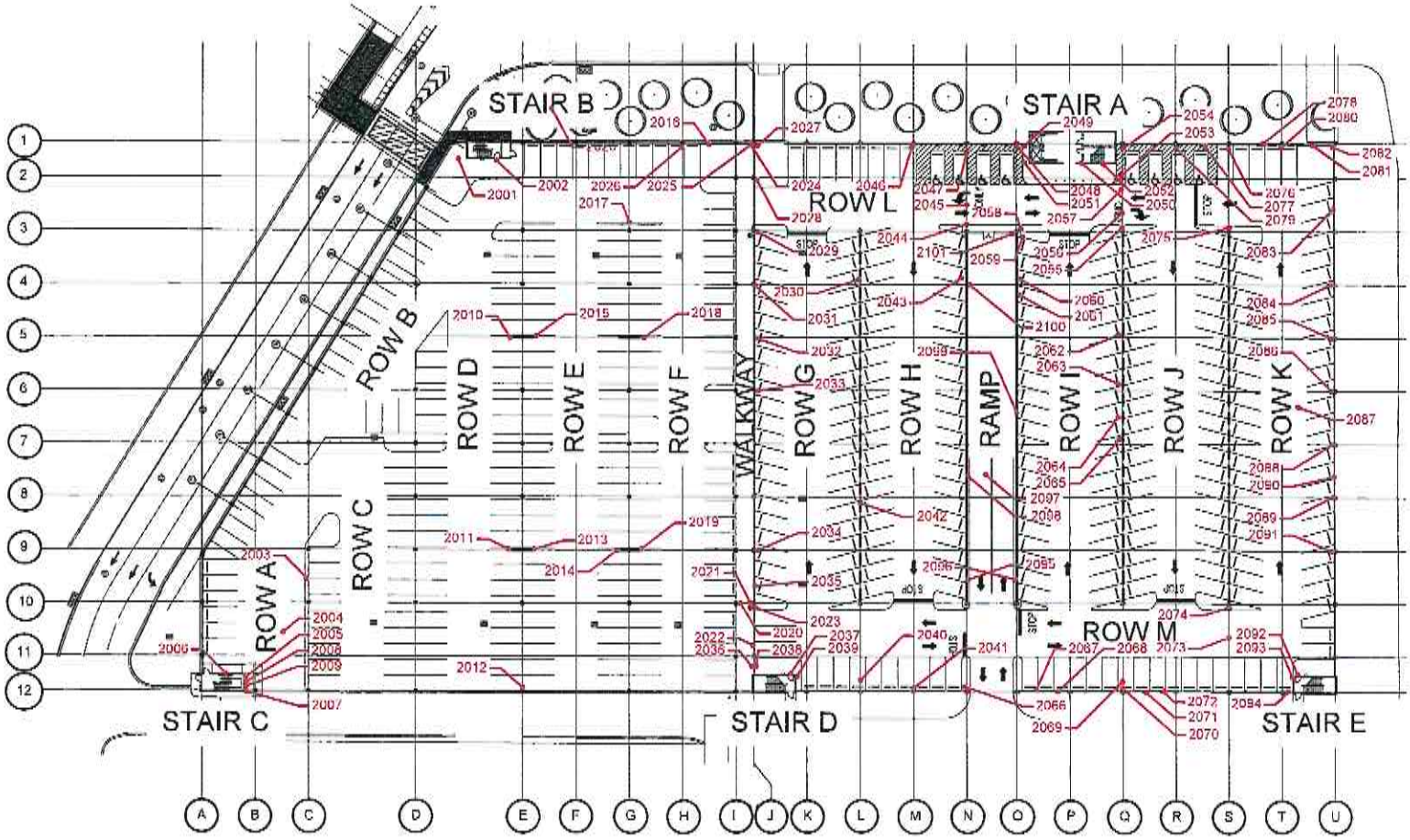
Key Plans

FIRST FLOOR PLAN

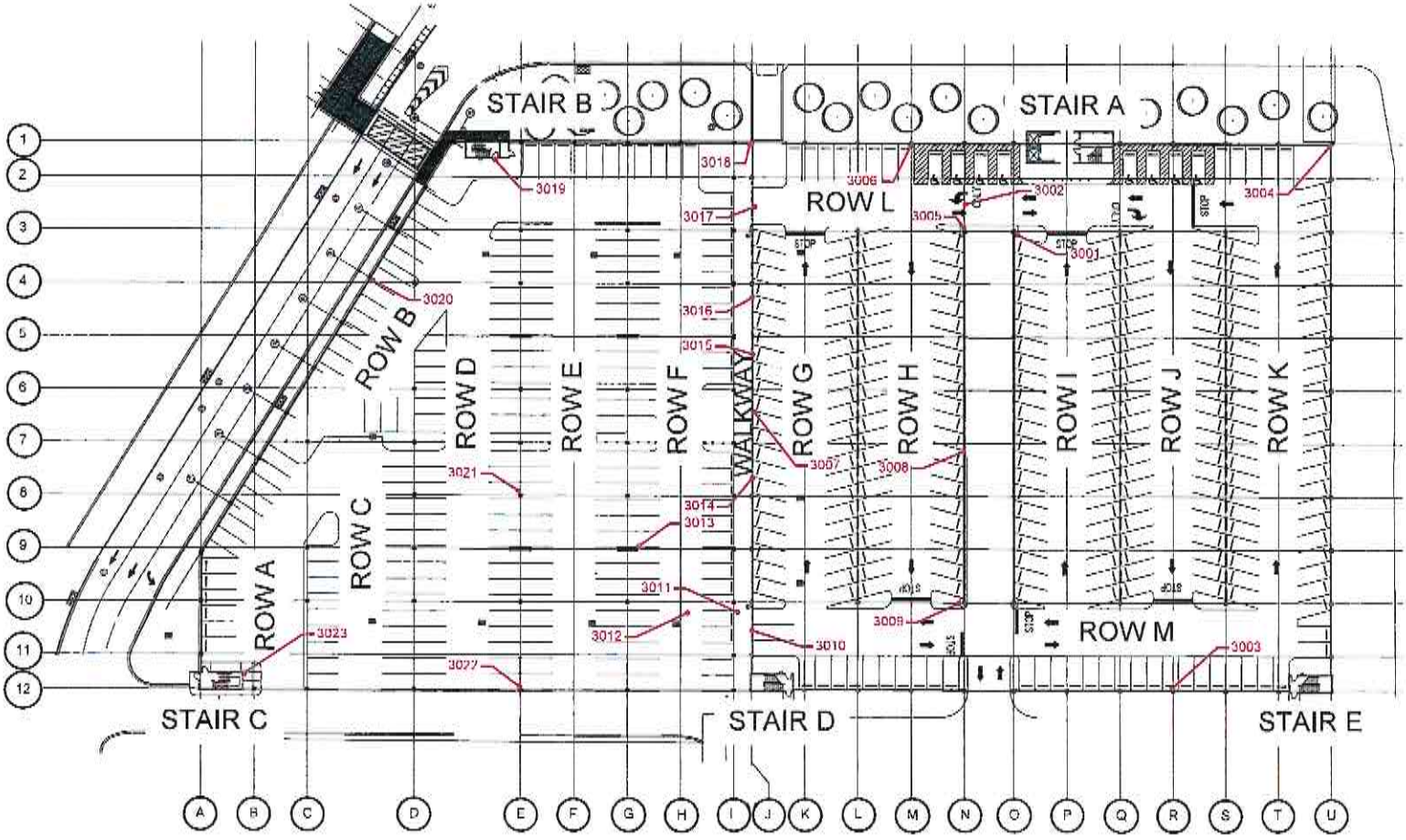
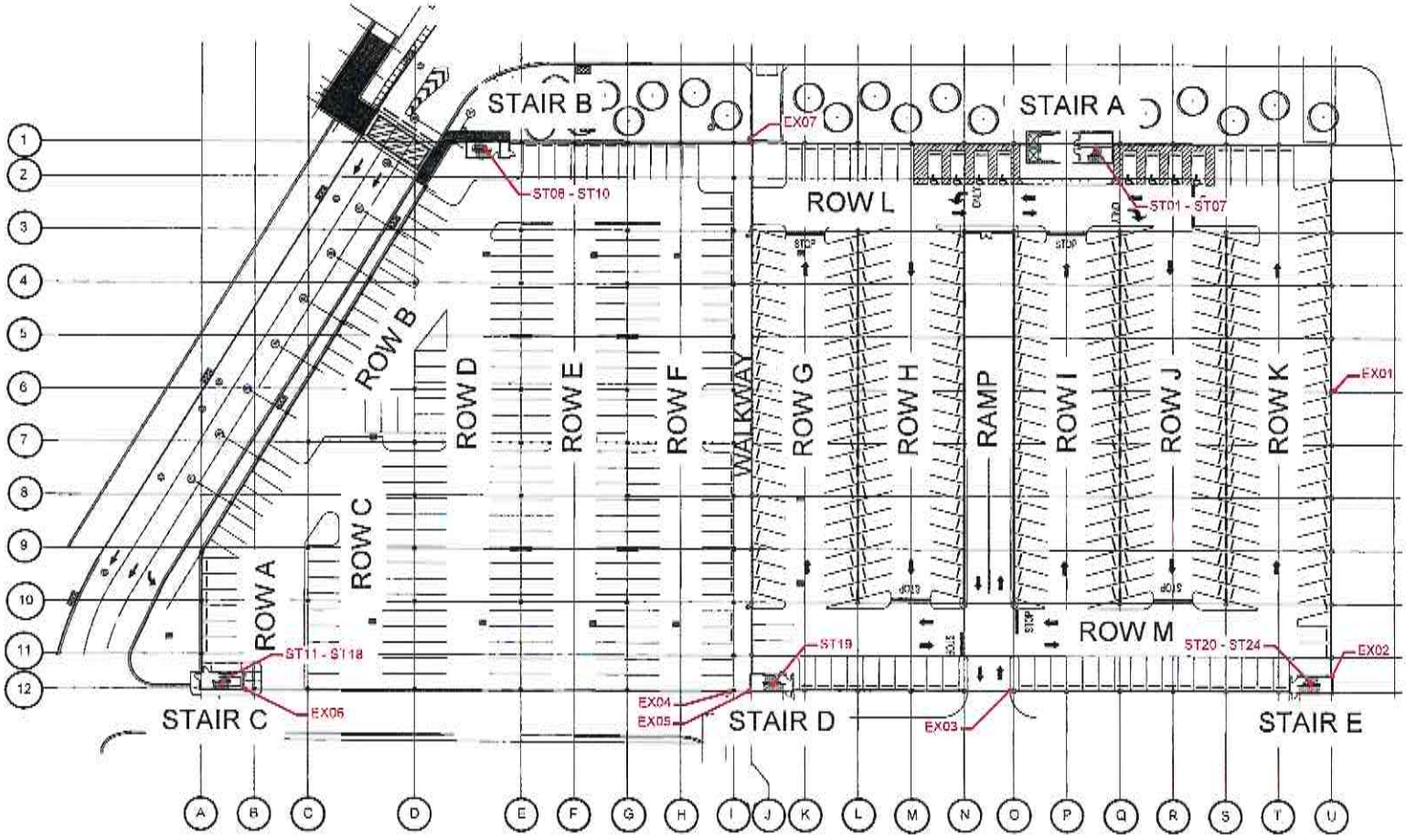
IT IS PART OF MAINTENANCE SECTION



SECOND FLOOR PLAN



THIRD FLOOR PLAN



STAIRS AND EXTERIOR PLAN