MINUTES
Downtown Development Authority Special Meeting
Monday, September 24, 1998

Place: DDA Office
       301 E. Liberty, Suite 690
       Ann Arbor, MI  48104

Time: The Chair, Ed Shaffran, called the meeting to order at 3:05 P.M.

1. Roll Call

Present: Neal Berlin, Ron Dankert, David Fritz, Leah Gunn, Maria Harshe, Karl Pohrt, Ed Shaffran

Absent: Dave DeVarti, Bob Gillett, Deanna Relyea, Lorri Sipes, Skip Ungrodt

Staff Present: Susan Pollay, Executive Director
               Joseph Morehouse, Fiscal and Administrative Manager

Audience: Hannah Harshe, Citizen
          Adrian Iraola, City Engineering

2. New Business

Parking Construction Committee
Mr. Ungrodt moved, and Ms. Gunn supported, the following resolution:

RESOLUTION TO APPROVE A CONTRACT WITH WESTERN WATERPROOFING TO INSTALL STRUCTURAL STEEL SUPPORTS IN THE FIRST AND WASHINGTON PARKING STRUCTURE

Whereas, Engineering studies by Carl Walker, Inc. of Kalamazoo, MI indicate that the First and Washington Parking Structure has areas with severe deterioration, including an area of forty six parking spaces on the second floor which were taken out of service as a safety precaution;

Whereas, In 1998 the DDA put out to bid a project providing for major repairs to the First and Washington parking structure;

Whereas, All bids for this project came in significantly over the DDA project budget, and the DDA resolved to reject all bids;

Whereas, The DDA must now make a decision about how to stabilize the structure until a decision can be made about possible long-term repairs or replacement of the First and Washington deck;
Whereas, Western Waterproofing has provided the preliminary estimate of $215,000 for an Extended Repair, which has been reviewed by Carl Walker Inc. and found to be in line with industry averages;

Whereas, These repairs will enable the DDA to regain use of 20 parking spaces on the second floor; and

Whereas, Other structural defects may become known in the process of repair, possibly requiring additional project funding;

RESOLVED, That the DDA authorizes Western Waterproofing to go forward with its Extended Repair Scheme;

RESOLVED, That the DDA sets forward a budget for this project not to exceed $350,000.00;

RESOLVED, That the DDA confirms its authorization to the DDA Executive Director, to issue a notice to proceed to Western Waterproofing for said work, in advance of execution of the formal contract for the work.

Mr. Shaffran explained that deterioration in the First and Washington structure necessitated repairs prior to the onset of winter, and that two options were available. The first would secure the structure, and the second would secure the structure and regain twenty of the forty-six parking spaces currently closed off. Mr. Shaffran explained that engineers estimate the cost for the second option is $215,000, but the resolution allows for up to $350,000, to cover unforeseen problems, engineering costs and extra lighting or electrical costs. Mr. Shaffran reminded the board that the “do nothing” option still had significant costs associated with it.

Ms. Gunn asked how long this work would prolong the life of the parking structure. Mr. Shaffran stated it is impossible to know, but that a minimum of two years seemed likely. As the DDA had resolved not to go forward with extensive slab replacements, stabilizing the deck for two years was needed to allow the DDA time to demolish and replace the structure on this or an alternate site. Adrian Iraola stated that the life of the structure depends more upon the areas of the facility that have not been repaired, which is still the majority of the deck. Mr. Shaffran added that engineers from Carl Walker would continue to inspect the structure on a quarterly basis.

Ms. Relyea arrives.

Mr. Dankert asked when the work would be started. Mr. Shaffran replied as soon as possible. Ms. Gunn asked if City Council needed to approve the work and Ms. Pollay answered no, that it was considered emergency repairs.

Mr. Ungrodt arrives.
A vote on the motion showed:

AYES:      Berlin, Dankert, Fritz, Gunn, Harshe, Pohrt, Relyea, Shaffran, Sipes, Ungrodt
NAYS:      None
Absent:    DeVarti, Gillett

As a follow up to concerns raised previously about loose brickwork at the Liberty Square structure, Mr. Shaffran reported that masonry ties had in fact been used, but at a minimum quantity allowable. This problem, in conjunction with a deck design in which no masonry cap had been installed on the roof level, allowed water to get between the brick and the masonry wall causing extensive brick damage. Similarly, water damage had also caused a series of cracked bricks at the Ann Ashley structure. Western Waterproofing estimated the cost of repairs to be $56,490 in a letter dated September 23, 1998.

Mr. Shaffran moved a motion to accept the scope and price for repairs to the Liberty Square and Ann Ashley brickwork proposed by Western Waterproofing.

A vote on the motion showed:

AYES:      Berlin, Dankert, Fritz, Gunn, Harshe, Pohrt, Relyea, Shaffran, Sipes, Ungrodt
NAYS:      None
Absent:    DeVarti, Gillett

3. Adjournment

There being no other business, upon motion by Ms. Gunn, with support from Mr. Pohrt, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Susan Pollay, Executive Director
Secretary