

DERBY MUNICIPAL PARKING AUTHORITY

Minutes

(meeting taped)

Special meeting: Tuesday, May 27, 2008 in the Derby Municipal Parking Garage Office.

Meeting was called to order at 6:09 p.m.

By roll call, members present: John Dorosh, Joseph Moore and Delphine Krezel. Anthony Szewczyk arrived at 6:15 pm. Jack Moran was excused.

Also present – Parking Authority Director Leo Moscato.

Public Portion: No one was present and the public portion was closed.

Herman L. Szeker, S.E., P.E. of 415 Howe Avenue, Suite 301, Shelton Ct. was present to summarize his proposal and answer any questions from the members. He proposes to perform non-destructive testing either hammer testing or chain dragging, to identify delaminated areas between the reinforcing steel and concrete. Observations will be made to the top surface as well as the underside of the deck. The steel structure appeared repairable with the need for the metal to be cleaned of corrosion and then sealed and painted. Upon preliminary study of the deck he observed cracks in the surface and areas of spalling. He noted that it appears repairable with one option to prevent further moisture penetration being to place a traffic membrane on the slab. Customarily the warranty for the membrane is approximately 5 years with possible extension. The membrane should be inspected annually and it was noted that to protect the surface, only rubber-tipped plows should be used for snow removal.

The services to be provided include the following:

- a. Review existing drawings to identify and evaluate structural system of parking structure. Generate plans for survey and mapping.
- b. On-site field review and evaluation of the parking structures' physical exterior and interior condition. The review will note general condition, and condition of the structural systems, including visible signs of deterioration, corrosion, cracking, or other evidence. Inspection will be confirmed photographically.
- c. Review will address all elements of the structural system including steel framing, precast concrete spandrels, concrete slab, ramps and stair tower (excluding roof).
- d. Review and provide an opinion regarding the condition of the traffic membrane.
- e. Perform non-destructive tests and evaluations, including sounding of floor areas to determine areas of loose or delaminated concrete (chain dragging and hammer testing).
- f. Generate survey map of parking structure, providing location and extent of delaminated and spalled concrete, areas of corrosion on slabs, columns and their connections.
- g. Provide written report detailing condition, as well as recommendations for repair. Provide probable cost of construction estimates which may be used to develop budgetary information. Present report to the Parking Authority.

The following provisions shall also apply to the proposal

1. The review will not include mechanical, electrical, plumbing or fire protection systems.
2. Consideration or contemplation of design for and/or removal, of hazardous materials, including asbestos, is not included in this proposal. Additionally, environmental considerations which may be raised as a result of the survey shall remain the responsibility of the owner.

3. Prior to the initiation of work, we will coordinate with your office to determine the most appropriate method to segregate areas to be reviewed. We anticipate that our review will take at least one day per level. While on site, we would require access to a mechanical lift so that we may examine the entire underside of the structure.
4. Should we discover significant repairs which require immediate attention, we would work with you to develop bid documents to effect same. Cost for such bid documents are not included in this proposal.

The services described above are offered at a firm fee amount of \$15,495.00.

URS quoted \$16,000 and Spiegel Zamemecnik & Shah Inc. quoted \$24,000.

Motion was made by Joseph Moore and second by Anthony Szewczyk. Move to accept the proposal from Szeker Engineering for the proposal, as presented; subject to the bid waiver from the City. Motion carried unanimously.

Motion was made by Joseph Moore and second by Anthony Szewczyk. Move to adjourn the meeting at 6:32 p.m. Motion carried unanimously.

Respectfully prepared,
Karen Kemmesies, recording secretary

"These minutes are subject to the Authority's approval at their next scheduled meeting."