City of Birmingham
A Walkable Community

MEMORANDUM

ENGINEERING DEPARTMENT

DATE: **October 17, 2014**

TO: **Joseph A. Valentine, City Manager**

FROM: **Brendan Cousino, P.E., Assistant City Engineer**

SUBJECT: **Park Street Parking Structure Restoration Project**
Contract #6-14(PK) - Change Order No. 1

Recently, Engineering Dept. staff was notified of some deteriorating concrete on the stairs in the N. Old Woodward parking structure. The deteriorated portions of the stairs appear to be areas that were repaired in 1998, but these repairs are at the beginning stages of material failure and will likely require complete replacement within the next 2 to 5 years. We recommend that the stair treads, specifically the nosings, and landings be addressed in the near future since the nosings will likely continue to become hazardous to the public as they continue to degrade. The degradation may speed up with freezing and thawing, and salt intrusion as it is tracked into the stair towers.

In performing a field evaluation, another trip hazard location was identified at the top the SE stair/elevator, which is interfering with the door operation. The heaved concrete section is part of a larger delaminated section of concrete. This section is also a trip hazard and should be repaired as soon as possible.

The City's consulting engineer on this project, Walker Parking Consultants, was on site to evaluate these areas where the concrete has deteriorated. After further examination, they prepared a bulletin for DRV to quote the prices to include the repair work in the current Park Street Parking Structure Restoration project.

A copy of the proposed pricing from DRV on the bulletin is attached to this report, along with photographs of the work that needs to be done. This work is of a critical nature, and cannot be put off long into the future, and will be difficult to get done before winter weather if it is let on a traditional contracting schedule.

A summary of the work items to be included in this change order is as follows:

> 3.4A FLOOR REPAIR – SCALING @ STAIR TREAD
> This work item is to located existing scaled concrete stair treads, remove unsound and scaled concrete as indicated, prepare cavities and install an epoxy overlay.
>
> 3.10 FLOOR REPAIR – STAIR NOSING
> This work item is to locate existing spalled or damaged stair nosings, remove damaged and spalled concrete as indicated, prepare cavities and install concrete repair mortar to restore the nosing to the original profile and condition.

3.11 FLOOR REPAIR – STAIR LANDING

This work item is to locate existing spalled or heaved concrete landings, sawcut repair perimeters, remove unsound concrete as indicated, prepare cavities and install concrete repair mortar to restore the landing to its original condition. The intent of this work is to remove trip hazards and/or restore function to stair tower doors. The repairs occur within areas of larger concrete deterioration. The contractor shall sawcut all repair perimeters to limit the repairs. Repairs should address the trip hazards and restore function to the stair door.

The pricing submitted by DRV has been reviewed by Engineering Dept. staff, and by Walker Parking Consultants. Their prices for this work are in line with the prices obtained by the City for other similar work in recent years.

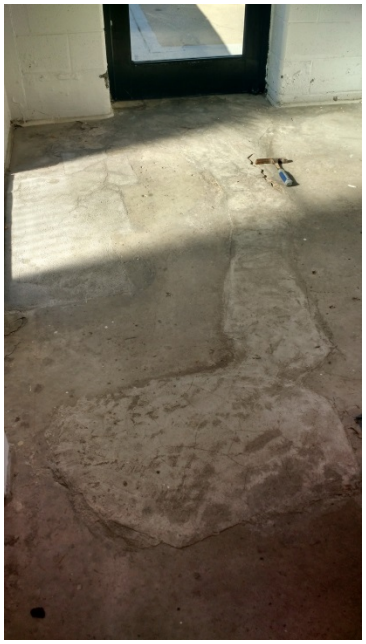
It is recommended that the City Commission approve Change Order No. 1 to Contract No. 6-14(PK) with DRV Contracting, LLC for a total of $17,775, and to charge the funds to account number 585-538.005-977.0000.

SUGGESTED RESOLUTION:

To approve Bulletin No. 2 as Change Order No. 1 to Contract No. 6-14(PK) with DRV Contracting, LLC for a total of $17,775, and to charge the funds to account number 585-538.005-977.0000.

Deteriorated Concrete at Stair Nosing

Missing Concrete at Stair Nosing



Trip Hazard on Stair Landing

Deteriorated Stair Nosings

PROPOSAL:

State Unit Prices in the table below.

Unit prices stated by the Contractor shall include all materials installed and completed in place in accordance with all applicable portions of the repair documents and shall include all costs connected with such items including, but not limited to: Materials, labor, supervision, overhead and profit for General Contractor and/or Subcontractors.

Quantities shown in the schedules have been carefully estimated, but are not guaranteed; they are approximate. Payment to the Contractor will be made only for the actual quantities of work performed and accepted in accordance with the Contract unit prices and provisions in the contract documents.

The Owner reserves the right to delete one or more line items contained within the Work Item Schedules, to best meet the Owner's requirements. At the discretion of the Owner, the quantities of Work to be performed may be decreased or increased.

All work is to be performed according to the existing Construction Documents and Specifications for "City of Birmingham – Park Street Parking Structure Repairs - 2014", and this Bulletin 2.

Submit unit pricing for work in this bulletin to Walker Restoration Consultants (Ethan Fulton) and the City of Birmingham (Brendan Cousino) as follows:

Bulletin #2 Pricing Form:

Work Item	Description	Units	Quantity	Unit Price	Extension
3.4a	Floor Repair – Scaling @ Stair Tread	E.A.	50	$ 105.00	$ 5,250.00
3.10	Floor Repair – Stair Nosing	L.F.	65	$ 165.00	$ 10,725.00
3.11	Floor Repair – Stair Landing	S.F.	20	$ 90.00	$ 1,800.00
	Total Bulletin #2 Cost				$ 17,775.00

Please contact our office if you have questions regarding these repairs, thank you.