



Garage Inspection & Rating Program

Mortimer Street Parking Garage

83 Mortimer Street
Rochester, New York 14604

October 1st, 2019

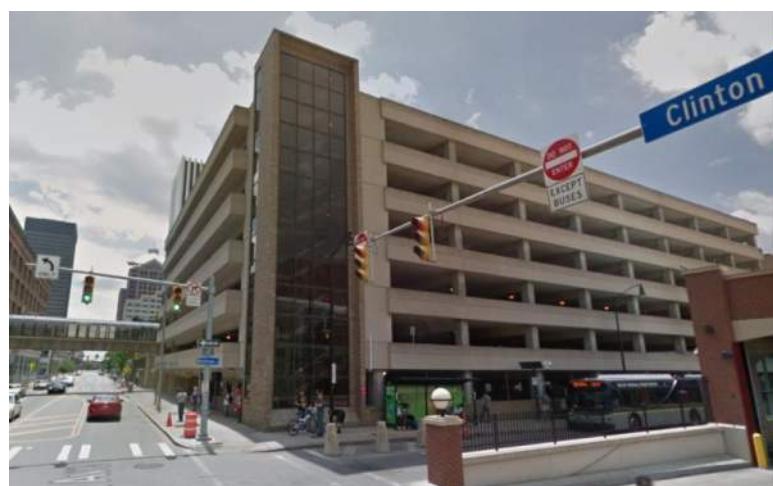
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EXECUTIVE SUMMARY

Mortimer Street Parking Structure
Five-Year Maintenance Plan

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Executive Summary

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T.Y. Lin International (TYLI) has been retained by the City of Rochester to develop an inspection program for City-owned parking structures and develop five-year maintenance plans, along with annual garage maintenance contract plans. TYLI is pleased to submit this report which summarizes the findings and recommendations for repairs at the Mortimer Street Garage, based on our completed garage visual inspection and rating program and provides a recommended maintenance plan over a five-year time horizon.

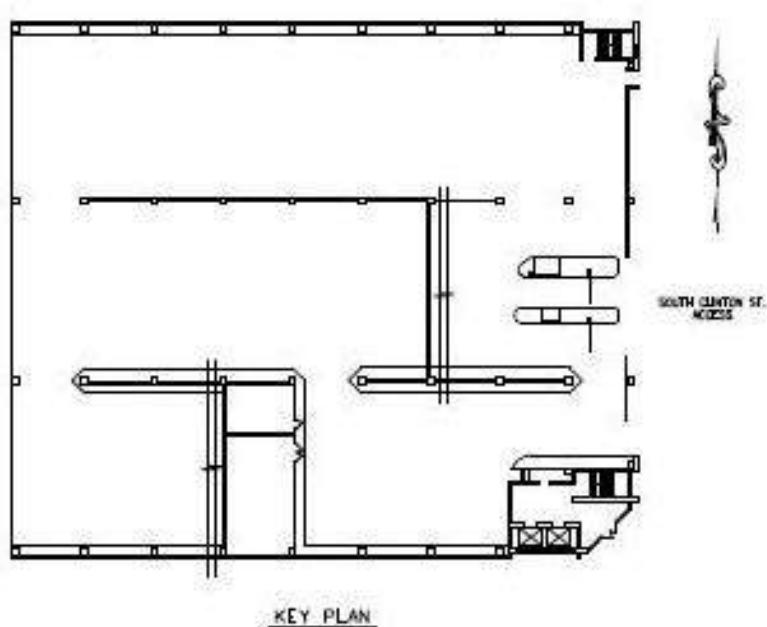
This report is not a comprehensive structural evaluation, or a detailed life cycle analysis.

1. Mortimer Street Garage History

a. General Background

The Mortimer Street Garage is an open parking structure constructed in 1985. The garage is located along North Clinton Avenue, between Mortimer and Division Streets. The parking structure consists of seven levels with approximately 94 spaces on a typical level and a total of approximately 608 spaces.

Year Constructed	Area (sf)	No. of Spaces
1985	209,559	608



The post-tensioning system is a single strand, unbonded system. The garage has no expansion joints except at the transition from slab-on-grade to elevated deck. The elevated decks are constructed of cast-in-place post-tensioned concrete. The concrete is air-entrained to reduce freeze-thaw susceptibility.

The garage had been removed from use for a period of time in the early to mid-2000's after the completion of the Saint Joseph's garage across Clinton Avenue. It was re-opened for limited use in 2007 and is today heavily utilized. It is located in an area of the City that has a large focus of future development, including the nearby new RGRTA bus terminal, the Sibley Building redevelopment, the new Democrat & Chronicle headquarters and ongoing redevelopment along the north side of East Main Street.

A pedestrian bridge at the third level connects to the Sibley Building across Clinton Avenue.

The garage is presently owned and maintained by the City of Rochester.

The Mortimer Street Garage inspected in April through August of 2019. An interim Condition Assessment Report was issued to the City on April 2019 as part of a potential real estate transaction. The ratings and discussion in this report are based on results of the 2019 inspections.

The following maintenance repair items have previously been performed or are scheduled to be performed at this facility within the next year:

- (1992) - locations and limits not known) - Repair expansion joints
- (1992) - New sealer placed on decks
- (2008) - Miscellaneous minor concrete repairs and placement of a barrier system along the west elevation (former connection to old Mortimer Street garage)
- (2011-2012) - Miscellaneous maintenance repairs to concrete structure, barrier cables, expansion joints, west façade, stairs, etc.
- (2012-2013) - New Office for garage staff and security
- (2013) - Replacement of emergency generator
- (2013) - RTU removal from lobby and capping of opening
- (2014) - Modernization of both southeast elevators
- (2014) - Lighting upgrades in pedestrian bridge lobby
- (2014) - Clinton Avenue 2-way conversion changes (entrance/exit, revenue control)
- (2014) - Elevator modernization for both southeast elevators
- (2016) - Waterproofing membrane on Level 2
- (2016) - Concrete Sealer on levels 3, 4 and roof
- (2017) - Replacement of ground level expansion joint
- (2017) - Stair Nosing Replacement (SE stairs)
- (2017) - Routing/sealing cracks on levels 5 and 6
- (2017) - Concrete Sealer on levels 5 and 6
- (2017) - Lighting replacement project with new LED fixtures throughout

An updated 5-year plan has been included in Section 4 of this report based on the above list of completed and/or scheduled work items.

b. Garage Location



2. General Inspection Program

a. City Garage Inspection Program Summary

The initial component of the Garage Inspection Program involves a visual inspection of the parking structure. This report is based primarily on this visual inspection.

Visual inspections of all primary building systems are performed, as summarized below:

- Structural Systems
 - Columns
 - Beams
 - Deck
- Waterproofing Elements
 - Expansion Joints
 - Waterproofing Membranes and Sealants
- Architectural Systems
 - Walls
 - Stairs
 - Vehicle Barriers
 - Façade
 - Elevator Enclosure (only – elevator inspections are not included)
 - Signage
 - ADA elements

The visual inspections of the garage were performed on the following dates:

- Structural/Waterproofing/Architectural Systems: These inspections were performed by engineers from T.Y. Lin International in April 2019. This inspection was performed at the request of the City as part of a potential real estate transaction. A summary

report under separate cover was submitted to the City dated April 12, 2019. Architectural elements were inspected by Dwyer Architects in August 2019.

- M/E/P Systems: Based on instruction from the City of Rochester Department of Environmental Services in coordination with Municipal Parking, full scale inspections were not performed in 2019. The inspection and maintenance of mechanical, electrical, plumbing and fire protection systems are the responsibility of Municipal Parking and are not included in the annual maintenance contract. Inspection of major items such as generators, switchgears and air handling units was performed in January through March of 2017, and items of interest are discussed later in this report. Below is a list of M/E/P systems items inspected by TYLI and those items assumed to be inspected by City of Rochester staff:

TYLI	City of Rochester
<ul style="list-style-type: none">• Generators• Switchgears• Automatic Transfer Switch• Back-Flow Preventers	<ul style="list-style-type: none">• Wiring & Lighting• Electrical Fixtures• Plumbing / HVAC Fixtures• Risers, Laterals & Drains• Stand Pipes & Valves

In addition to the visual inspection programs, chloride ion analysis was performed in early 2011 to determine general deck chloride levels at each floor of the garage. The visual ratings for the deck were adjusted downward based on a formula accounting for the following factors:

- 2011 chloride ion levels in deck
- Corrosion threshold of 280 ppm (parts per million)
- Age of structure / rate of chlorides infiltration into deck
- Use of epoxy coated bars in original construction
- Known issues with post-tension system failure

The use of microsilica concrete (where applicable) was not considered, since this is already accounted for in the current chloride ion levels and rate of chlorides infiltration. The chloride ion analysis testing and results are discussed in greater detail in Section 5 of this report.

b. Numerical Rating System

The following numerical rating system is being used and is referenced throughout this report and supporting materials. It is based on the bridge rating system previously utilized by the New York Department of Transportation:

- 9 – Not visible, partially or fully obstructed
- 8 – Not applicable
- 7 – New condition, no deterioration, functioning as originally designed
- 6 – Used to shade between 5 and 7
- 5 – Minor deterioration, but functioning as originally designed
- 4 – Used to shade between 3 and 5
- 3 – Serious deterioration or not functioning as originally designed
- 2 – Used to shade between 1 and 3
- 1 – Completely deteriorated or in failed condition

Each individual column, beam and slab span was rated. Other elements are generally rated by each floor.

A summary composite score for the over-all structure is also tabulated. This composite score considers all rated elements. The structural elements are weighted the highest, with waterproofing elements the second highest. Perimeter protection and other building systems follow next and elements such as signage have the lowest weight.

3. Mortimer Street Garage Inspection

a. Over-all Assessment

Composite scores for the Mortimer Street Garage based on the visual assessment only and for the visual assessment with adjusted deck ratings are provided below:

Garage Section	Composite Score (Visual)	Composite Score (Adjusted)*
Overall	4.90	4.83

**visual deck rating was adjusted for chloride levels based on garage age, history of tendon issues, sealing and waterproofing programs and use of epoxy coated bars.
The composite score was then recalculated using the adjusted deck ratings.*

In very general terms, this identifies that based on a visual inspection adjusted for chloride ion levels in the deck, the garage is in fair condition, but requires investment to maintain the garage to function as originally designed. The current rating can be largely attributed to recent repair contracts completed within the garage. This overall adjusted score is a slight decrease from the previous score of 4.96. The preventative maintenance approach of waterproofing and/or sealing the elevated decks will slow deterioration of the deck and reduce the potential for compromising the post-tensioned strands as a result of high chloride levels and continued moisture penetration. It is noted that the deck does include epoxy coated bars, which are less susceptible to deterioration from high chlorides and have generally been found to be in good condition when exposed under previous repair work. Note also in the discussions below that additional non-destructive investigation performed to assess the condition of the post-tensioning system is recommended.

Rankings for all of the elements are provided in Appendix A.

Many items which are currently rated as a 4 or 5, will likely degrade to levels of 3 and below within the next 3-4 years if left untouched. One goal of the rating system and program is to address items before they become a safety and/or structural integrity issue.

The two highest weighted elements are briefly discussed below (structural and waterproofing systems), since they are the most critical elements for the long-term function of the garage. The remaining elements are summarized in Appendix A and Appendix D.

Structural Systems:

In general, the structural beams (5.68 rating) and columns (5.99 rating) are in good condition. Most concrete repairs to beams and columns were completed in 2011-2012, including the spandrel beams at the west end of the garage.

Numerous beams have parge coating at the ends. This parge coating was added to transition from the beam forms to the column forms during the original construction. Many of these parge coatings are cracked and or delaminated, which leads to a slight downgrading of the beam rating. No action is required since they are primarily aesthetic with no impact to the structural capacity of the beam.

Pattern hairline cracking was noticed at numerous locations of the columns. Several columns have visible spalls, most notable at the base.

The structural deck (4.14 visual rating / 3.83 adjusted rating) is in fair to good condition, with numerous bays ranked as a '3', '4' or '5'. Some slab sections were upgraded in 2019 due to prior rankings being influenced too heavily by the grease staining. The ranking is influenced by the following:

- Minor delamination or spalls were noted and especially appear where there was not adequate cover over the embedded reinforcement.
- Numerous full depth cracks were identified. The two upper levels (Level 6 and Roof) have significantly more cracks than the lower levels.
- Cracks are prevalent near the cross-over construction joint between E4 and F4.
- There are numerous areas of isolated scaling. They tend to be concentrated in specific initial concrete pours and in the flat bays.
- In numerous areas, especially on the upper levels, grease stains are noted at the post-tensioning anchor areas and along the slab. These typically occur at the 'temperature' tendons (tendons running perpendicular to the slab span and are placed primarily to resist shrinkage cracks). This could mean that the tendon waterproofing system may be compromised. Deck ratings have been specifically reduced for deck areas showing this condition. It may be warranted for the visual ratings of this condition to be increased from a rating of '3' to a rating of '4' or '5' now that a regular waterproofing/sealing program is underway. This should be discussed further once we are confident that these preventative maintenance steps will be regularly scheduled to offer maximum and continued protection. As noted above, some decks were uprated in 2019.
- Elevated chloride ion concentrations at all levels except for the roof.

Waterproofing Systems:

Expansion joints are rated 4.29, existing at the transition from slab-on-grade to elevated slab in two locations and at all stair towers. These are often referred to as isolation joints when isolating stair systems from the garage and are rated under 'expansion joints.' In general, the isolation joints are functioning as designed with minor deterioration and signs of leaking, particularly at the upper levels. The expansion joint in the center bay was replaced under change order as part of the 2017 Garage Maintenance Contract. The existing pre-mold gland on the entry ramp was replaced with a winged compression seal gland as part of this work. It is recommended that a new type of expansion joint also be considered for those joints surrounding the roof level of the stair towers.

Waterproofing is rated a 4.50 for the garage. The cove sealant at the roof level was replaced under the 2011 Contract. There are isolated areas of failure for both cove sealant and sealant at construction joints throughout. A waterproofing membrane was placed over the new office as part of the 2012 Contract. The balance of the 2nd level received a waterproofing membrane under the 2016 Contract. Elevated decks for all other levels of the garage received a penetrating sealer application under a combination of the 2016 and 2017 Contracts.

b. Priorities

Priority tables are presented in Appendix C for all building systems. They are broken down as follows:

- | | |
|-------------------|---|
| High Priority – | Those elements that are rated a 3 or below. These specific items should be addressed in the short-term (1-2 years). |
| Medium Priority - | Those elements that are rated a 4 or 5. These specific items should be addressed in the medium-term (3-7 years). |

Brief discussions of the highest priority elements in the five-year plan are discussed below, in order of importance.

Post-Tension System:

In a one-way slab system, the primary load carrying element is the post-tensioning system. The numerous grease stains in the slab indicate that the tendon corrosion system may be compromised. Further investigation is recommended. An initial investigation undertaken in August of 2011 suggests that many of the exhibited grease stains are at locations of additional post-tension anchors installed in the end bays.

Concrete Decks:

The decks, with an over-all rating of 4.14 based on visual analysis and a 3.83 adjusted rating exhibit cracks, partial depth spalls and surface scaling. Most deck items requiring repair were addressed in 2011-2012, including exposed tendon anchor points along the west fascia. Some additional concrete repairs and resurfacing at locations of scaling are still required. Numerous full depth cracks exist, particularly at Level 6 and Roof Level. Many of these bays have received a rating of '3' and are a large contributor to the overall deck rating. Further discussion should take place about the possibility of increasing the visual rating of these areas to a '4' or '5'. This change may be warranted based on the use of epoxy coated reinforcement in the top of deck, but only if confident that proper upkeep with routing/sealing of cracks and regular application of penetrating sealer will take place.

Beams and Columns:

Beams (rated 5.68) and columns (rated 5.99) have isolated members that have cracks and minor spalls, most notably at the second level and all levels of the west fascia. Most of these items were addressed as part of the 2011 Garage Maintenance Contract; however new areas of deterioration have since developed.

Walls:

The walls are generally in good condition, with a rating of 5.50. The retaining wall under the center ramp has numerous areas of delamination caused by leaking through the expansion joint above, which has recently been replaced.

Stairs:

The stairs are generally in good condition, with some minor required repairs completed in 2011-2012. The SE stairs from the ground level to the third level has active spalling on the underside of the slab and stair run, which should be repaired. Repairs should be made as required to masonry cracks, stair nosings, deteriorated door frames and to prevent water infiltration. The City may want to consider replacement or removal of doors as they become in need of repair; although no immediate needs exist.

Some signs of active leakage exist in the roofs at the NE stair.

Elevator Enclosures

The elevator enclosure / shaft was inspected during or after a weather event in February of 2013. Thyssen Krupp assisted with inspection of the interior of the shaft by providing access to the top of the elevator cab and operating the elevator while inspection personnel rode atop the cab. Our office has not been notified of any regularly occurring equipment failures for the elevators at the Mortimer Street Garage.

The pit and the shaft were both observed to be dry at the time of inspection. As with most elevator shafts, poor ventilation and air flow may result on condensation and moisture buildup within the shaft.

Caulk sealants around the elevator shaft windows were observed to be heavily deteriorated and are recommended for replacement.

In order to further protect the elevators and avoid water infiltration, the City of Rochester should ensure that snow removal procedures do not result in a condition with snow being piled against the exterior shaft walls.

Both elevators at the Mortimer Street garage were replaced under the 2014 maintenance contract.

Façade Systems

In general the façade system is in fair to good condition on the north, east and south sides. The storefront system at the southeast corner has significant deterioration at the base and should be replaced soon.

The west side of the garage previously abutted another garage, for which the current garage was an addition. In 2006, the City decided to re-activate the garage after a dormant period and installed a temporary vehicle and pedestrian barrier system consisting of precast concrete highway barriers (full sections) with a chain link fence. The adequacy of this system for Code-prescribed loads should be evaluated.

Mechanical / Electrical / Plumbing Systems:

The electric unit heater in the electrical room appears to be original equipment, and should be considered for replacement within the next 5 years. The washdown booster pump and controller also appear to be original equipment items that should be scheduled for replacement within the next 5 years.

The generator was replaced with a new natural gas generator under the 2013 Contract. The automatic transfer switch (ATS) has been recently replaced and is in good working condition.

The switchgear is approximately 20 years old, but is well maintained and in working order. It is recommended that the switchgear be planned for replacement within the next 10 years.

Lighting in the garage was replaced under separate contract in 2017, with all new LED fixtures throughout. The fire alarm control panel for elevator recall was installed in 2014 and can be expected to last another 20 plus years, provided any future added devices are compatible with the existing panel.

c. Short and Long-Term Strategies

The primary goal for this structure is to maintain the structural integrity of the garage. As noted above, while the visual inspections identify the primary structural elements are in good condition, the identified concerns of the post-tensioning system need to be further investigated.

A brief discussion of the recommended short and long-term strategies for the most critical garage elements follows. Note that the future use of this structure needs to be considered when considering future repairs.

Element	Short-Term	Long-Term
Concrete Decks	Perform minor repairs to spalls, cracks and scaling as required.	Perform shallow repairs and rout/seal cracks as necessary.
Beams/Columns	No immediate action.	Perform minor repairs as required.
Waterproofing System	No immediate action.	Monitor and repair coatings as required Continue with regular sealing program

Expansion Joints	Replace stair isolation joints at roof level	Continue to monitor
Stairs	Repair spalled concrete on undersides of the riser and landing sections	General repair, cleaning, painting and door replacement as required.
	Investigate roof replacement	
Walls	Repair delaminations under ground level expansion joint	Monitor and repair as required
Façade	Evaluate concrete barriers, replace SE storefront	General repair, cleaning, and painting as required. Enhance west façade as funds become available.
M/E/P	Replace electric unit heater in electrical room	Replace main switchgear.
	Replace washdown booster pump and controller	

A primary goal of the garage maintenance program is to address items before they become a safety and/or structural integrity issue. Parking garages are open structures, regularly exposed to the varying and often harsh weather conditions. In the northeast United States, the temperatures, rain, snow and road salts can all combine to shorten the life of a garage, if not maintained correctly.

While some of the items within the garage have been addressed under recent Garage Maintenance Contracts, the long-term durability of the structure requires regular monitoring and maintenance.

4. Maintenance and Repair Estimates

CITY OF ROCHESTER PARKING GARAGE C.I.P. (5 YEAR PLAN)							
MORTIMER STREET PARKING GARAGE	ESTIMATED COST:						5-YEAR TOTAL
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025		
DECK SEALING	\$ -	\$ 90,000.00	\$ 60,000.00	\$ -	\$ -	\$ 150,000.00	
DECK WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONCRETE REPAIR TO STRUCTURAL DECK / BEAMS / COLUMNS / WHEEL STOPS	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 30,000.00	
EXPANSION JOINT REPAIR / REPLACEMENT	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	
COVE / VERTICAL / HORIZONTAL SEALANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BARRIER CABLE / BOLLARD REPAIR / WHEEL STOPS / CURBS / REVENUE CONTROL MISC. WORK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FAÇADE REPAIRS - SE STOREFRONT	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	
STAIR NOSING REPLACEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLEAN AND PAINT LIGHT POLES, RAILINGS & FAÇADE	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	
MECHANICAL SYSTEM REPAIRS / REPLACE	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	
UPDATE GARAGE LEVEL, STAIRWAY, TRAFFIC & STRIPING SIGNAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING, DRAINAGE & FIRE PROTECTION REPAIR / REPLACEMENT	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	
ELECTRICAL REPAIRS, LIGHTING, EXIT SIGNAGE, MISC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DOORS / HARDWARE	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	
MASONRY REPAIR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOFING REPAIR / REPLACE	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	
ADA IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WEST FAÇADE IMPROVEMENTS	\$ -	\$ -	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	
MORTIMER WEST ACCESS ENTRANCE/EXIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2021 TOTAL	2022 TOTAL	2023 TOTAL	2024 TOTAL	2025 TOTAL	OVERALL TOTAL	
MORTIMER STREET SUB TOTAL	\$ -	\$ 175,000.00	\$ 225,000.00	\$ 60,000.00	\$ 35,000.00	\$ 495,000.00	
DESIGN / CONTINGENCY / RPR	\$ -	\$ 64,750.00	\$ 83,250.00	\$ 22,200.00	\$ 12,950.00	\$ 183,150.00	
MORTIMER STREET TOTAL	\$ -	\$ 239,750.00	\$ 308,250.00	\$ 82,200.00	\$ 47,950.00	\$ 678,150.00	

RED = High Priority

BLUE = Medium Priority

GREEN = Low Priority

5. Chlorides & Deck Life-Cycle Analysis

During the summer of 2011, a deck coring and chloride analysis program was carried out to determine typical chloride levels in the deck throughout the garage at varying depths. Chloride samples were taken at the 0-1", 1-2" and 2-3" levels of each core, in order to develop a profile of chloride intrusion at varying depths. Research suggests that when chloride levels reach approximately 280 ppm (parts per million) at the level of reinforcement, the process of corrosion begins to occur. Once that process begins and with constant exposure to moisture and chlorides, the steel reinforcement will continue to corrode. The process of corrosion not only eventually deteriorates the steel reinforcement, but eventually will lead to delamination and spalling of the concrete deck.

Using the existing age of the garage, an assumed severe-exposure condition and the determined chloride levels, a diffusion coefficient was determined to approximate the speed at which chlorides are moving through the concrete deck.

Our analysis assumes that the top steel reinforcement is located at the 1-2" depth; however construction practices often result in cover less than specified, which in turn results in earlier corrosion of the steel reinforcement.

The table below includes the average chloride levels at the 0-1", 1-2" and 2-3" depths for all cores taken at the garage. Note that although the below table indicates the overall averages throughout the garage, in general, the lower levels tend to have the highest chloride concentrations, while the roof level usually has the lowest.

Depth	Chlorides (ppm)
0-1"	2588.8
1-2"	1325.8
2-3"	261.0

As indicated above, in general the chloride levels throughout the garage at the assumed depth of reinforcement have reached and far surpassed the corrosion threshold of 280 ppm. The data and visual evidence point to the fact that the process of corrosion has begun and is actively occurring within the deck. There are no known post-tension issues within the garage; however any existing or future compromised strand sheathing will lead to corrosion of the post-tension strands based on the elevated chloride ion levels. The use of epoxy coated bars for top deck reinforcement has served to limit the corrosion of mild steel. The corrosion process can be further slowed by development and implementation of a long-term sealing / waterproofing program. A proactive preventative-maintenance program that includes sealing / waterproofing of the structural decks is recommended for this garage. Funds for sealing / waterproofing as recommended in the deck life-cycle analysis are included in the estimate in Section 4 of this report.

6. Accessibility Survey

T.Y. Lin International performed a handicap accessibility survey at the Mortimer Street Garage in accordance with Title III of the Americans with Disabilities Act, which contains an obligation for the removal of physical barriers in existing facilities. This obligation is specific to Places of Public Accommodation, which is loosely defined as businesses or buildings that are open or offer services to the general public.

In addition to the Americans with Disabilities Act, the New York State Uniform Fire Prevention and Building Code and the ICC/ANSI Standard for Accessible and Usable Buildings and Facilities are applicable throughout the State of New York where buildings are altered, undergo a change of use or where buildings were constructed, altered or converted in conflict with codes, rules and regulations in effect at the time of those events. Our field survey and analysis of the above referenced facility was performed in accordance with these standards.

Citing of applicable accessibility provisions below is based on the more restrictive standard. Where the federal and state regulations are the same, we are citing the standards applicable under the New York State Uniform Code.

On the following page you will find a table summarizing the recommended improvements resulting from the Accessibility Survey. Further discussion on the overall ADA survey and individual items is included in the Accessibility Report provided to the City of Rochester under separate cover.

Deficient items have been color coded by priority. The level of priority has been set by the U.S. Department of Justice, as follows:

Priority 1: Accessible approach and entrance. Persons with disabilities should be able to arrive on site, approach the building, and enter as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities.

Priority 2: Access to goods and services. Ideally the layout of the building should allow people with disabilities to obtain materials or services without assistance.

Priority 3: Access to rest rooms. When rest rooms are available to the public, they should be accessible to people with disabilities.

Priority 4: Any other measures necessary. When such amenities such as drinking fountains and public telephones are provided, they should also be accessible to people with disabilities.

Note that the handicapped accessible spaces on the first level and associated signage were upgraded under the 2012 repair contract as part of the work associated with the new staff office. The entire garage was restriped as a change order to the 2014 contract in order to accommodate the two-way conversion of Clinton Avenue. This restriping of the garage brought all accessible spaces and aisles up to current standards. These items have striking through the text in the following table.

Priority Level	Deficient Item	Item Number in Accessibility Report	Remedial Action
4	Locked entrance to accessible parking spaces.	4	Unlock gate.
4	Lack of access aisles.	2	Provide access aisles for each accessible parking space.
4	Lack of van accessible parking.	4	Provide signage.
4	Lack of compliant signage and installation height.	5	Provide signage.
4	Lack of access aisle signage.	5	Provide signage at each access aisle.
4	Marking of access aisles	6	Remark access aisles on driving surface
1	Entrance door hardware mounting height.	9	Remount door hardware.
2	Surface slope.	3	Relocate accessible parking spaces on upper levels.
2	Continuous accessible route.	6	Relocate accessible parking spaces on upper levels.
2	Enclosed Exit Stairways.	8	None.

7. Life & Fire Safety Assessment

T.Y. Lin International performed a limited life and fire safety assessment at the following garages: Court Street, East End, Genesee Crossroads, High Falls, Mortimer Street, Sister Cities, South Avenue and Washington Square. General circulation paths, configuration and maintenance of the means of egress, signage, physical barriers, tactile warnings, striping & delineation and maintenance of physical elements was excluded from this survey at the request of the City. Surveys of specific areas included:

- Storage Spaces
- Mechanical Rooms
- Riser Rooms
- Electrical Rooms
- Transformer Rooms
- Elevator Machine Rooms
- Office & Other Occupied Spaces

These assessments, provided under separate cover, were performed in accordance with the 2010 Edition of the New York State Uniform Fire Prevention and Building Code, and applicable reference standards, consistent with recognized best practice for providing a reasonable level of life and fire safety from the hazards of fire, explosion or dangerous conditions in these structures and to provide safety to the general public and emergency responders.

Citations of applicable life and fire safety provisions below were based on the more restrictive standard. Where differences exist between federal regulations, state regulations and adopted reference standards, the provisions of the New York State Uniform Code take precedence unless superseded by a higher level of government.

Attached to the narratives we have included our assessment checklist and deficiency matrix. All deficiencies have been color coded by priority as follows:

Priority 1: A deficiency which was deemed to constitute an immediate hazardous to life and health and, in our opinion, necessitates immediate attention. Priority 1 deficiencies are color coded **PINK**.

Priority 2: A deficiency that, in our opinion should be resolved within 90 days. Priority 2 deficiencies are color coded **ORANGE**.

Priority 3: A deficiency that, in our opinion, should be resolved in conjunction with other planned improvements or included in long range plans for the facility. Priority 3 deficiencies are color coded **BLUE**.

Further discussion on the overall assessment and individual items is included in the Life & Fire Safety Assessment Report provided to the City of Rochester under separate cover.

8. Conclusions and Recommendations

The most vital factor for maintaining a safe and useable parking structure at the Mortimer Street garage is the investigation of the post-tension system, based upon the grease-stained bottom of deck, and to prevent the intrusion of chlorides into the deck and structural members by implementation of a long-term sealing/waterproofing program.

Based on the above discussion and the long-term structural integrity of the garage, our recommendations with the most immediate need are as follows:

- Continue regular sealing and waterproofing program to protect decks
- Repair small spalls, seal cracks and replace cove sealant in areas where decks are sealed
- Replace isolation joints at the roof level
- Assess barrier system at the west end
- Evaluate stair roof systems and replace as required
- Replace storefront system at Ground Level, SE corner
- Complete balance of 2-way conversion work/modification at west entry/exit
- Replace unit heater in electrical room and washdown booster pump

The above items are suggested as the highest priority items. However, the garage is in need of various additional repairs, including but not limited to:

- Cleaning and painting
- Signage replacement
- Façade improvements
- Replace main switchgear

The total estimated cost of repairs is included in Section 4 and totals \$678,150.00.

APPENDIX A

GARAGE RATINGS

YEAR BUILT = 1985

8 YEARS TIME PASSED SINCE 2011 RESULTS

CURRENT YEAR = 2019

MORTIMER STREET DECK - VISUAL RATINGS		AVERAGE CHLORIDE LEVEL (PPM) AT 1-2" DEPTH (2011)	GARAGE AGE (YEARS)	ESTIMATED CHLORIDE LEVEL (PPM) AT 1-2" DEPTH (CURRENT)	KNOWN POST-TENSION ISSUES?	DECK W/P / SEALED SINCE?	EPOXY COATED TOP BARS?	EPOXY COATED BOTTOM BARS?	MORTIMER STREET DECK - ADJUSTED RATINGS
2nd Level	4.11	1694.17		2215.45	NO	YES			3.72
3rd Level	4.59	2240.00		2929.23	NO	YES			4.06
4th Level	4.44	1789.17	34	2339.68	NO	YES			4.03
5th Level	4.14	1351.67		1767.56	NO	YES	YES	NO	3.83
6th Level	4.30	780.83		1021.09	NO	YES			3.52
Roof Level	3.67	99.17		129.68	NO	YES			3.65

MORTIMER STREET				
<i>Inspection Ratings</i>				
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s): DM, GE, JRK, KWK, RSL, ZBR

ITEM	RATING
COLUMNS (12%)	5.99
BEAMS (17%)	5.68
DECK (25%) <small>*adjusted rating</small>	3.83
EXPANSION JOINTS (10%)	4.29
WATERPROOFING & SEALANTS (10%)	4.50
WALLS (5%)	5.50
STAIRS (5%)	4.71
VEHICLE BARRIERS (5%)	5.67
FAÇADE (5%)	4.25
ELEVATOR ENCLOSURES (5%)	5.00
SIGNAGE (1%)	4.86
OVERALL GARAGE RATING	4.83

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

MORTIMER STREET				
Inspection Ratings				
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):
DM, GE, JRK, KWK, RSL, ZBR				

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
COLUMNS	Ground Level	6.00	5.99	The columns are generally in fair to good condition. A few hairline cracks and minor spalls exist, but most conditions were addressed in 2012, including the west facade. The worst column conditions are found at the 2nd level of the garage and the single failed column top at the roof level. See Photo 11.
	2nd Level	6.00		
	3rd Level	6.08		
	4th Level	6.05		
	5th Level	5.78		
	6th Level	5.88		
	Roof Level	6.14		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
BEAMS	2nd Level	5.52	5.68	The beams are generally in fair to good condition. Minor spalls and some cracks (monitor as necessary) occur at some locations. Most conditions were addressed in 2012, including the west façade. See Photo 12-14.
	3rd Level	5.27		
	4th Level	5.83		
	5th Level	5.83		
	6th Level	5.90		
	Roof Level	5.74		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES	
DECK	2nd Level	3.72	VISUAL ONLY	The decks are generally in fair condition. Scaling, spalling and hairline cracking occur at areas throughout the garage. Some locations have full depth cracks with active moisture penetration and efflorescence. Areas of small isolated spalls occur throughout. See Photo 8-10.	
	3rd Level	4.06			
	4th Level	4.03			
	5th Level	4.00			
	6th Level	3.52	CHLORIDE ADJUSTED		
	Roof Level	3.65			
			3.83		

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MORTIMER STREET				
Inspection Ratings				
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>EXPANSION JOINTS</u>	2nd Level	5.50	4.29	The expansion joints are generally in fair to good condition, with minor repairs and one replacement completed in 2012. The pre-mold cover at the main expansion joint on the entry ramp has failed (consider new joint type for replacement). Consider replacing roof level expansion joint around stair tower with different type. See Photos 4-7.
	3rd Level	4.00		
	4th Level	4.00		
	5th Level	4.00		
	6th Level	4.00		
	Roof Level	3.00		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>WATER-PROOFING & SEALANTS</u>	Ground Level	8.00	4.50	Waterproofing and sealants are generally in fair to good condition throughout the garage. On the lower levels, the cove sealant is generally in good shape, with some deterioration. The cove sealant on the roof level was replaced in full in 2012. Some localized failure of sealant at construction joints and curbs.
	2nd Level	5.00		
	3rd Level	4.00		
	4th Level	4.00		
	5th Level	5.00		
	6th Level	5.00		
	Roof Level	4.00		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>WALLS</u>	Ground Level	5.50	5.50	The walls are generally in good condition. Some moisture penetration, cracking and efflorescence occurs on the stairwell cmu walls.
	2nd Level			
	3rd Level			
	4th Level			
	5th Level			
	6th Level			
	Roof Level			

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MORTIMER STREET				
Inspection Ratings				
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):
DM, GE, JRK, KWK, RSL, ZBR				

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>STAIRS</u>	Southeast	4.29	4.71	The stairs are generally in fair to good condition. Common issues include hairline cracks in the stairs / landings and hairline cracks in the cmu walls. Some repairs were completed in 2012. The door and door frame at the roof level of the northeast stairwell is corroded and in need of replacement. See Photo 1.
	Northeast	5.14		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>VEHICLE BARRIERS</u>	Ground Level	5.33	5.67	The vehicle barriers are generally in good condition. Efflorescence and hairline cracking is occurring at some grout pocket locations. A few broken or deteriorated barrier cables were noted and should be replaced.
	2nd Level	6.50		
	3rd Level	5.83		
	4th Level	5.67		
	5th Level	5.50		
	6th Level	5.00		
	Roof Level	5.67		

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>FACADE</u>	North	4.0	4.25	The façade is generally in fair to good condition. The west façade where the garage addition was demolished was repaired in 2012 and the edge coated with a waterproofing membrane to protect the post tension pockets. Brick cracking, steel corrosion and deteriorated caulk sealants occur at various locations on the north, south and east facades, including at the storefront of the main entrance. See Photos 2-3.
	East	4.0		
	South	4.0		
	West	5.0		

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MORTIMER STREET				
Inspection Ratings				
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):
DM, GE, JRK, KWK, RSL, ZBR				

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>ELEVATOR ENCLOSURES</u>	Southeast	5.00	5.00	The elevator enclosure are generally in fair condition. Caulk sealants should be replaced at the elevator tower windows.

		LEVEL RATINGS	OVERALL RATING	SUMMARY NOTES
<u>SIGNAGE</u>	Ground Level	5.00	4.86	The garage signage is generally in fair condition. The garage contains some damaged signs and it would be beneficial to update garage signage and striping to fully reflect changes resulting from demolition of the west wing. Lighted exit signage throughout the garage and roof level signage should be considered for replacement.
	2nd Level	5.00		
	3rd Level	5.00		
	4th Level	5.00		
	5th Level	5.00		
	6th Level	5.00		
	Roof Level	4.00		

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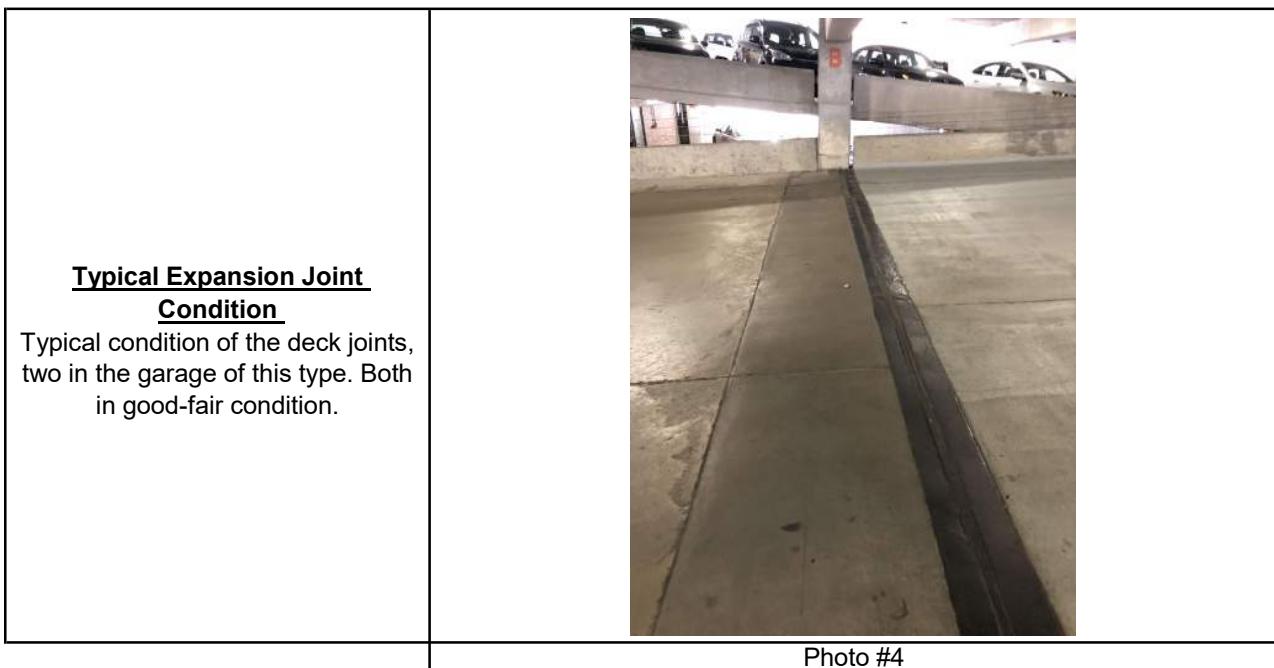
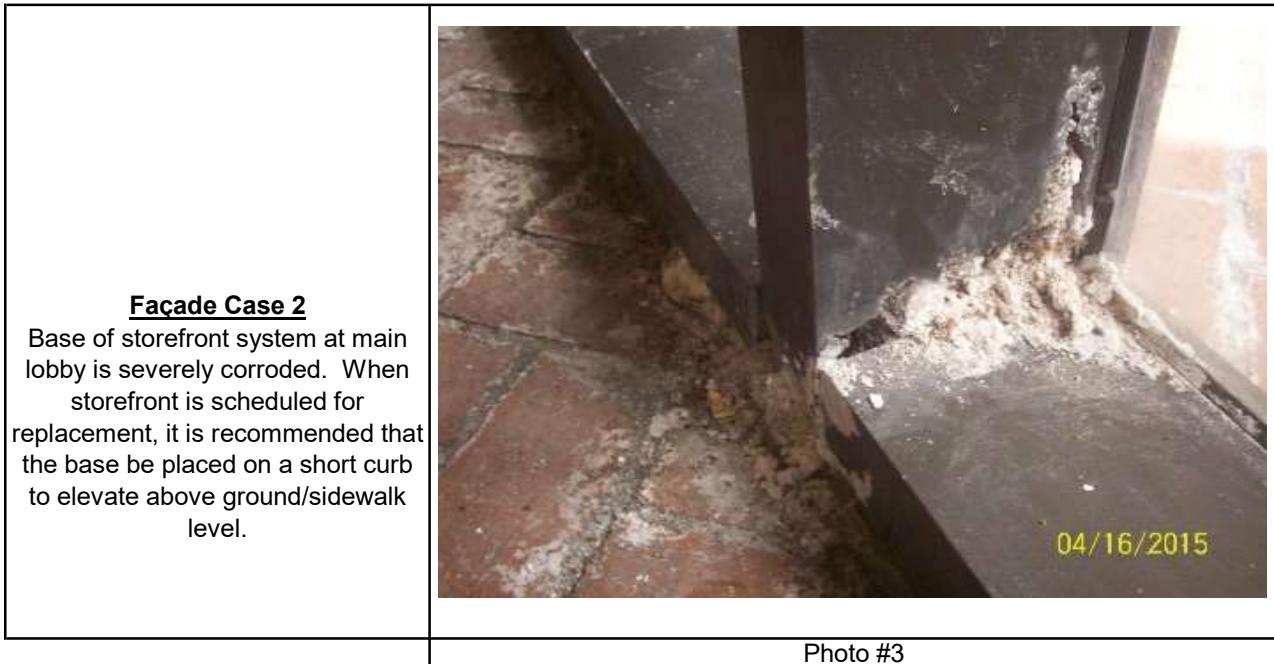
APPENDIX B

PHOTO LOG

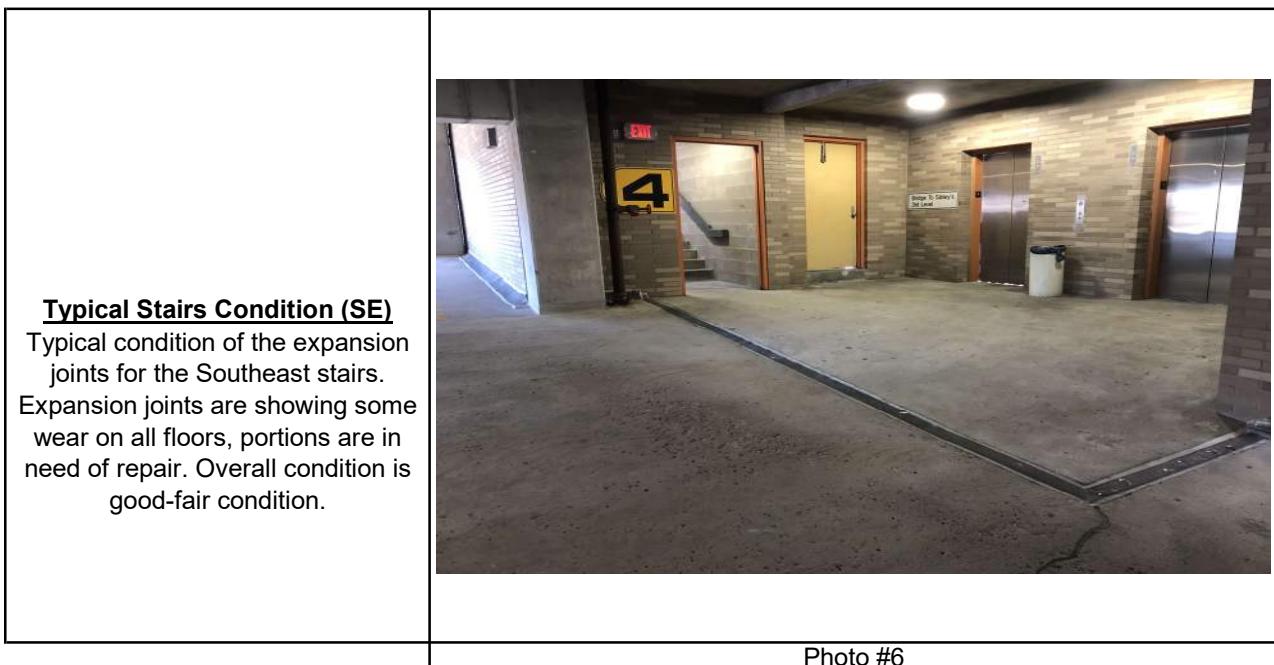
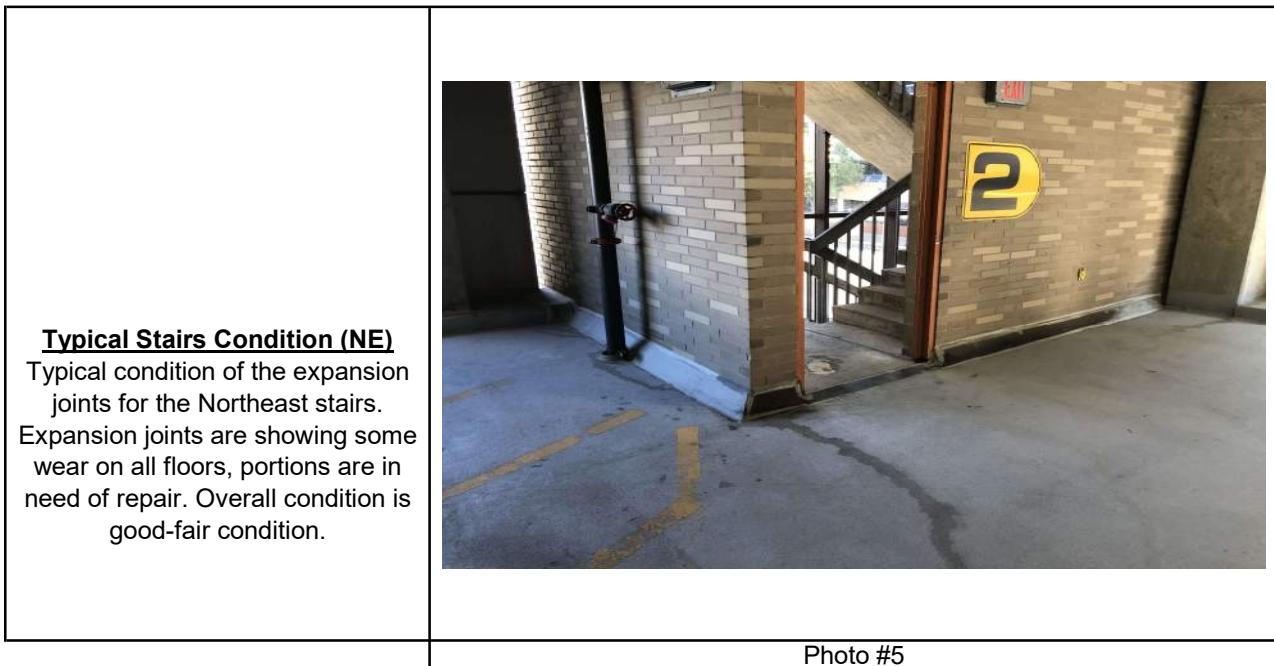
Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		



Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		



Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		



Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		

<u>Expansion Joint Case 1</u> Major repair need for roof expansion joint of Southeast stairs, multiple feet of failed material.	
Photo #7	

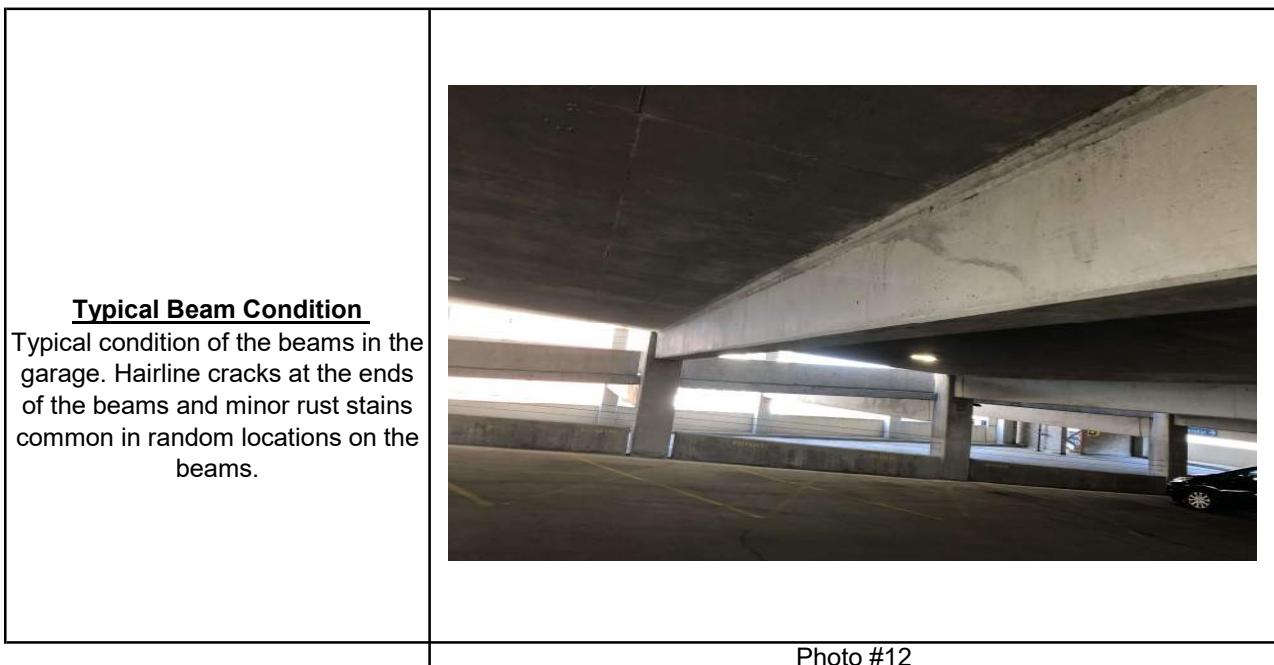
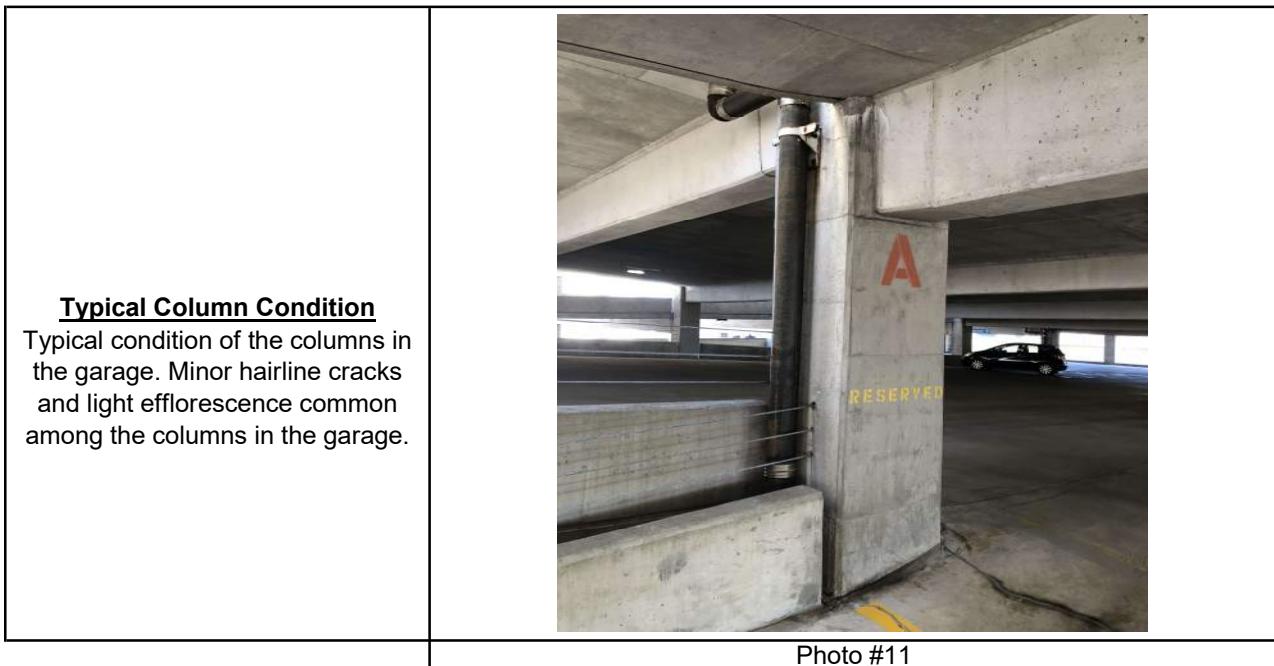
<u>Typical Deck Condition</u> Typical condition of the decks in the garage. All of the decks except for the 2nd floor deck are not coated with any visible membrane.	
Photo #8	

Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		

Deck Case 1 Spall under tendon with grease stain, showing chair. No know other occurrences but grease stains prevalent in on the decks of the top two levels.	
Photo #9	

Deck Case 2 Heavy efflorescence at a construction joint. Location also has hairline cracks, rust stains, grease stains, and small delaminations.	
Photo #10	

Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		



Inspection Date: 4/1/2019 - 8/21/2019		
Inspection Photos		
Garage: MORTIMER STREET		

Beam Case 1 Wide/open cracks and heavy rust stains on a beam at about mid span. Monitoring would be recommended, very localized to very few beams.	
	Photo #13

Beam Case 2 Grease stains from the post tensioning tendons are common among the beams in the garage. Locations of the grease stains vary as well as the size of the stains. Not all of the beams have them but a fair amount of the beams have them in various locations/floors of the garage.	
	Photo #14

APPENDIX C

HIGH PRIORITY

MORTIMER STREET						
High Priority Items						
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):	D.M., GE., J.R.K., K.W.K., R.S.L., Z.B.R.	

Deck	Column Boundaries of Deck Bay:	Deck Rating:	Deck Notes:	Deck Underside Notes:	Deck Top Notes:
2nd Level Deck					
J - 1	J - 3	K - 1	K - 3	rust stains, hairline cracks 3" @ J-3, hairline cracks - 4" @ K-1 & 2 If with efflorescence, exposed rebar, 8 If hairline cracks at K-line, (5) 6" to 12" sq. spalls at fence post anchors, small spalls near K-3	deck waterproofed
E - 3	E - 4	F - 3	F - 4	2 sf delamination with exposed bar & 25 If hairline crack, 25 If open & wide cracks at 4 line with efflorescence & si delamination	deck waterproofed
F - 3	F - 4	G - 3	G - 4	hairline cracks - 20 lf, 18 If hairline cracks with efflorescence	deck waterproofed
J - 4	J - 7	K - 4	K - 7	(5) 6" to 12" sq. spalls at fence post anchors, 10 lf hairline cracks with efflorescence at const. joint, 25 lf hairline cracks, hairline cracks - 6 lf @ K-4, hairline cracks - 6 lf @ K-7	deck waterproofed, 9 If hairline curb cracks
D - 4	D - 7	E - 4	E - 7	hairline cracks with efflorescence - 15 lf, hairline cracks @ E-4	deck waterproofed, 9 If hairline curb cracks
E - 4	E - 7	F - 4	F - 7	10 lf open cracks with efflorescence & si delamination at F-4, 12 lf hairline cracks, 32 lf hairline cracks with efflorescence	deck waterproofed, 1 If hairline curb cracks
3rd Level Deck					
J - 4	J - 7	K - 4	K - 7	(5) 6" to 12" sq. spalls at fence post anchors, 20 lf hairline cracks with some efflorescence at 4 line construction joint, 1 sf delamination at construction joint, map cracks in previous patch	hairline cracks - 14 lf, areas of surface pitting, 9 If hairline curb cracks
4th Level Deck					
E - 4	E - 7	F - 4	F - 7	hairline cracks - 14 lf with water stains & efflorescence, spall repaired in 2012, hairline crack on repated spall	(3) exposed bars no cover at E-4, hairline cracks sealed, 9 If hairline curb cracks
F - 4	F - 7	G - 4	G - 7	(3) 2" diameter grease spots at 4 line	12 lf hairline crack from midbay towards G-4, 9 If hairline curb cracks
6th Level Deck					
B - 1	B - 3	C - 1	C - 3	(10) grease spots near B line (4) grease spots along 3 line	2 lf hairline crack at C-3, 2 lf hairline crack in patch
C - 1	C - 3	D - 1	D - 3	(4) grease spots along 3 line	hairline crack - 2 lf & 1 sf delamination at D-3, hairline cracks in curb
E - 1	E - 3	F - 1	F - 3	(4) grease spots along 3 line	6" sq. surface delamination at drain with 1 lf hairline crack
F - 1	F - 3	G - 1	G - 3	(1) small grease spot near 1 line, (4) grease spots along 3 line	hairline crack sealed, hairline cracks in curb
H - 1	H - 3	J - 1	J - 3	(5) grease spots along 3 line, hairline crack 1 lf - near drain, 1 lf bar with no cover at edge of deck near full length hairline cracks with water stains along 3 line const. joint, 15 lf hairline crack with eff. & rust	3 lf hairline cracks at drain, hairline crack sealed, 3 lf hairline cracks in curb
J - 1	J - 3	K - 1	K - 3	(1) small grease spot, 1 sf delam, at light near 3 line, 28 lf hairline cracks w eff.	hairline crack sealed
E - 3	E - 4	F - 3	F - 4	6 lf hairline cracks with efflorescence + 3 sf delamination + rust/efflorescence length of crossover, 25 lf hairline crack with efflorescence & 4 sf delamination	hairline crack sealed - minor damage to sealant
G - 4	G - 7	H - 4	H - 7	hairline cracks, efflorescence - 4 lf, grease staining (3) along 4 line & (6) at G line construction joint)	30 lf hairline deck cracks, 2 lf curb crack seal is missing, 3 lf hairline curb cracks
H - 4	H - 7	J - 4	J - 7	(4) 6" sq. grease spots at 4 line, hairline cracks efflorescence - 30 lf	6 lf hairline crack near 7 line, 6 lf hairline crack at H-7, 1 lf hairline curb crack
J - 4	J - 7	K - 4	K - 7	8 lf hairline crack with efflorescence + 6 sf delamination at 4 line joint, 21 lf hairline crack with efflorescence, heavy efflorescence, 6" sq spall with exposed bar at drain	10 lf hairline curb cracks, ponding near drain
B - 4	B - 7	C - 4	C - 7	(3) grease staining along 4 line, (1) grease stains parallel to B-line, water staining from expansion joint, 4 lf hairline cracks at elevator deck	4 lf hairline cracks at elevator deck
C - 4	C - 7	D - 4	D - 7	3 lf hairline cracks & 1 sf delamination with efflorescence near D-7, 2" x 2" delamination with exposed bar, & (2) 1" diameter grease stains at 4 line, 1 sf spall with grease	ok
E - 4	E - 7	F - 4	F - 7	50 lf hairline crack with efflorescence, (4) 3 sf delaminations with rust at chairs, efflorescence & rust at crossover joint, hairline cracks on repaired spall, 3 sf delaminated patch	hairline crack sealed, 1 sf surface spall
F - 4	F - 7	G - 4	G - 7	grease stained along 3 & 4 lines, 6" diameter at 3 line and 2" diameter at F-line	4 lf hairline deck cracks
C - 3	C - 4	D - 3	D - 4	grease stained along 3 & 4 lines, 6" diameter at 3 line and 2" diameter at 4 line, 2 lf hairline cracks	ok

MORTIMER STREET						
High Priority Items						
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):	DM, GE, JRK, KWK, RSL, ZBR	

Roof Level Deck	B - 1	B - 3	C - 1	C - 3	3	6" exposed bar no cover , hairline cracks with grease 2 lf, grease spot - 1' sq, multiple small grease spots (4) at 3 line & (8) rest of deck, 8 lf hairline crack with efflorescence (3) grease spots in 3" long hairline crack at 3 line, 1' x 2" delamination 3 line at bar with no cover, hairline cracks, efflorescence - 14 lf	8 lf hairline crack on curb, 1 lf hairline crack near C-3
C - 1	C - 3	D - 1	D - 3	3		3 lf hairline deck cracks, 6 lf hairline crack on curb	
G - 1	G - 3	H - 1	H - 3	3	(2) grease stains at mid-span, hairline cracks with efflorescence - 12 lf, (4) - grease spots along 3 line	12 lf hairline deck cracks, 3 lf hairline crack on curb	
H - 1	H - 3	J - 1	J - 3	3	(2) grease spots at 3 line, (8) more grease spots rest of deck, hairline cracks - 14 lf with efflorescence and 2 lf with grease	6 lf hairline deck cracks, 9 lf hairline crack on curb	
J - 1	J - 3	K - 1	K - 3	3	12 lf hairline cracks with heavy efflorescence at 3 line joint with 6" sq delamination, hairline cracks with efflorescence at 3 line joint with 6" sq delamination, hairline cracks with efflorescence - 60 lf	2.5 lf hairline crack @ corner of slab close to K1, map cracking in curb	
D - 3	D - 4	E - 3	E - 4	3	(4) - grease spots at drip edge, (6) - 3" diameter average grease spots another (4) in construction joint, 10 lf hairline cracks with efflorescence	4 lf hairline deck cracks	
H - 3	H - 4	J - 3	J - 4	3	(3) grease spots at 3 line, hairline cracks, efflorescence - 15 lf, (16) - 6" sq grease spots in a row at exposed charts pic. #11 & #12	15 lf hairline deck cracks	
B - 4	B - 6	C - 4	C - 7	3	hairline cracks - 6 lf and 1 sf delamination in elevator lobby, hairline cracks with efflorescence - 3 lf, (8) -6" to 1 lf long grease spots in line	10 lf hairline deck cracks	
F - 4	F - 7	G - 4	G - 7	3	hairline cracks with efflorescence - 45 lf, (4) - grease spot @ 4 line	30 lf hairline deck cracks, 3 lf hairline crack on curb	

Expansion Joints

Level	Location	Joint Railing	Expansion Joint Notes
4th Level	NORTHEAST STAIR	3	joint material good, (1) 6' long & (1) 11' sealant separations, daylight on the East side
Roof Level	SOUTHEAST STAIR	3	joint material old & weather checked, multiple areas of sealant separation, weathered, moss, peeling @ North side stairwell (heavily degraded), efflorescence and water stains, active leak @ open corner, joint leaking
Roof Level	NORTHEAST STAIR	3	some weather checking at curb, (4) 1" long tears in joint & sealant separation at rusted door frame, multiple holes in sealant @ stairwell, joint leaking @ 2 locations

APPENDIX C

MEDIUM PRIORITY

MORTIMER STREET		
Medium Priority Items		
Inspection Dates:	4/1/19	to
	8/21/19	
Columns		
Column Mark:	Column Rating:	Notes
Grade Level Columns		
F - 3	5	1 sf delamination with 1' exposed bar @ prev. patch, 3 lf hairline cracks
H - 4	5	water stains from above, 1 sf delamination
J - 7	5	2 lf hairline cracks, 1 sf minor spall on exterior face
K - 3	5	minor 1 sf spall, 12 lf hairline cracks
2nd Level Columns		
A - 4	5	hairline cracks, 1 sf delamination at base
D - 3	5	hairline cracks, 6" exposed hoop reinforcement with 6" SQ. delamination
4th Level Columns		
A - 5	5	south & east face not visible, 4" exposed reinforcement no cover
D - 3	5	water stained from above, hairline cracks with efflorescence, 2 lf open crack
J - 4	5	efflorescence starting p/t caps, signs of corrosion, hairline cracks with efflorescence
5th Level Columns		
B - 4	5	water stained, possible 3 sf delamination at repair
C - 4	5	Water stained, hairline cracks with efflorescence, efflorescence @ p/t caps, spall with 6" exp. bar
D - 4	5	water stained, hairline cracks & p/t caps with efflorescence, 1 sf spall at base, 10" exposed bar
E - 1	5	hairline cracks, rust staining
F - 1	5	hairline cracks, rust staining
F - 3	5	water stained, hairline cracks with efflorescence, signs of corrosion, 1 sf delamination
F - 4	5	efflorescence starting @ cable caps, 1 sf spall, water stained
G - 4	5	Water stained, hairline cracks with efflorescence, exposed hoop reinforcement - no cover
H - 4	5	water stained from above, hairline cracks with efflorescence, 4" delamination with exposed bar
J - 7	5	hairline cracks, exposed reinforcement
6th Level Columns		
D - 4	5	water stained from above, 2 sf delamination, 2" exposed bar
E - 3	5	4 lf open crack, water stained, hairline cracks with efflorescence, 2 sf delamination at base
F - 3	5	water stained, hairline cracks with efflorescence, signs of corrosion, 1 sf delamination at patch
F - 4	5	water stained from above, hairline cracks, heavy efflorescence
H - 3	5	water stained from above, hairline cracks
J - 4	5	hairline cracks with efflorescence, small delaminations, broken barrier cable
K - 3	5	behind fence, hairline cracks, 1 lf open crack, possible delamination

MORTIMER STREET				Inspector(s): DM, GE, JRK, KWK, RSL, ZBR
Medium Priority Items				
Inspection Dates:	4/1/19	to	8/21/19	
Beams				
Beam Start Column:	Beam End Column:	Beam Rating:		Notes
2nd Level				
Beams				
E - 3	E - 4	5		open map cracks in previous patch at E-4
K - 3	K - 4	5		hairline/open cracks in previous patch, minor rust stains. 3 lf wide cracks at bottom, possible 1 sf delamination at exterior face
K - 4	K - 7	5		Repaired in 2012, open diag. cracking at south end. Photo #1, 2 sf previous patch delamination @ K-7
J - 4	J - 7	5		hairline cracks, multiple open diag. cracks south end. 2 sf previous patch delamination at J-7 & J-4
H - 4	H - 7	5		4 sf previous patch delamination at N-7, several cracks, hairline cracks + open map crack in previous patches @ H-4
K - 1	K - 3	5		hairline cracks, wider crack, delam. of previous patch 6 sf at J-3
J - 1	J - 3	5		Repaired in 2012, hairline cracks
H - 1	H - 3	5		hairline cracks, crack mid-span & (2) open cracks at north end
F - 1	F - 3	5		2 sf previous patch delamination @ F-3, hairline cracks. (2) open/hair cracks @ F-1
E - 1	E - 3	5		open cracks at E-1 + mid-span
C - 1	C - 3	5		(2) open/hair cracks @ C-1, hairline cracks. (2) diagonal hairline cracks at mid-span
B - 4	B - 6	5		hairline cracks, open crack south end
C - 4	C - 7	5		1 sf previous patch delamination north end bottom beam, hairline cracks
D - 4	D - 7	5		east face @ D-4 2 sf delamination in previous patch cracks south end
3rd Level				
Beams				
G - 3	G - 4	5		hairline cracks, 6" long exposed P/T strand with no cover
K - 3	K - 4	5		(5) 3" spalls. Repaired in 2012, 2 sides visible
K - 1	K - 3	5		Hairline cracks (3) 2" spalls. Repaired in 2012, 2 sides visible
J - 1	J - 3	5		6 sf surface patch delamination @ J-1 + J-3, hairline cracks
H - 1	H - 3	5		6 sf surface patch delamination @ H-1 + H-3, hairline cracks
G - 1	G - 3	5		hairline cracks, delamination in previous patch 6 sf @ G-1 + G-3
F - 1	F - 3	5		6 sf surface patch delamination @ F-3, 2 sf surface patch delamination @ F-1, hairline cracks
E - 1	E - 3	5		6 sf surface patch delamination @ E-3, hairline cracks
D - 1	D - 3	5		6 sf surface patch delamination @ D-3, hairline cracks
C - 1	C - 3	5		6 sf surface patch delamination @ C-3, hairline cracks
B - 1	B - 3	5		6 sf surface patch delamination @ B-3
A - 3	A - 4	5		6 sf surface patch delamination @ A-4
C - 3	C - 4	5		2 sf surface patch delamination @ C-3, 1 sf surface patch delamination @ C-4, hairline cracks
A - 4	A - 5	5		6 sf surface patch delamination @ A-4, hairline cracks
B - 4	B - 6	5		6 sf surface patch delamination @ B-4, hairline cracks
C - 4	C - 7	5		6 sf surface patch delamination @ C-7 & 3 sf @ C-4, hairline cracks
D - 4	D - 7	5		6 sf surface patch delamination @ D-7 + 2 sf @ D-4, hairline cracks
E - 4	E - 7	5		1 sf surface patch delamination @ E-4 + 6 sf @ E-7, hairline cracks
F - 4	F - 7	5		6 sf surface patch delamination @ F-7, hairline cracks, rust stains and efflorescence @ deck + beam
G - 4	G - 7	5		6 sf surface patch delamination @ G-7, hairline cracks
J - 4	J - 7	5		2 sf previous batch with open map cracks @ J-4, hairline cracks
K - 4	K - 7	5		repaired in 2012, (4) minor 3" sq surface spalls, hairline cracks, minor rust stains

MORTIMER STREET									
Medium Priority Items									
Inspection Dates:	4/1/19	to	8/21/19						
4th Level									
Beams									
D - 3	D - 4	5							6 sf surface patch delamination @ D-3, hairline cracks
E - 3	E - 4	5							5 sf surface patch delamination @ E-3, hairline cracks
F - 3	F - 4	5							4 sf surface patch delamination @ F-3, hairline cracks
G - 3	G - 4	5							2 sf surface patch delamination @ G-4 & with open map cracks 6 sf @ G-3, hairline cracks
J - 3	J - 4	5							open map cracks on J-4 patch 6 sf, 6 sf surface patch delamination @ J-3, hairline cracks
J - 4	J - 7	5							6 sf open map cracks in patch @ J-4, hairline cracks
K - 4	K - 7	5							2 sf open map cracks in patch @ K-4, small spalls (previous anchor points), 2 spalls visible
5th Level									
Beams									
G - 3	G - 4	5							6 sf open map cracks in patch @ G-4, hairline cracks
H - 3	H - 4	5							6 sf open map cracks in patch @ H-4, hairline cracks
J - 3	J - 4	5							6 sf open map cracks in patch @ J-4, hairline cracks, grease stains
K - 4	K - 7	5							3 sf delamination, rust stains, 2 sides visible
J - 4	J - 7	5							2 sf map cracks in patch @ J-4, hairline cracks, 6" exposed bar, no cover, orig. bad construction
G - 4	G - 7	5							hairline cracks, grease stains @ center of beam
6th Level									
Beams									
K - 3	K - 4	5							Rust stains, hairline cracks, 1 If open cracking near patch, Repaired in 2012, 2 spalls visible
K - 4	K - 7	5							hairline cracks, cracks w/efflorescence, Repaired in 2012, 2 sides visible, multiple horizontal hairline cracks at midspan
G - 4	G - 7	4							hairline crack with grease stain
Roof Level									
Beams									
E - 3	E - 4	5							hairline cracks, grease stain 1" diameter pic. #5
J - 3	J - 4	5							hairline cracks, hairline crack w/grease stain 2" diameter pic. #6
K - 3	K - 4	5							1 If open Crack with possible sf delamination, Repaired in 2012, hairline cracks, 2 sides visible
K - 1	K - 3	5							hairline cracks in patch, rust stains, Repaired in 2012, 2 sides visible, 1 If open crack, 1sf & 2sf delaminations
A - 3	A - 4	5							hairline cracks, open crack mid-span 3 sides
B - 3	B - 4	5							(4) open cracking 3 sides, hairline cracks
F - 4	F - 7	5							(1) open crack, hairline cracks
Deck					Column Boundaries of Deck Bay:		Deck Rating:		Deck Underside Notes:
									Deck Top Notes:
2nd Level Deck									
A - 1	A - 3	B - 1	B - 3	5	5 If hairline crack at A-2, half not visible new security office, hairline crack 2" If at 3 line		ok, new membrane installed		
B - 1	B - 3	C - 1	C - 3	4	2 sf spall @ drain pipe near columns B3		deck waterproofed, 3 If hairline curb cracks		
C - 1	C - 3	D - 1	D - 3	5	ok		deck waterproofed		
D - 1	D - 3	E - 1	E - 3	5	ok		deck waterproofed		
E - 1	E - 3	F - 1	F - 3	5	ok		deck waterproofed		
G - 1	G - 3	H - 1	H - 3	5	2 If on 3 line, hairline crack with efflorescence - 10 ft from column G-1		deck waterproofed, 3 If hairline curb cracks		
H - 1	H - 3	J - 1	J - 3	4	(4) - 2" diameter rust stains along "H line" with 14 If hairline cracks & efflorescence		deck waterproofed		

MORTIMER STREET									
Medium Priority Items									
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s): DM, GE, JRK, KWK, RSL, ZBR					
D - 3	D - 4	E - 3	E - 4	4	water stained along d-line - 10 ft		deck waterproofed		
G - 3	G - 4	H - 3	H - 4	4	water & rust stained along construction joint, hairline cracks in 5 sf previous patch possibly delaminated.		deck waterproofed		
H - 3	H - 4	J - 3	J - 4	5	ok		deck waterproofed		
J - 3	J - 4	K - 3	K - 4	4	(4) 6" to 12" sq. spalls at fence post anchors, hairline cracks - 16 lf @ K-4		deck waterproofed		
G - 4	G - 7	H - 4	H - 7	4	11 sf total delaminations along construction joint, hairline cracks with efflorescence - 2 lf @ G-7, 1' to 2' wide scale with rust stains length of construction joint		deck waterproofed, 9 lf hairline curb cracks		
H - 4	H - 7	J - 4	J - 7	5	18 lf hairline cracks		deck waterproofed, 6 lf hairline curb cracks		
A - 4	A - 7	B - 4	B - 7	4	3 lf hairline cracks at A-5, hairline cracks 20 lf along 4-line with rust @ B-4 & 2 sf delamination		deck waterproofed		
B - 4	B - 7	C - 4	C - 7	4	hairline cracks with water staining - 12 lf & 1 sf possible delamination		1 sf surface spall at elevator lobby, deck waterproofed		
C - 4	C - 7	D - 4	D - 7	4	1 sf delamination at construction joint, 3 lf hairline cracks at 4 line, scale length of construction joint		deck waterproofed, 18 lf hairline curb cracks		
F - 4	F - 7	G - 4	G - 7	4	1/3 not visible no access to both room, the rest looks good, 1/3 fresh paint, hairline cracks - 20 lf, hairline cracks 10 lf, delamination, (electric), NO ACCESS 2017		deck waterproofed, 9 lf hairline curb cracks		
A - 3	A - 4	B - 4	B - 4	4	22 lf hairline cracks at 3 line		deck waterproofed		
B - 3	B - 4	C - 3	C - 4	4	1 sf spall with exposed bar near C-3, 3 lf hairline cracks at 4 line, 2 sf delaminations at C line above conduit		deck waterproofed		
C - 3	C - 4	D - 3	D - 4	4	17 lf hairline cracks		deck waterproofed		
3rd Level Deck									
C - 1	C - 3	D - 1	D - 3	4	3 lf hairline cracks on 3 line		2 sf spall 4" deep, 2 lf hairline cracks at D-3		
E - 1	E - 3	F - 1	F - 3	5	hairline cracks with efflorescence - 5 lf @ F-3		ok		
F - 1	F - 3	G - 1	G - 3	5	ok		1 sf delamination		
G - 1	G - 3	H - 1	H - 3	5	ok		2 sf of delaminations		
H - 1	H - 3	J - 1	J - 3	4	1 lf hairline cracks at drain pipe		1 lf hairline cracks by drain, 4 lf hairline cracks in curb, hairline cracks sealed, minor spall, 8 sf delamination at H line		
J - 1	J - 3	K - 1	K - 3	4	(3) 6" to 2" sq. spalls at fence post anchors, hairline cracks - 2 lf @ K-1, 10 lf hairline cracks at construction joint		5 lf hairline cracks at J-3, hairline cracks sealed		
D - 3	D - 4	E - 3	E - 4	4	2 sf hanging spall near D-3, hairline cracks - 26 lf, 6 sf spall (repaired)		hairline cracks sealed		
E - 3	E - 4	F - 3	F - 4	4	hairline cracks - 18 lf along 4 line		18 lf hairline crack from F line to sealed crack at E line, hairline cracks sealed, 6 lf hairline cracks, 1 sf spall		
F - 3	F - 4	G - 3	G - 4	4	4" sq grease spot, spall repaired in 2012		15' hairline cracks from F line to G line mid bay		
G - 3	G - 4	H - 3	H - 4	5	1 lf hairline cracks with efflorescence at H-3		hairline cracks sealed		
H - 3	H - 4	J - 3	J - 4	5	(2) 6" sq. spall with exposed bar, hairline cracks - 20 lf, spalls repaired in 2012, map cracks in previous patch, 25 sf of deck sealed		(2) 6" sq. spall with exposed bar, hairline cracks - 20 lf, spalls repaired in 2012, map cracks in previous patch, 25 sf of deck sealed		
J - 3	J - 4	K - 3	K - 4	4	2 lf hairline cracks with efflorescence at G-7, water stains, minor spalling under construction joint w/ some loose concrete		12 lf hairline cracks near patch, areas of surface pitting		
G - 4	G - 7	H - 4	H - 7	4	(5) 6" to 12" sq. spalls at fence post anchors		1 sf surface delamination at construction joint, 1 sf surface delamination at curb, 8 lf hairline cracks in		
H - 4	H - 7	J - 4	J - 7	5	1 sf delamination near H-4, 9" sq spall near drain @ j-4 (repaired)		drain, 12 lf hairline curb cracks		
A - 4	A - 7	B - 4	B - 7	4	ok		2 lf hairline cracks at A-6, hairline cracks sealed, 17 lf previous routed & sealed, 18 lf hairline cracks at elevator slab near skyway		
B - 4	B - 7	C - 4	C - 7	4	hairline cracks - 27 lf @ elevator area		1 lf sq spall @ joint, some seal separation		
C - 4	C - 7	D - 4	D - 7	5	water stained along construction joint, d line		6 lf hairline cracks at H line		
D - 4	D - 7	E - 4	E - 7	5	ok		areas of minor scale		

MORTIMER STREET										
Medium Priority Items										
Inspection Dates:	4/1/19	to	8/21/19							Inspector(s): DM, GE, JRK, KWK, RSL, ZBR
E - 4	E - 7	F - 4	F - 7	4	hairline cracks with efflorescence, water stains, rust (2) 6" sq, heavy stains - 30 lf		hairline cracks sealed, spalling - 3' sq (repaired)			
F - 4	F - 7	G - 4	G - 7	5	hairline cracks - 4 lf @ f-4		hairline cracks sealed, 15 lf hairline curb cracks			
A - 3	A - 4	B - 4	B - 4	5	ok		2 lf hairline cracks at B-4, 6" spall at B-3, 22 lf hairline curb cracks			
B - 3	B - 4	C - 3	C - 4	4	Small spall near C-3		hairline cracks sealed			
C - 3	C - 4	D - 3	D - 4	5	ok		hairline cracks sealed			
4th Level Deck										
A - 1	A - 3	B - 1	B - 3	4	hairline cracks @ drain 1 lf near b-1, hairline cracks - 14 lf from b-3 to a-3, 4 sf delamination at B-3	ok				
B - 1	B - 3	C - 1	C - 3	5	ok		12" sq, spall, 5 lf hairline cracks in deck			
C - 1	C - 3	D - 1	D - 3	5	hairline cracks with efflorescence - 5 lf, spall near c-3 (repaired)		surface pitting 1/3 deck			
D - 1	D - 3	E - 1	E - 3	4	hairline cracks with efflorescence - 2 lf @ d-3		surface pitting 1/3 deck			
E - 1	E - 3	F - 1	F - 3	5	ok		surface pitting 1/3 deck			
F - 1	F - 3	G - 1	G - 3	4	ok		10 lf hairline cracks along G line, 1 sf surface delamination along G line			
G - 1	G - 3	H - 1	H - 3	4	ok		5 sf delamination/spall on H line, 1' hairline at H-3, 1 sf spall, small spalls			
H - 1	H - 3	J - 1	J - 3	5	ok		delaminated around drain, 3 lf hairline cracks sealed, 1 sq delamination, (repaired)			
J - 1	J - 3	K - 1	K - 3	5	hairline cracks - 3 lf from K-3 with efflorescence, hairline cracks - 8 lf		4 lf hairline cracks at J-3			
D - 3	D - 4	E - 3	E - 4	4	(4) 6" long cracks (1) with grease at 3 line		15 lf hairline cracks along E line			
E - 3	E - 4	F - 3	F - 4	5	(3) 6" long cracks at 3 line, hairline cracks with efflorescence - 4 lf @ e-4		hairline cracks sealed, 2 minor spalls 1' sq total, hairline cracks in previous patch			
F - 3	F - 4	G - 3	G - 4	5	(4) 6" long cracks at 3 line, hairline cracks with efflorescence - 3 lf		ok			
G - 3	G - 4	H - 3	H - 4	4	10 lf hairline cracks & 2 sf delamination near H-4		hairline cracks sealed			
H - 3	H - 4	J - 3	J - 4	4	ok		3 lf hairline cracks from H-3, 1 sf spall, (2) 6" sq, delaminations			
J - 3	J - 4	K - 3	K - 4	4	2 sf delamination at 4 line, 20 lf hairline cracks with water stains		hairline cracks from J line to K line midbay - 15 lf, Hairline crack from J-4 to J-3			
G - 4	G - 7	H - 4	H - 7	5	1 sf delamination at G line, hairline cracks with efflorescence 2 lf @ G-7		hairline cracks - 3 lf, 52 lf previous route & seal good condition, 12 lf curb hairline cracks			
H - 4	H - 7	J - 4	J - 7	5	hairline cracks - 1 lf @ J-4 with efflorescence		1 sf delamination, hairline cracks sealed, 17 lf hairline cracks in curb, 1 sf delamination around drain			
J - 4	J - 7	K - 4	K - 7	4	hairline cracks - 20 lf with rust, efflorescence @ 4 line along construction joint & 6 sf delamination, 14 lf hairline cracks		hairline cracks sealed, some surface pitting, 12 lf hairline cracks in curb, 6" sq delamination in deck			
A - 4	A - 7	B - 4	B - 7	5	3 lf hairline cracks in overhang, hairline cracks - 3 lf with rust & efflorescence, 1' sq spall (repaired)		hairline cracks sealed, minor pitting, minor 6" sq spall, 3 lf hairline curb cracks			
B - 4	B - 7	C - 4	C - 7	4	2 lf hairline cracks, 1 sf delamination, hairline cracks with efflorescence - 10 lf		3 lf hairline crack at B-4, hairline cracks sealed, scale 1/3 of deck			
C - 4	C - 7	D - 4	D - 7	5	ok		1' sq & 6" sq delamination, scale 1/3 of deck			
D - 4	D - 7	E - 4	E - 7	5	ok		hairline cracks sealed, 18 lf hairline curb cracks			
A - 3	A - 4	B - 3	B - 4	4	3 lf hairline crack at A-3 overhang, hairline cracks - 40 lf, spall repaired in 2012, overhead spall near R-3		27 lf hairline cracks in curb, 18 lf sealed cracks, delamination repaired in 2012, 1 sf delamination			
B - 3	B - 4	C - 3	C - 4	5	ok		(2) 1 sf delaminations			
C - 3	C - 4	D - 3	D - 4	5	1 lf hairline crack at 3 line		possible 2 sf delamination, sealed hairline cracks - 20 lf			

MORTIMER STREET						
Medium Priority Items						
Inspection Dates:	4/1/19	to	8/21/19			

Inspector(s): DM, GE, JRK, KWK, RSL, ZBR

5th Level Deck

A - 1	A - 3	B - 1	B - 3	4	15 lf hairline cracks with efflorescence beside 3 line construction joint (1) 2" diameter grease spot	4 lf hairline cracks in curb
B - 1	B - 3	C - 1	C - 3	4	20 lf hairline cracks C-3 to opposite parking spots, 1 sf surface delamination at drain 20 lf hairline cracks in curb	
C - 1	C - 3	D - 1	D - 3	4	(1) 2" sq grease spot mid-bay, 3 lf hairline crack with efflorescence, hairline cracks sealed surface pitting at interior parking spots, exposed rebar chair near D-1, 3 lf hairline crack, 3 sf delamination/spall pic #12	
D - 1	D - 3	E - 1	E - 3	4	hairline cracks - 2 lf + 2 lf with efflorescence 4 lf hairline cracks in curb	
F - 1	F - 3	G - 1	G - 3	5	hairline cracks - 2 lf with efflorescence 6 lf hairline crack from G-1	
G - 1	G - 3	H - 1	H - 3	4	hairline cracks - 22 lf with water stains 10 lf hairline cracks from H-3, hairline cracks sealed	
H - 1	H - 3	J - 1	J - 3	4	hairline cracks - 22 lf with water stains and rust 3 lf hairline crack mid-bay, 4" delamination, hairline cracks sealed	
J - 1	J - 3	K - 1	K - 3	4	hairline cracks - 28 lf at 3 line construction joint efflorescence starting, spall - 1' sq (repaired) now map cracked ok (2) 2 sf surface delaminations	
D - 3	D - 4	E - 3	E - 4	4	4 sf of spalls & delaminations in drive lane at E line with exposed bar (1) 1 sf spall, (1) 5" sq spall	
E - 3	E - 4	F - 3	F - 4	4	4 lf hairline crack at crossover, 5 lf with water stains hairline cracks - 2 lf hairline cracks - 2 lf	
F - 3	F - 4	G - 3	G - 4	5	1 lf hairline crack at construction joint, surface pitting at construction joint, hairline cracks - 1 lf, 6" spall	
G - 3	G - 4	H - 3	H - 4	5	1 lf hairline crack at J line, 6" sq delamination near J-4, hairline cracks sealed 3 lf hairline cracks at 3 line, hairline cracks, efflorescence - 8 lf	
H - 3	H - 4	J - 3	J - 4	4	2 lf hairline cracks at A-4, 4 lf hairline cracks at J-3 5 lf hairline cracks in deck, spall repaired in 2012	
J - 3	J - 4	K - 3	K - 4	4	full width crack with efflorescence, possible grease leaking from construction joint spall repaired in 2012 hairline cracks 2 lf hairline cracks with efflorescence, 2 lf with efflorescence 15 lf hairline cracks in curb, hairline cracks sealed, 1 sf delamination at sealed crack, 3 lf hairline cracks at drain	
G - 4	G - 7	H - 4	H - 7	4	9 lf hairline crack, 32 lf hairline crack with efflorescence 3 lf near A-4 overhang, hairline cracks with efflorescence & rust, 6 lf 7 lf hairline crack with efflorescence, hairline cracks - 6 lf	
H - 4	H - 7	J - 4	J - 7	4	6" exposed bar in curb, hairline cracks sealed, 6 lf hairline crack at brick wall hairline cracks sealed, 3 lf hairline crack in deck at elevator	
A - 4	A - 7	B - 4	B - 7	5	3 lf hairline crack mid-bay, 4 lf hairline cracks near C-7, 3 lf hairline cracks in curb 18 lf hairline crack on D line, hairline cracks sealed, 9 lf hairline cracks in curb	
B - 4	B - 7	C - 4	C - 7	4	6 lf hairline crack on D line, hairline cracks sealed, 9 lf hairline cracks in curb	
C - 4	C - 7	D - 4	D - 7	4	5 lf hairline cracks with water stains, hairline cracks - 25 lf with efflorescence 4 lf hairline cracks along previously sealed crack, spalls repaired in 2012, 6 lf hairline cracks in curb	
D - 4	D - 7	E - 4	E - 7	5	20 lf hairline deck cracks, 1 sf spall w/exposed rebar, 12 lf hairline cracks in curb	
E - 4	E - 7	F - 4	F - 7	4	4 lf hairline cracks - 5 lf with efflorescence 1 lf rust stain, hairline cracks sealed (seal needs replaced), spall - 3 sq (repainted)	
F - 4	F - 7	G - 4	G - 7	4	4 lf hairline cracks in curb	
A - 3	A - 4	B - 3	B - 4	5	4 lf hairline cracks in curb	
B - 3	B - 4	C - 3	C - 4	4	2 sf delaminations at C line, hairline cracks in previous patch, hairline cracks sealed, 1 sf surface spall 12 lf hairline cracks with water stains	
C - 3	C - 4	D - 3	D - 4	4	hairline cracks - 4 lf, 6" crack with grease leak 2 lf hairline deck cracks, 2 lf sealant uplifting	

6th Level Deck

D - 1	D - 3	E - 1	E - 3	4	(2) small grease spots along 3 line (2) grease spots along 3 line, exposed bar @ G-3 6" no cover	ok
G - 1	G - 3	H - 1	H - 3	4	2" hairline crack with grease at 4 line, hairline cracks with efflorescence - 16 lf, spall repaired in 2012, 12 lf hairline cracks with water stains	hairline crack sealed, minor scaling
D - 3	D - 4	E - 3	E - 4	4	hairline crack sealed - 10 lf sealant uplifting	
F - 3	F - 4	G - 3	G - 4	4	2 lf hairline deck cracks, 2 lf sealant uplifting	

MORTIMER STREET						
Medium Priority Items						
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):	DM, GE, JRK, KWK, RSL, ZBR	
H - 3	H - 4	J - 3	J - 4	4	(1) grease spot near mid-span & (1) near J-3, hairline cracks with lite efflorescence - 16 lf, 3" grease stains near J-4	2 lf hairline crack at H-4, 6" spall at J line, small delamination at J-3
J - 3	J - 4	K - 3	K - 4	4	20 lf hairline cracks with efflorescence/crust & 4 sf delamination at 4 line joint	hairline crack sealed
A - 4	A - 7	B - 4	B - 7	5	rust at exposed chairs	hairline crack sealed
D - 4	D - 7	E - 4	E - 7	5	4 lf hairline crack at 4 line	25 lf hairline deck cracks
A - 3	A - 4	B - 3	B - 4	4	(1) grease stain 2" diameter, spall repaired in 2012, 1 lf hairline crack in previous patch	2 lf c.l. seal bad at 4-line, 10 lf hairline cracks on curb, 8" sq spall on curb, hairline cracks sealed
B - 3	B - 4	C - 3	C - 4	4	(1) grease spot at 3 line & (1) mid-span both 2" diameter	2 lf hairline cracks at C-3

Roof Level Deck	A - 1	A - 3	B - 1	B - 3	4	hairline cracks with efflorescence - 9 lf, 1" drilled hole with water penetration, efflorescence along deck edge & precast pic #14 ok	3 lf hairline crack on curb
D - 1	D - 3	E - 1	E - 3	5		4 lf hairline crack on curb	
E - 1	E - 3	F - 1	F - 3	4	(2) grease spots at 3 line, (1) grease spot mid-span, hairline cracks with efflorescence and grease - 7 lf, 7 lf hairline cracks in previous patch	missing sealant at construction joint full length, 3 lf hairline cracks on curb	
F - 1	F - 3	G - 1	G - 3	4	hairline cracks with efflorescence - 30 lf, (3) - grease spots along 3 line water stains, rust & efflorescence at crossover joint, (3) - grease spots @ 3 line, hairline cracks, efflorescence - 20 lf	22 lf hairline deck cracks, 3 lf hairline curb cracks	
E - 3	E - 4	F - 3	F - 4	4	2 lf exposed cable at 4 line, 4" hairline crack with grease at 4 line, (3) - grease spots @ 3 line, hairline cracks with efflorescence - 8 lf	9 lf hairline deck cracks	
F - 3	F - 4	G - 3	G - 4	4	(2) - grease spots @ 3 line (1) with 1 lf of hairline crack, hairline cracks with efflorescence - 4 lf	10 lf hairline deck cracks	
G - 3	G - 4	H - 3	H - 4	4	5 lf hairline cracks with efflorescence and water stains along joint at 3 line & 6" sq spall/delamination with exposed rebar, grease spot one location - close to 13 1" diameter	4 lf hairline deck cracks	
J - 3	J - 4	K - 3	K - 4	4	efflorescence at deck edge and precast, hairline cracks, efflorescence - 3 lf (3) 2" cracks with grease at 4 line, hairline cracks with efflorescence - 12 lf	crack sealed, 5 lf hairline crack on curb	
A - 4	A - 5	B - 4	B - 6	4		5 lf hairline deck cracks, 2 lf hairline crack on curb	
C - 4	C - 7	D - 4	D - 7	4		5 lf hairline deck cracks, 2 lf hairline crack on curb	
D - 4	D - 7	E - 4	E - 7	4		25 lf hairline deck cracks, 2 lf hairline crack on curb	
E - 4	E - 7	F - 4	F - 7	4	12 lf with efflorescence at 7 line, 25 lf hairline crack with efflorescence on 4 line crossover joint	5 lf hairline deck cracks	
A - 3	A - 4	B - 3	B - 4	4	efflorescence at deck edge and precast, full width hairline crack with efflorescence & 1/2 3" sq. delam. along 4 line joint, full width crack with efflorescence & 3" sq. delam. along 3 line joint	ok	
B - 3	B - 4	C - 3	C - 4	4	hairline cracks with efflorescence - 22 lf, (1) - grease spot @ 3 line, 1 lf hairline crack	1 lf hairline crack at C-3 & C-4, 15 lf hairline deck cracks	

Walls	Wall Start Column:	Wall End Column:	Wall Rating:	Notes
Grade Level Walls				
D - 3	D - 4	4		rust with efflorescence - concrete, wall for ramp, 40 lf hairline cracks 18 lf open cracks 50 sf delam., 50 % of cracks are full height
A - 4 - 2	A - 3 - 8	5		83 lf hairline cracks entire wall, 11 lf open cracks grout full length 10 lf wide crack in wall cap grout full length 10 lf
C - 7	F - 7	5		1 sf delaminations, 25 lf hairline cracks
F - 7	G - 7	5		full height open crack 10 lf, 36 lf hairline cracks, 4 sf delaminations
G - 7	G - 4 - 5	5		open crack in wall cap grout full length, 7 lf hairline cracks full height
A - 2 - 8	A - 3 - 4	5		90% of grout at wall cap is cracked, 20 lf open cracks entire wall, majority of cracks are full height
B - 1	K - 1	5		

Inspection Dates:	4/1/19	to	8/21/19
MORTIMER STREET			
Medium Priority Items			

Inspector(s): DM, GE, JRK, KWK, RSL, ZBR

Expansion Joints

Level	Location	Joint Rating:	Expansion Joint Notes
2nd Level	NORTHEAST STAIR	4	(2) 1" cracks in joint material & sealant separated at rusted door frame
3rd Level	SOUTHEAST STAIRS	4	joint material good, (2) areas of sealant separation about 5" to 6" if tall, bottom looks good
3rd Level	NORTHWEST STAIRS	4	joint material good, 4" if sealant separation at south wall, pipe pen. & at rusted door frame, bottom looks good
4th Level	SOUTHEAST STAIR	5	joint material in good shape, small area of cracked sealant & (2) locations of separated sealant, water stains
5th Level	SOUTHEAST STAIR	4	joint material good, some small areas of sealant cracks & separation behind column, bottom looks good
5th Level	NORTHEAST STAIR	4	joint material good, some sealant separation at rusted door frame, bottom looks good, map cracking of the surface
6th Level	SOUTH EAST STAIR	4	6" long area of lifted joint, 1" if of sealant separation, efflorescence and water stains, leaking @ west side
6th Level	NORTH EAST STAIR	4	joint material appears good, some sealant separation at rusted door frame, doorway & curb transition, active leak @ door

WP & Sealants

Level:	WP & Sealants Rating:	Waterproofing and Sealants Notes:
2nd Level	5	waterproofed and in good shape
3rd Level	4	K-4 to J-4 construction joint sealant cracked, crossover construction joint sealant cracked, 3" if sealant bad at A-4 to B-4 construction joint. Cove seal appears ok.
4th Level	4	overall cove seal satisfactory but weathered in some locations and peeling from curb, construction joint seal needs replacement at 4-line, construction joint between E & F cracked, cracked between A & B, seal is cracking at J-4, no cove seal along 3 & 4 lines
5th Level	5	overall cove seal in good shape with minor weathering, construction joint seal weathered in some areas, no cove seal along 3 & 4 lines
6th Level	5	overall cove seal in good shape, slightly weathered but adequate, construction joint seals are ok, no cove seal along 3 & 4 lines
Roof Level	4	Cove sealant replaced in 2012, Joint missing sealant (2 locations) bad repair - 25 +/-; consider replacing cove seal on top of curb at columns and precast units; weathered and possibly leaking, A-3 to B-3 & K-3 to J-3 construction joints waterproofed, cove seal becoming dry cracked, construction joint near F-1 to F-3 not sealed, cove seal at 7-line ripped by plow.

Stairs

Location	Level	Stair Rating:	Stair Notes:
Southwest	G	4	bad door closure, door frame rusted, heavy corrosion at floor, surface rust door, 10" If hairline cracks at stair, stained ceiling tiles - possible water infiltration, heavy corrosion and broken brick at store front needs to be replaced, no door sweeps at storefront doors, inferior door closes, but binds on frame. Railings and nosings ok. Some spalling on treads and risers.
Southwest	2	4	11" If hairline cracks top/bottom elevator lobby, 1" bad nosing, lead&banding have light scale, 2" delamination, crack is open, 0 LF, full height cmu crack, 1" If hairline crack on CMU at lobby deck. Some patching of cracks has occurred. Door frame shows some minor rust, no door. Treads, railings ok. Some efflorescence and scaling on CMU at landing, 5" LF hairline cracks.
Southwest	3	4	23" hair cracks, 6" if wide cracks have been filled. Door frame rusted, bad nosing, cmu cracks w/ efflorescence at landing, 2" LF cracks in CMU at door frame. Sagging tiles, corrosion/efflorescence above skyway storefront. Treads, nosings, railings ok.
Southwest	4	5	5" hair cracks top & bottom elevator lobby, full height cmu/motor crack, 5" LF hairline cracks in CMU 3" if hair cracks under landing, ponding water in elevator lobby @ roof access door, lile rust on door frame, ponding water stair landing, missing elec. Box cover. Some corrosion/signs of water infiltration at roof door. Nosings, treads, railings good
Southwest	5	5	4" If hair cracks top elevator lobby, 3" If cmu/motor crack below window showing efflorescence, door frame and lintel like surface rust, some commerical cracks, 8" If hair cracks total under landings, 1" lf surface delamination, top of elevator lobby deck. Treads, nosings, railings good. 10" LF minor step cracking in CMU/Motor. Minor rust on door frame.
Southwest	6	4	8" LF hairline cracks top of lobby with 1 SF delamination. Signs of water infiltration - 2" LF hairline cracks lobby floor, 5" LF hairline cracks under landings, 4" LF cracks in CMU/Motor under window w/efflorescence. Crack above window in CMU at landing. Minor rust on door frame. Treads, nosings, railings ok. Full length crack at wall/landing joint.
Southwest	T	4	2"lf brick/motor cracks pic, interior storefront sealant ok, exterior is cracking. No door sweep on storefront door, door binds on close. No visible hairline cracks in lobby, 3" If open cmu cracks below window pic. #47, full height cmu/motor crack north wall, 35" lf open crack with some efflorescence underside ceiling, 2" If hair cracks under landing & 3" If hair crack under stair, door won't shut his frame, bottom of door frame rusted. Treads, railings, nosings good.
Northwest	1	5	1 LF wide crack/delamination at entrance. Cmu efflorescence & water stains below windows with ponding water, door frame rusted, 10" LF total minor step cracking in CMU/Motor. 3" LF delamination w/efflorescence on underside of landing. Some spalling in treads. Nosings, railings ok.
Northwest	2	5	door frame rusted at bottom, 8" LF minor step cracking in CMU motor. 2" SF area of delamination/spalling has previous patch infill, patch coming up. Area of delamination on underside of landing has been patched but area of rebat is still showing through. Treads/landing slightly spaled. Nosings, railings ok.
Northwest	3	5	bottom of door frame rusted, 6" lf cmu cracking, 1" LF crack in CMU at door frame has been patched - crack transferring through. Treads, nosings, railings ok.
Northwest	6	5	efflorescence on brick, door frame rusted at bottom, 3" lf open cmu/motor crack at door with water stains/efflorescence, 5" If hair cracks under landing, efflorescence stains on cmu, 1" LF crack at door frame has been patched - crack transferring through. Treads, nosings, railings ok.
Northwest	Roof (T)	4	1/4" gap in brick mortar, door frame heavily rusted, door closes but this frame - doesn't latch. Door frame sealant cracking/deteriorated, stair sign faded, small areas of efflorescence on exterior brick door/frame rotted inside 16" If hair cracks ceiling showing signs of water penetration/efflorescence, 3" If cmu/motor crack above door. Areas of heavy staining/efflorescence on walls, 3" If hair cracks top landing, 4" If hair cracks under landing, nosings good.

MORTIMER STREET						
Medium Priority Items						
Inspection Dates:	4/1/19	to	8/21/19	Inspector(s):	DM, GE, JRK, KW/K, RSL, ZBR	

Vehicle Barriers

Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barriers Notes:
Ground Level	B-4 TO E-4 (NORTH)	X		X		4	hairline cracks @ 6 LF) in concrete, Full height crack in concrete @ C-4 to D-4. Cable twisted/frayed @ E-4. Efflorescence starting at ground caps
2nd Level	F-4 TO L-4 (SOUTH)	X		X		5	middle cable is deteriorated at ends, rusty and possible strand loss. No remarkable cracking in concrete
3rd Level	B-4 TO E-4 (SOUTH)	X		X		5	top cable deteriorated at E-4, small spalls with rust

Facade

Level	Level	Facade Rating:	Facade Notes
	North	4	sealant at stair window weather checked needs replaced. Current work near stair tower (NE corner) to build inset shelter, area is fenced off as construction zone. 1/4" gap in brick wall cap. missing brick and wall not capped after removal at north-west end, precast at levels 2-3 has had 2 removed for installation of pit barrier cables same as south-west face. 3 sf spall on interior of precast with exposed bar, some staining on precast at levels 6+Roof. (T) NW corner, precast spall at NW corner, areas of algae on brick.
	East	4	missing brick mortar at elevator entrance sidewalk, 1 LF crack in brick at elev. entrance/stair tower. Stairfront has heavy corrosion at base. 3 chipped/broken bricks at column. Sealant at stair window weathered & need replaced. Some staining on precast at roof level (T).
	South	4	SW retaining wall has no cap & exp. bar + 1 sf spall. SW precast at levels 2-3 has 2 lf missing from pit barrier cable installation, many full height cracks in conc. retaining wall, lower precast panels with efflorescence stained brick at skyway lobby, 15 LF crack in brick at elev lobby w/s LF patch - crack transferring through. Efflorescence on brick below 8th level window, all sealant at elevator shaft windows cracked and weathered needs to be replaced, sidewalk cove seal needs replacement, 1 sf sidewalk spall at fire connection with wide cracks.
	West	5	new entrance /exit construction done, no precast or brick facade, all open with only chain link fence and jersey barriers. Areas of patching on beams starting to delaminate.

Drainage Plumbing

Level	Drainage Rating:	Drainage/Plumbing Notes
Ground Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J and F (picture #19, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.
2nd Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J and B (picture #22, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.
3rd Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J, F and B (picture #23, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.
4th Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J, F and B (picture #26 and #28, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.
5th Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J and F (picture #29, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.
6th Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column line J (picture #30, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.
Roof Level	5	Storm piping/risers typically in good condition; vent and city water piping ok as well (rating = 5); missing valve on city water piping (picture #31). All drain covers in good shape.

Mechanical

Level	Mechanical Rating:	Mechanical Notes
Ground Level	5	Mechanical/Electrical rooms consist of a Rudd upright furnace (rating = 7), condenser (rating = 6), Tran unit heater (rating = 5), and exhaust fan which would not turn on when on site (picture #001, rating = 3). Also on this level is a Kohler backup generator (rating = 5). South ticket booth has non operable A/C unit (picture #008, rating = 3), while North ticket booth has similar A/C unit that works fine (rating = 5); also a small working unit heater is present in the bathroom (condition = 5) along with a 6gal HW tank (rating = 5). On site personnel not aware of any mechanical issues at this time.

Electrical

Level	Electrical Rating:	Electrical Notes
Ground Level	4	Fluorescent light fixture in electrical room column F row 4 is not working. Picture #1. Abandon switch shall be pulled back to source and conduit shall be removed. Picture #2. Sound System pull box cover is not closed and missing screws, picture #3. Phone back board does not have a cover, picture #4. Cash Booth gate arm is missing. Nothing is blocking unauthorized vehicles from parking in the garage. Elevator lobby Exit Sign at Column 8 row 7 is not working, picture #24.
2nd Level	4	Exit signs at column B row 6 are not working, pictures #20, 21. Exit signs at column B row 2 are not working, pictures #22, 23.
3rd Level	4	Light fixture at column D row 4 is not working. Picture #14. Light fixture at column E row 3 is touching the way finding sign, picture #15. Light fixtures at column B row 2 are not working, pictures #18, 19.
4th Level	4	Light fixture at column B row 2 is not working. Picture #9. Light fixture at column D row 3 is not working, picture #10. Exit sign at column B row 4 is missing the lense, picture #12

MORTIMER STREET			
Medium Priority Items			
Inspection Dates:	4/1/19	to	8/21/19
5th Level	4		All light fixtures were off. Light fixture at column G row 4 does not work, needs to be replaced, picture #8. Condition assumed to be similar to other levels.
6th Level	4		All light fixtures were off. Condition assumed to be similar to other levels.
Roof Level	4		Elevator lobby light fixture column B row 6 is not working. Picture #5. Exit sign column B row 6 is not working, picture 6. Exit sign column B row 2 is not working, picture 7.

Fire Protection

Level	Fire Protection Rating	Fire Protection Notes
Ground Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.
2nd Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.
3rd Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.
4th Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.
5th Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.
6th Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.
Roof Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.

Signage

Level	Signage Rating:	Signage Notes
Ground Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Stripping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and old signs from reversing traffic flow.
2nd Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Stripping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and old signs from reversing traffic flow.
3rd Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Stripping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and old signs from reversing traffic flow.
4th Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Stripping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and old signs from reversing traffic flow.
5th Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Stripping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and old signs from reversing traffic flow.
6th Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Stripping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and old signs from reversing traffic flow.
Roof Level	4	Signts faded, traffic flow not marked. Pedestrian exit signs have been replaced w/wew. Mix of new and old signs from reversing traffic flow.

Elevator Encl.

Locations	Level	Elevator Encl. Rating:	Elevator Enclosure Notes
Southwest	G	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.
Southwest	2	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.
Southwest	3	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.
Southwest	4	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.
Southwest	5	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.
Southwest	6	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.
Southwest	T	5	SHAFT RECORDED AS DRY AT ALL LEVELS. CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS. ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.

APPENDIX D

FIELD NOTES

Inspection Date: 4/11/2019

Inspector(s): JRK, DM

MORTIMER STREET

Column Mark:	Column Rating:	Notes
A - 2	6	1 If hairline cracks
A - 3	7	ok
A - 4	6	2 If hairline cracks
A - 5	6	8 If hairline cracks
B - 1	6	3 If hairline cracks
B - 3	6	2 If hairline cracks
B - 4	6	water stained from above
B - 6	6	1 If hairline cracks
C - 1	6	6 If hairline cracks
C - 3	6	4 If hairline cracks, water stains from above
C - 4	6	hairline cracks, water stains from above
C - 7	6	ok
D - 1	6	5 If hairline cracks
D - 3	6	water stains from above
D - 4	6	water stains from above, 2 If hairline cracks
D - 7	6	hairline cracks
E - 1	6	ok
E - 3	6	6 If hairline cracks, 6" exposed bar no cover
E - 4	6	water stains from above
E - 7	6	ok
F - 1	6	ok
F - 3	5	1 sf delamination with 1" exposed bar @ prev patch, 3 If hairline cracks
F - 4	6	4 If hairline cracks
F - 7	9	one face visible, no access, possible delamination at patch

Column Mark:	Column Rating:	Notes
G - 1	7	ok
G - 3	6	water stains from above
G - 4	6	water stains from above
G - 7	6	Visible on two sides, OK
H - 1	7	ok
H - 3	6	water stains from above
H - 4	5	water stains from above, 1 sf delamination
H - 7	7	ok
J - 1	6	3 If hairline cracks
J - 3	6	water stains from above
J - 4	6	water stains from above
J - 7	5	2 If hairline cracks, 1 sf minor spall on exterior face efflorescence between deck & column, 8 If hairline cracks, minor spalls on exterior face
K - 1	6	
K - 2	8	DNE
K - 3	5	minor 1 sf spall, 12 If hairline cracks
K - 7	6	10 If hairline cracks
K - 4	6	12 If hairline cracks, small concrete spall

Column Mark:	Column Rating:	Notes
G - 1	7	
G - 3	6	
G - 4	6	
G - 7	6	
H - 1	7	
H - 3	6	
H - 4	5	
H - 7	7	
J - 1	6	
J - 3	6	
J - 4	6	
J - 7	5	
K - 1	6	
K - 2	8	
K - 3	5	
K - 7	6	
K - 4	6	
E - 3	6	
E - 4	6	
E - 7	6	
F - 1	6	
F - 3	5	
F - 4	6	
F - 7	9	

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date: 4/11/2019	Inspector(s): JRK, DM
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MORTIMER STREET

Column Mark:	Column Rating:	Notes
A - 2	6	2 faces visible, appears ok hairline cracks
A - 3	6	hairline cracks, 1 sf delamination at base
A - 4	5	two faces hidden, appears okay
A - 5	6	ok
B - 1	6	possible delamination behind pipe
B - 3	6	water stains from above, minor surface delaminations
B - 4	6	hairline cracks
B - 6	6	water stains from above, hairline cracks
C - 1	6	hairline cracks, rust stains top of exterior face
C - 3	6	water stains from above, hairline cracks, 6" SQ. Delamination
C - 4	6	water stains from above, hairline cracks
C - 7	7	ok
D - 1	6	hairline cracks, rust stains top of exterior face & possible delamination
D - 3	5	hairline cracks, 6" exposed hoop reinforcement with 6" SQ. delamination (pic #8/2019)
D - 4	6	water stains from above, hairline cracks. 1 if open crack
D - 7	6	start of efflorescence @ p/f caps, hairline cracks
E - 1	6	hairline cracks
E - 3	6	water stains, hairline cracks on 2012 repair
E - 4	6	water stains from above, hairline cracks
E - 7	6	ok
F - 1	6	hairline cracks, efflorescence at column & deck
F - 3	6	water stains, wet p/f caps, exposed bar no cover, pic #9/2019)
F - 4	6	water stains, start of efflorescence at p/f caps, hairline cracks
F - 7	6	ok

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

2nd Level			Overall Column Rating: 6.00
Column Mark:	Column Rating:	Notes	
G - 1	6	efflorescence start at p/f caps, rust stains at top exterior face	
G - 3	6	water stains from above, hairline cracks with efflorescence, 6" sq delamination	
G - 4	6	hairline cracks	
G - 7	7	ok	
H - 1	6	efflorescence start @ p/f caps, rust stains at top exterior face	
H - 3	6	water stains from above	
H - 4	6	water stains from above, hairline cracks	
H - 7	6	hairline cracks	
J - 1	6	hairline cracks, efflorescence start @ p/f caps, rust stains top exterior face	
J - 3	6	hairline cracks, water stains from above, signs of corrosion	
J - 4	6	hairline cracks, water stains from above	
J - 7	6	behind fence	
K - 1	6	behind fence	
K - 3	6	behind fence	
K - 4	6	behind fence, small spalls, partially hidden	
K - 7	6	behind fence, hairline cracks	

Inspection Date: 4/11/2019

Inspector(s): JRK, DM

MORTIMER STREET

Column Mark:	Column Rating:	Notes
A - 2	6	north & east face not visible, appears okay hairline cracks
A - 3	6	hairline cracks
A - 4	6	hairline cracks
A - 5	7	south & east face not visible, appears okay north face not visible water stained from above, efflorescence starting @ cable caps, signs of corrosion
B - 1	7	water stained from above, efflorescence starting @ cable caps, signs of corrosion
B - 3	6	water stained from above, signs of corrosion
B - 4	6	water stained from above, signs of corrosion
B - 6	7	east face not visible efflorescence starting @ cable caps, hairline cracks
C - 1	6	efflorescence starting @ cable caps, hairline cracks water stained from above, hairline cracks, minor delam, 3' sq
C - 3	6	water stained from above, hairline cracks
C - 4	6	water stained from above, hairline cracks hairline cracks
C - 7	6	efflorescence starting @ cable caps, hairline cracks water stained from above, hairline cracks with efflorescence, 1' sf spall
D - 1	6	efflorescence starting @ cable caps, hairline cracks water stained, spall repaired in 2012, hairline cracks
D - 3	6	water stained from above, hairline cracks with efflorescence, 1' sf spall
D - 4	6	water stained from above, hairline cracks
D - 7	6	efflorescence starting @ cable caps
E - 1	6	hairline cracks
E - 3	6	water stained from above, 4" delamination with exposed hoop reinforcement, hairline cracks water stained from above, efflorescence starting @ cable caps
E - 4	6	efflorescence starting @ cable caps, hairline cracks
E - 7	6	efflorescence starting @ cable caps, hairline cracks
F - 1	6	efflorescence starting @ cable caps, hairline cracks
F - 3	6	water stained from above, hairline cracks with efflorescence
F - 4	6	water stained from above
F - 7	6	efflorescence starting @ cable caps, hairline cracks

3rd Level			Overall Column Rating:	6.08
Column Mark:	Column Rating:	Notes		
G - 1	6	rust stains, efflorescence starting @ p/t caps, minor patch delamination		
G - 3	6	water stained from above, hairline cracks, exposed hoop reinforcement to cover		
G - 4	6	water stained from above, hairline cracks, minor surface delamination		
G - 7	6	efflorescence starting @ p/t caps, hairline cracks		
H - 1	6	p/t caps popped & possibly delaminated with efflorescence, pic # (2019)		
H - 3	6	water stained from above, hairline cracks with efflorescence, 3' sq. x 1' deep spall with exposed bar		
H - 4	6	water stained from above, hairline cracks		
H - 7	6	hairline cracks with efflorescence, efflorescence starting @ p/t caps		
J - 1	6	hairline cracks		
J - 3	6	water stained from above, efflorescence starting @ cable caps		
J - 4	6	water stained from above, possible delamination at patch		
J - 7	6	hairline cracks, efflorescence starting @ p/t caps		
K - 1	6	behind fence		
K - 3	6	behind fence		
K - 4	6	behind fence		
K - 7	6	behind fence		

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date: 4/11/2019

Inspector(s): JRK, DM

MORTIMER STREET

Column Mark:	Column Rating:	Notes
A - 2	6	north & east face not visible, hairline cracks
A - 3	7	ok
A - 4	7	ok
A - 5	5	south & east face not visible, 4" exposed reinforcement no cover
B - 1	7	north face not visible
B - 3	6	water stained from above
B - 4	6	water stained from above, signs of corrosion
B - 6	7	east face not visible
C - 1	6	hairline cracks with efflorescence
C - 3	6	water stained from above, hairline cracks
C - 4	6	water stained from above, hairline cracks
C - 7	6	hairline cracks
D - 1	6	efflorescence starting @ p/t caps, hairline cracks water stained from above, hairline cracks with efflorescence, 2" open crack
D - 3	5	water stained from above, hairline cracks with efflorescence
D - 4	6	efflorescence starting @ p/t caps, hairline cracks with efflorescence
D - 7	6	efflorescence starting @ p/t caps, hairline cracks
E - 1	6	efflorescence starting @ p/t caps, hairline cracks
E - 3	6	hairline cracks with efflorescence, water stained from above
E - 4	6	water stained from above, hairline cracks
E - 7	7	ok
F - 1	6	hairline cracks, efflorescence starting @ p/t caps
F - 3	6	water stained from above, hairline cracks with efflorescence
F - 4	6	water stained from above
F - 7	6	efflorescence starting @ p/t caps

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks, efflorescence starting @ p/t caps
G - 3	6	water stained from above, hairline cracks with efflorescence
G - 4	6	water stained from above, hairline cracks
G - 7	6	efflorescence starting @ p/t caps
H - 1	6	hairline cracks
H - 3	6	water stained from above, hairline cracks with efflorescence
H - 4	6	water stained from above, hairline cracks with efflorescence
H - 7	6	hairline cracks, efflorescence starting @ p/t caps
J - 1	6	hairline cracks, rust stains
J - 3	6	water stained from above, efflorescence starting on cable caps, signs of corrosion
J - 4	5	efflorescence starting p/t caps, signs of corrosion, hairline cracks with efflorescence
J - 7	6	hairline cracks, efflorescence starting @ p/t caps
K - 1	6	behind fence, rust stains
K - 3	6	behind fence
K - 4	6	behind fence, small concrete spall
K - 7	6	behind fence, hairline cracks, 6" sq delamination

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks, efflorescence starting @ p/t caps
G - 3	6	water stained from above, hairline cracks with efflorescence
G - 4	6	water stained from above, hairline cracks
G - 7	6	efflorescence starting @ p/t caps
H - 1	6	hairline cracks
H - 3	6	water stained from above, hairline cracks with efflorescence
H - 4	6	water stained from above, hairline cracks with efflorescence
H - 7	6	hairline cracks, efflorescence starting @ p/t caps

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date: 4/11/2019

Inspector(s): JRK, DM

MORTIMER STREET

Column Mark:	Column Rating:	Notes
A - 2	6	hairline cracks, north & east face not visible
A - 3	6	hairline cracks
A - 4	6	hairline cracks
A - 5	6	south & east face not visible, hairline cracks
B - 1	6	hairline cracks
B - 3	6	water stained from above
B - 4	5	water stained, possible 3 sf delamination at repair
B - 6	7	east face not visible, hairline cracks
C - 1	6	hairline cracks
C - 3	6	water stained from above, hairline cracks with efflorescence
C - 4	5	water stained, hairline cracks with efflorescence, efflorescence @ pit caps, spall with 6" exp bar
C - 7	6	hairline cracks
D - 1	6	hairline cracks
D - 3	6	water stained from above, hairline cracks with efflorescence
D - 4	5	water stained, hairline cracks & pit caps with efflorescence, 1 sf spall at base, 10" exposed bar
D - 7	6	hairline cracks
E - 1	5	hairline cracks, rust staining
E - 3	6	water stained, hairline cracks with efflorescence & staining in pit caps, exposed bar no cover
E - 4	6	water stained, hairline cracks, efflorescence starting @ cable caps
E - 7	6	efflorescence starting @ pit caps, hairline cracks
F - 1	5	hairline cracks, rust staining
F - 3	5	water stained, hairline cracks with efflorescence, signs of corrosion, 1 sf delamination
F - 4	5	efflorescence starting @ cable caps, 1 sf spall, water stained
F - 7	6	efflorescence starting @ pit caps, hairline cracks

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks
G - 3	6	water stained from above, hairline cracks with efflorescence & minor delaminations
G - 4	5	water stained, hairline cracks with efflorescence, exposed hoop reinforcement - no cover
G - 7	6	hairline cracks, efflorescence start in @ pit caps
H - 1	6	hairline cracks
H - 3	6	water stained from above, hairline cracks with efflorescence
H - 4	5	water stained from above, hairline cracks with efflorescence, 4" delamination with exposed bar
H - 7	6	hairline cracks, 2 sf delamination on exterior face with efflorescence, pic #6(2019)
J - 1	6	hairline cracks
J - 3	6	water stained from above, signs of corrosion
J - 4	6	water stained from above, hairline cracks
J - 7	5	hairline cracks, exposed reinforcement
K - 1	6	hairline cracks, behind fence
K - 3	6	hairline cracks, behind fence
K - 4	6	hairline cracks, behind fence
K - 7	6	behind fence, hairline cracks, efflorescence at pit caps

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks
G - 3	6	water stained from above, hairline cracks with efflorescence & minor delaminations
G - 4	5	water stained, hairline cracks with efflorescence, exposed hoop reinforcement - no cover
G - 7	6	hairline cracks, efflorescence start in @ pit caps
H - 1	6	hairline cracks
H - 3	6	water stained from above, hairline cracks with efflorescence
H - 4	5	water stained from above, hairline cracks with efflorescence, 4" delamination with exposed bar
H - 7	6	hairline cracks, 2 sf delamination on exterior face with efflorescence, pic #6(2019)
J - 1	6	hairline cracks
J - 3	6	water stained from above, signs of corrosion
J - 4	6	water stained from above, hairline cracks
J - 7	5	hairline cracks, exposed reinforcement
K - 1	6	hairline cracks, behind fence
K - 3	6	hairline cracks, behind fence
K - 4	6	hairline cracks, behind fence
K - 7	6	behind fence, hairline cracks, efflorescence at pit caps

Inspection Date: 4/11/2019	Inspector(s): JRK, DM
MORTIMER STREET	

Column Mark:	Column Rating:	Notes
A - 2	6	hairline cracks, north & east face not visible
A - 3	6	hairline cracks
A - 4	6	hairline cracks
A - 5	6	south & east face not visible, hairline cracks
B - 1	6	hairline cracks
B - 3	6	hairline cracks with efflorescence & at p/t caps
B - 4	6	hairline cracks with efflorescence, hairline cracks on previous patch
B - 6	6	hairline cracks
C - 1	6	hairline cracks, possible delamination at p/t caps
C - 3	6	hairline cracks with efflorescence
C - 4	6	hairline cracks with efflorescence
C - 7	6	hairline cracks
D - 1	6	hairline cracks
D - 3	6	water stained from above, hairline cracks with efflorescence, 3 in open crack water stained from above, 2 sf delamination, 2 exposed bar, pic#4(2019)
D - 4	5	water stained from above, 2 sf delamination, 2 exposed bar, pic#4(2019)
D - 7	6	hairline cracks
E - 1	6	hairline cracks
E - 3	5	4 if open crack, water stained, hairline cracks with efflorescence, 2 sf delamination at base
E - 4	6	water stained from above, hairline cracks, 1 sf open cracks
E - 7	6	hairline cracks, efflorescence starting @ p/t caps
F - 1	6	hairline cracks, efflorescence starting @ p/t caps, exposed bar - no cover
F - 3	5	water stained , hairline cracks with efflorescence, signs of corrosion, 1 sf delamination at patch
F - 4	5	water stained from above, hairline cracks, heavy efflorescence, pic#5(2019)
F - 7	6	hairline cracks, efflorescence starting @ p/t caps

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 7 = new condition, no deterioration, functioning as originally designed
 6 = used to shade between 5 and 7
 5 = minor deterioration, but functioning as originally designed
 4 = used to shade between 3 and 5
 3 = serious deterioration or not functioning as originally designed
 2 = used to shade between 1 and 3
 1 = completely deteriorated or in failed condition

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks
G - 3	6	water stained from above, hairline cracks, 2 sf delamination at patch
G - 4	6	water stained from above, hairline cracks with efflorescence, 1 sf surface delamination
G - 7	6	hairline cracks, efflorescence at p/t caps
H - 1	6	hairline cracks
H - 3	5	water stained from above, hairline cracks
H - 4	6	hairline cracks with efflorescence
H - 7	7	ok
J - 1	6	hairline cracks, efflorescence at p/t caps
J - 3	6	water stained from above, hairline cracks
J - 4	5	hairline cracks with efflorescence, small delaminations, broken barrier cable
J - 7	6	hairline cracks
K - 1	6	behind fence, hairline cracks
K - 3	5	behind fence, hairline cracks, 1 if open crack, possible delamination
K - 4	6	behind fence, possible delamination
K - 7	7	ok

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks
G - 3	6	water stained from above, hairline cracks, 2 sf delamination at patch
G - 4	6	water stained from above, hairline cracks with efflorescence, 1 sf surface delamination
G - 7	6	hairline cracks, efflorescence at p/t caps
H - 1	6	hairline cracks
H - 3	5	water stained from above, hairline cracks
H - 4	6	hairline cracks with efflorescence
H - 7	7	ok
J - 1	6	hairline cracks, efflorescence at p/t caps
J - 3	6	water stained from above, hairline cracks
J - 4	5	hairline cracks with efflorescence, small delaminations, broken barrier cable
J - 7	6	hairline cracks
K - 1	6	behind fence, hairline cracks
K - 3	5	behind fence, hairline cracks, 1 if open crack, possible delamination
K - 4	6	behind fence, possible delamination
K - 7	7	ok

Inspection Date: 4/11/2019

Inspector(s): JRK, DM

MORTIMER STREET

Column Mark:	Column Rating:	Notes
A - 2	6	north & east face not visible, hairline cracks
A - 3	8	DNE
A - 4	8	DNE
A - 5	6	south & east face not visible
B - 1	6	hairline cracks, failed sealant at base & curb
B - 3	6	hairline cracks, corrosion from light pole, 4 if open crack, efflorescence, no cable caps, pic #1(2019)
B - 4	6	corrosion from light pole, hairline cracks
B - 6	6	hairline cracks
C - 1	6	hairline cracks, failed sealant at base & curb
C - 3	6	failed top of column repaired, no cable caps, pic #2-3(2019)
C - 4	6	hairline cracks
C - 7	7	ok
D - 1	6	hairline cracks, failed sealant at base & curb
D - 3	6	hairline cracks
D - 4	6	hairline cracks
D - 7	7	ok
E - 1	6	hairline cracks
E - 3	6	hairline cracks with efflorescence, 1 sf of delamination, 5 if open cracks
E - 4	6	hairline cracks
E - 7	7	ok
F - 1	6	hairline cracks
F - 3	6	hairline cracks with efflorescence, corrosion from light pole, 2 sf of delamination, 1 if open crack
F - 4	6	hairline cracks, corrosion from light pole, 1' wide crack
F - 7	7	ok

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks
G - 3	6	hairline cracks
G - 4	6	hairline cracks
G - 7	7	ok
H - 1	6	hairline cracks
H - 3	6	hairline cracks, 1 sf of delamination
H - 4	6	hairline cracks, 2 if open crack
J - 1	6	spall at corner
J - 3	6	corrosion from light pole, hairline cracks with efflorescence, 6" sq. delamination
J - 4	6	corrosion from light pole, 3 if open crack
K - 1	6	hairline cracks
K - 3	6	ok
K - 4	6	behind fence, hairline cracks

Column Mark:	Column Rating:	Notes
G - 1	6	hairline cracks
G - 3	6	hairline cracks
G - 4	6	hairline cracks
G - 7	7	ok
H - 1	6	hairline cracks
H - 3	6	hairline cracks, 1 sf of delamination
H - 4	6	hairline cracks, 2 if open crack
J - 1	6	spall at corner
J - 3	6	corrosion from light pole, hairline cracks with efflorescence, 6" sq. delamination
J - 4	6	corrosion from light pole, 3 if open crack
K - 1	6	hairline cracks
K - 3	6	ok
K - 4	6	behind fence, hairline cracks

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7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 4/1/2019

Inspector(s): JRK, DM

MORTIMER STREET

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
E - 3	E - 4	5	open map cracks in previous patch at E-4
F - 3	F - 4	6	hairline cracks @ mid-span
G - 3	G - 4	7	Ok
H - 3	H - 4	6	hairline cracks @ mid-span
J - 3	J - 4	6	hairline cracks
K - 3	K - 4	5	hairline/open cracks in previous patch, minor rust stains, 3 lf wide cracks at bottom, possible 1 sf delamination at exterior face, pic #4-8(2019)
K - 4	K - 5	5	Repaired in 2012, open diag. cracking at south end, 2 sf previous patch delamination @ K-7, pic #9-10(2019)
J - 4	J - 5	5	hairline cracks, multiple open diag. cracks south end, 2 sf previous patch delamination at J-7 & J-4
H - 4	H - 5	5	4 sf previous patch delamination at N-7, several cracks, hairline cracks + open map crack in previous patches @ H-4
K - 1	K - 3	5	Repaired in 2012, hairline cracks
J - 1	J - 3	5	hairline cracks, wide crack, delam. of previous patch 6 sf at J-3, pic #2-3(2019)
H - 1	H - 3	5	hairline cracks, crack mid-span & (2) open cracks at north end
G - 1	G - 3	6	hairline cracks, (2) open cracks north end
F - 1	F - 3	5	2 sf previous patch delamination @ F-3, hairline cracks, (2) open/hair cracks @ F-1
E - 1	E - 3	5	open cracks at E-1 + mid-span
D - 1	D - 3	6	2 sf delamination + 1 sf spall in previous patch @ D-1/mid span Open/hairline cracks, pic #1(2019)
C - 1	C - 3	5	(2) open/hair cracks @ C-1, hairline cracks, (2) diagonal hairline cracks at mid-span
B - 1	B - 3	6	1/3 of east face not visible in office, hairline cracks
A - 2	A - 3	6	hairline cracks
A - 3	A - 4	6	hairline cracks
B - 3	B - 4	6	hairline cracks
C - 3	C - 4	6	hairline cracks
A - 4	A - 5	6	hairline cracks
B - 4	B - 6	5	hairline cracks, open crack south end

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8 = not applicable
7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 4/1/2019

Inspector(s): JRK, DM

MORTIMER STREET

3rd Level

Overall Beam Rating:

5.27

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 3	D - 4	6	Hairline cracks
E - 3	E - 4	6	hairline cracks
F - 3	F - 4	6	hairline cracks
G - 3	G - 4	5	hairline cracks, 6" long exposed P/T strand with no cover, pic #12/2019
H - 3	H - 4	6	hairline cracks
J - 3	J - 4	6	hairline cracks
K - 3	K - 4	5	(5) 3" spalls, Repaired in 2012, 2 sides visible
K - 1	K - 3	5	Hairline cracks, (3) 2" spalls, Repaired in 2012, 2 sides visible
J - 1	J - 3	5	6 sf surface patch delamination @ J-1 + J-3, hairline cracks
H - 1	H - 3	5	6 sf surface patch delamination @ H-1 + H-3, hairline cracks
G - 1	G - 3	5	hairline cracks, delamination in previous patch 6 sf @ G-1 + G-3
F - 1	F - 3	5	6 sf surface patch delamination @ F-3, 2 sf surface patch delamination @ F-1, hairline cracks
E - 1	E - 3	5	6 sf surface patch delamination @ E-3, hairline cracks
D - 1	D - 3	5	6 sf surface patch delamination @ D-3, hairline cracks
C - 1	C - 3	5	6 sf surface patch delamination @ C-3, hairline cracks
B - 1	B - 3	5	6 sf surface patch delamination @ B-3
A - 2	A - 3	6	hairline cracks
A - 3	A - 4	5	6 sf surface patch delamination @ A-4
B - 3	B - 4	6	hairline cracks & hairline cracks in previous patch @ B-4
C - 3	C - 4	5	2 sf surface patch delamination @ C-3, 1 sf surface patch delamination @ C-4, hairline cracks
A - 4	A - 5	5	6 sf surface patch delamination @ A-4, hairline cracks
B - 4	B - 6	5	6 sf surface patch delamination @ B-4, hairline cracks
C - 4	C - 7	5	6 sf surface patch delamination @ C-7 & 3 sf @ C-4, hairline cracks
D - 4	D - 7	5	6 sf surface patch delamination @ D-7 + 2 sf @ D-4, hairline cracks

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 8 = not applicable
 7 = new condition, no deterioration, functioning as originally designed
 6 = used to shade between 5 and 7
 5 = minor deterioration, but functioning as originally designed
 4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
 2 = used to shade between 1 and 3
 1 = completely deteriorated or in failed condition

Inspection Date: 4/1/2019

Inspector(s): JRK, DM

MORTIMER STREET

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 3	D - 4	5	6 sf surface patch delamination @ D-3, hairline cracks
E - 3	E - 4	5	5 sf surface patch delamination @ E-3, hairline cracks
F - 3	F - 4	5	4 sf surface patch delamination @ F-3, hairline cracks
G - 3	G - 4	5	2 sf surface patch delamination @ G-4 & with open map cracks, 6 sf @ G-3, hairline cracks
H - 3	H - 4	6	hairline cracks
J - 3	J - 4	5	open map cracks on J-4 patch 6 sf, 6 sf surface patch delamination @ J-3, hairline cracks
K - 3	K - 4	6	(7) 3" spalls, Repaired in 2012, 2 sides visible
K - 1	K - 3	6	Small spalls (previous anchor points), Repaired in 2012, hairline cracks, 2 sides visible
J - 1	J - 3	6	hairline cracks
H - 1	H - 3	6	hairline cracks
G - 1	G - 3	6	hairline cracks
F - 1	F - 3	7	ok
E - 1	E - 3	6	hairline cracks
D - 1	D - 3	6	hairline cracks
C - 1	C - 3	6	hairline cracks
B - 1	B - 3	6	hairline cracks
A - 2	A - 3	6	hairline cracks
A - 3	A - 4	6	hairline cracks
B - 3	B - 4	6	hairline cracks
C - 3	C - 4	7	ok
A - 4	A - 5	6	hairline cracks
B - 4	B - 6	6	hairline cracks
C - 4	C - 7	6	hairline cracks
D - 4	D - 7	6	6 sf hairline map cracks in patch on D-4

9 = not visible - partially or fully obstructed
 8 = not applicable
 7 = new condition, no deterioration, functioning as originally designed
 6 = used to shade between 5 and 7
 5 = minor deterioration, but functioning as originally designed
 4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
 2 = used to shade between 1 and 3
 1 = completely deteriorated or in failed condition

Inspection Date: 4/1/2019

Inspector(s): JRK, DM

MORTIMER STREET

5th Level

Overall Beam Rating: 5.83

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 3	D - 4	6	hairline cracks
E - 3	E - 4	6	hairline cracks
F - 3	F - 4	6	hairline cracks
G - 3	G - 4	5	6 sf open map cracks in patch @ G-4, hairline cracks
H - 3	H - 4	5	6 sf open map cracks in patch @ H-4, hairline cracks
J - 3	J - 4	5	6 sf open map cracks in patch @ J-4, hairline cracks, grease stains
K - 3	K - 4	6	Small spalls (previous anchor points), Repaired in 2012, 2 sides visible
K - 4	K - 7	5	3 sf delamination, rust stains, 2 sides visible, pic #14(2019)
J - 4	J - 7	5	2 sf map cracks in patch @ J-4, hairline cracks, 6" exposed bar, no cover, orig. bad construction
H - 4	H - 7	6	hairline cracks
K - 1	K - 3	6	Small spalls (previous anchor points), Repaired in 2012, 2 sides visible, hairline cracks
J - 1	J - 3	6	hairline cracks
H - 1	H - 3	6	hairline cracks
G - 1	G - 3	6	hairline cracks @ center
F - 1	F - 3	6	hairline cracks
E - 1	E - 3	6	hairline cracks
D - 1	D - 3	6	hairline cracks
C - 1	C - 3	6	hairline cracks
B - 1	B - 3	6	hairline cracks
A - 2	A - 3	6	hairline cracks
A - 3	A - 4	6	hairline cracks
B - 3	B - 4	6	hairline cracks
C - 3	C - 4	6	2 sf hairline map cracks in patch @ C-4, hairline cracks
A - 4	A - 5	6	hairline cracks

9 = not visible - partially or fully obstructed
 8 = not applicable
 7 = new condition, no deterioration, functioning as originally designed
 6 = used to shade between 5 and 7
 5 = minor deterioration, but functioning as originally designed
 4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
 2 = used to shade between 1 and 3
 1 = completely deteriorated or in failed condition

Inspection Date:	4/1/2019	Inspector(s): JRK, DM	MORTIMER STREET	6th Level	Overall Beam Rating:	5.90
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Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 3	D - 4	6	hairline cracks
E - 3	E - 4	6	hairline cracks
F - 3	F - 4	6	Hairline cracks @ ends
G - 3	G - 4	6	hairline cracks
H - 3	H - 4	6	hairline cracks
J - 3	J - 4	6	hairline cracks
K - 3	K - 4	5	Rust stains, hairline cracks. If open cracking near patch, Repaired in 2012, 2 sides visible
K - 4	K - 7	5	hairline cracks, cracks w/efflorescence. Repaired in 2012, 2 sides visible, multiple horizontal hairline cracks at mid-span
J - 4	J - 7	6	hairline cracks
H - 4	H - 7	6	hairline cracks
K - 1	K - 3	6	cracks north end, Repaired in 2012, 2 sides visible
J - 1	J - 3	6	hairline cracks
H - 1	H - 3	6	hairline cracks
G - 1	G - 3	6	hairline cracks
F - 1	F - 3	6	hairline cracks
E - 1	E - 3	6	hairline cracks
D - 1	D - 3	6	hairline cracks
C - 1	C - 3	6	hairline cracks
B - 1	B - 3	6	hairline cracks
A - 2	A - 3	6	hairline cracks
A - 3	A - 4	6	hairline cracks
B - 3	B - 4	6	hairline cracks
C - 3	C - 4	6	hairline cracks
A - 4	A - 5	6	hairline cracks

9 = not visible - partially or fully obstructed
8 = not applicable
7 = new condition, no deterioration, functioning as originally designed
4 = used to shade between 3 and 5

6 = used to shade between 5 and 7
5 = minor deterioration, but functioning as originally designed
2 = used to shade between 1 and 3
1 = completely deteriorated or in failed condition

Inspection Date: 4/1/2019

Inspector(s): JRK, DM

MORTIMER STREET

Roof Level

Overall Beam Rating:

5.74

Beam Start Column:	Beam End Column:	Beam Rating:	Notes
D - 3	D - 4	6	hairline cracks
E - 3	E - 4	5	hairline cracks, grease stain 1" diameter, pic #17-18(2019)
F - 3	F - 4	6	hairline cracks
G - 3	G - 4	6	hairline cracks
H - 3	H - 4	6	hairline cracks
J - 3	J - 4	5	hairline cracks, hairline crack w/grease stain 2" diameter, pic #19-20(2019)
K - 3	K - 4	5	1 lf open Crack with possible 1 sf delamination. Repaired in 2012, hairline cracks, 2 sides visible
K - 1	K - 3	5	hairline cracks in patch, rust stains, Repaired in 2012, 2 sides visible, 1 lf open crack, 1sf & 2sf delaminations
J - 1	J - 3	6	hairline cracks
H - 1	H - 3	6	3" exp Bar (original bad construction) w/rust, hairline cracks
G - 1	G - 3	6	hairline cracks
F - 1	F - 3	6	hairline cracks
E - 1	E - 3	6	hairline cracks
D - 1	D - 3	6	hairline cracks
C - 1	C - 3	6	hairline cracks
B - 1	B - 3	6	hairline cracks
A - 2	A - 3	6	hairline cracks
A - 3	A - 4	5	hairline cracks, open crack mid-span 3 sides
B - 3	B - 4	5	(4) open cracking 3 sides, hairline cracks
C - 3	C - 4	6	hairline cracks
A - 4	A - 5	6	hairline cracks
B - 4	B - 6	6	hairline cracks
C - 4	C - 7	6	hairline cracks
D - 4	D - 7	6	hairline cracks

9 = not visible - partially or fully obstructed
 8 = not applicable
 7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7
 5 = minor deterioration, but functioning as originally designed
 4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed
 2 = used to shade between 1 and 3
 1 = completely deteriorated or in failed condition

Inspection Date: 4 / 1 / 2019 Inspector(s): JRK, DM

MORTIMER STREET				2nd Level	Overall Deck Railing:
Column Boundaries of Deck Bay:	Deck Rating:	Deck Underside Notes:		Deck Top Notes:	
A - 1	A - 3	B - 1	B - 3	5 5 if hairline crack at A-2, half not visible new security office, hairline crack 22 ft at 3 line	ok, new membrane installed
B - 1	B - 3	C - 1	C - 3	4 2 sf spall @ drain pipe near columns B3 , pic #19(2019)	deck waterproofed, 3 if hairline curb cracks
C - 1	C - 3	D - 1	D - 3	5 ok	deck waterproofed
D - 1	D - 3	E - 1	E - 3	5 ok	deck waterproofed
E - 1	E - 3	F - 1	F - 3	5 ok	deck waterproofed
F - 1	F - 3	G - 1	G - 3	6 ok	deck waterproofed
G - 1	G - 3	H - 1	H - 3	5 2 If on 3 line, hairline crack with efflorescence - 10 ft from column G-1	deck waterproofed, 3 If hairline curb cracks
H - 1	H - 3	J - 1	J - 3	4 (4) - 2" diameter rust stains along 'Y' line with 14 If hairline cracks & efflorescence, pic #20(2019)	deck waterproofed
J - 1	J - 3	K - 1	K - 3	3 rust stains, hairline cracks 3 If J-3, hairline cracks - 4 If @ K-1 & 2 If with efflorescence, exposed rebar, 8 If hairline cracks at Kline, (5) 6' to 12' sq. spalls at fence post anchors, small spalls near k-3	deck waterproofed
D - 3	D - 4	E - 3	E - 4	4 water stained along d-line - 10 If	deck waterproofed
E - 3	E - 4	F - 3	F - 4	3 2 sf delamination with exposed bar & 25 If hairline crack 25 If open & wide cracks at 4 line with efflorescence & 4 sf delamination	deck waterproofed
F - 3	F - 4	G - 3	G - 4	3 hairline cracks - 20 If, 18 If hairline cracks with efflorescence	deck waterproofed
G - 3	G - 4	H - 3	H - 4	4 water & rust stained along construction joint, hairline cracks in 5 sf previous patch possibly delaminated.	deck waterproofed
H - 3	H - 4	J - 3	J - 4	5 ok	deck waterproofed
J - 3	J - 4	K - 3	K - 4	4 (4) 6" to 12" sq. spalls at fence post anchors, hairline cracks - 16 If @ K-4	deck waterproofed
G - 4	G - 7	H - 4	H - 7	4 11 sf total delaminations along construction joint, hairline cracks with efflorescence - 2 If @ G-7, 1' to 2' wide scale with rust stains, length of construction joint	deck waterproofed, 9 If hairline curb cracks
H - 4	H - 7	J - 4	J - 7	5 18 If hairline cracks	deck waterproofed, 6 If hairline curb cracks
J - 4	J - 7	K - 4	K - 7	3 (5) 6" to 12" sq. spalls at fence post anchors 10 If hairline cracks with efflorescence at construction joint, 25 If hairline cracks, hairline cracks - 6 If @ K-4, hairline cracks - 6 If @ K-7	deck waterproofed, 9 If hairline curb cracks
A - 4	A - 7	B - 4	B - 7	4 3 If hairline cracks at A-5, hairline cracks 20 If along 4 line with rust @ B-4 & 2 sf delamination, pic #17-8(2019)	deck waterproofed
B - 4	B - 7	C - 4	C - 7	4 hairline cracks with water staining - 12 If & 1 sf possible delamination	1 sf surface spall at elevator lobby, deck waterproofed
C - 4	C - 7	D - 4	D - 7	4 1 sf delamination at construction joint, 3 If hairline cracks at 4 line, scale length of construction joint	deck waterproofed, 18 If hairline curb cracks
D - 4	D - 7	E - 4	E - 7	3 hairline cracks with efflorescence - 15 If, hairline cracks @ E-4	deck waterproofed, 9 If hairline curb cracks
E - 4	E - 7	F - 4	F - 7	3 10 If open cracks with efflorescence & 1 sf delamination at F-4, 12 If hairline cracks, 32 If hairline cracks with efflorescence	deck waterproofed, 1 If hairline curb cracks
F - 4	F - 7	G - 4	G - 7	4 1/3 not visible no access to north room, the rest looks good, 7/3 fresh paint, hairline cracks - 20 If, hairline cracks 10 If, delamination, (electric), NO ACCESS 2017	deck waterproofed, 9 If hairline curb cracks

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Inspection Date: 4 / 1 / 2019 Inspector(s): JRK, DM

MORTIMER STREET

Column Boundaries of Deck Bay:				Deck Rating:		Deck Underside Notes:		Deck Top Notes:	
A - 1	A - 3	B - 1	B - 3	6	ok			ok	
B - 1	B - 3	C - 1	C - 3	6	ok			ok	
C - 1	C - 3	D - 1	D - 3	4		3' hairline cracks on 3' line		2' sf spall 4" deep. 2' If hairline cracks at D-3	
D - 1	D - 3	E - 1	E - 3	6	ok			ok	
E - 1	E - 3	F - 1	F - 3	5		hairline cracks with efflorescence - 5' if @ F-3		ok	
F - 1	F - 3	G - 1	G - 3	5	ok			1' sf delamination	
G - 1	G - 3	H - 1	H - 3	5	ok			2' sf of delaminations	
H - 1	H - 3	J - 1	J - 3	4		1' If hairline cracks by drain, 4' If hairline cracks in curb, hairline cracks sealed, minor spall, 8' sf delamination at H line, pic #4/16/2019.			
J - 1	J - 3	K - 1	K - 3	4		(3) 6" to 12" sq. spalls at fence post anchors, hairline cracks - 2' if @ K-1, 10' if hairline cracks at construction joint		5' hairline cracks at J-3, hairline cracks sealed	
D - 3	D - 4	E - 3	E - 4	4		2' sf hanging spall near D-3, hairline cracks - 26' if, 6' sq spall (repaired)			
E - 3	E - 4	F - 3	F - 4	4		hairline cracks - 18' if along 4' line		18' If hairline crack from F line to sealed crack at E line, hairline cracks sealed, 6' hairline cracks, 1' sf spall	
F - 3	F - 4	G - 3	G - 4	4		4" sq grease spot, spall repaired in 2012		15' hairline cracks from F line to G line mid bay	
G - 3	G - 4	H - 3	H - 4	5		1' If hairline cracks with efflorescence at H-3		hairline cracks sealed	
H - 3	H - 4	J - 3	J - 4	5		(2) - rust spots from chairs, hairline cracks - 22' if with water stains		(2) 6" sq. spall with exposed bar, hairline cracks - 20' if spalls repaired in 2012, map cracks in previous patch, 2/3 of deck sealed	
J - 3	J - 4	K - 3	K - 4	4		(5) 6" to 12" sq. spalls at fence post anchors		12' If hairline cracks near patch, areas of surface pitting	
G - 4	G - 7	H - 4	H - 7	4		2' If hairline cracks with efflorescence at G-7, water stains, minor spalling under construction joint w/ some loose concrete		1' sf surface delamination at construction joint, 1' sf surface delamination at curb, 8' hairline cracks in curb, hairline cracks sealed	
H - 4	H - 7	J - 4	J - 7	5		1' sf delamination near H-4, 9' sq spall near drain @ J-4 (repaired)		1' sf surface delamination at H line, hairline cracks - 4' if, areas of surface pitting, 1' sf delamination at drain, 12' If hair line curb cracks	
J - 4	J - 7	K - 4	K - 7	3		(5) 6" to 12" sq. spalls at fence post anchors, 20' if hairline cracks with some efflorescence at 4' line construction joint, 1' sf delamination at construction joint, map cracks in previous patch		hairline cracks - 14' if, areas of surface pitting, 9' if hairline curb cracks	
A - 4	A - 7	B - 4	B - 7	4		ok		2' If hairline cracks at A-6, hairline cracks sealed, 7' If previous routed & sealed,	
B - 4	B - 7	C - 4	C - 7	4		hairline cracks - 27' if @ elevator area		18' If hairline cracks at elevator slab near skyway	
C - 4	C - 7	D - 4	D - 7	5		water stained along construction joint, d line			
D - 4	D - 7	E - 4	E - 7	5	ok			1' sq spall @ joint @ elevator area (repaired), some seal separation	
E - 4	E - 7	F - 4	F - 7	4		hairline cracks sealed, spalling - 3' sq (repaired)			
F - 4	F - 7	G - 4	G - 7	5		hairline cracks sealed, 15' if hairline curb cracks			

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Inspection Date:	4 / 1 / 2019	Inspector(s): JRK, DM	MORTIMER STREET	3rd Level	Overall Deck Rating:	4.59
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I = completely deteriorated or failed correlation

Inspection Date:	4 / 1 / 2019	Inspector(s):	JRK, DM	MORTIMER STREET	4th Level	Overall Deck Railing:	4.44
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Column Boundaries of Deck Bay:			Deck Rating:	Deck Underside Notes:			Deck Top Notes:
A - 1	A - 3	B - 1	B - 3	4	hairline cracks @ drain 1' near b-1; hairline cracks - 14' if from b-3 to a-3. 4 sf delamination at B-3 ok.		ok
B - 1	B - 3	C - 1	C - 3	5			12" sq. spall, 5 lf hairline cracks in deck
C - 1	C - 3	D - 1	D - 3	5	hairline cracks with efflorescence - 5 lf, spall near c-3 (repaired)		surface pitting 1/3 deck
D - 1	D - 3	E - 1	E - 3	4	hairline cracks with efflorescence - 2 lf @ d-3		surface pitting 1/3 deck
E - 1	E - 3	F - 1	F - 3	5	ok		surface pitting 1/3 deck
F - 1	F - 3	G - 1	G - 3	4	ok		10 lf hairline cracks along G line, 1 sf surface delamination along G line
G - 1	G - 3	H - 1	H - 3	4	ok		5 sf delamination/spall on H line, 1' hairline at H-3, 1 sf spall, small spalls, pic #15(2019)
H - 1	H - 3	J - 1	J - 3	5	ok		delaminated around drain, 3 lf hairline at H-1, hairline cracks sealed, 1' sq delamination (repaired)
J - 1	J - 3	K - 1	K - 3	5	hairline cracks - 3 lf from K-3 with efflorescence, hairline cracks - 8 lf		4 lf hairline cracks at J-3
D - 3	D - 4	E - 3	E - 4	4	(4) 6" long cracks (1) with grease at 3 line		15" hairline cracks along E line
E - 3	E - 4	F - 3	F - 4	5	(3) 6" long cracks at 3 line, hairline cracks with efflorescence - 4 lf @ e-4		hairline cracks sealed, 2 minor spalls 1' sq total, hairline cracks in previous patch
F - 3	F - 4	G - 3	G - 4	5	(4) 6" long cracks at 3 line, hairline cracks with efflorescence - 3 lf		ok
G - 3	G - 4	H - 3	H - 4	4	10 lf hairline cracks & 2 sf delamination near H-4		hairline cracks sealed
H - 3	H - 4	J - 3	J - 4	4	ok		3 lf hairline cracks from H-3, 1 sf spall, (2) 6" sq. delaminations, pic #14(2019)
J - 3	J - 4	K - 3	K - 4	4	2 sf delamination at 4 line, 20 lf hairline cracks with water stains		hairline cracks from J line to K line midway - 15 lf, Hairline crack from J-4 to J-3
G - 4	G - 7	H - 4	H - 7	5	1 sf delamination at G-line, hairline cracks with efflorescence 2 lf @ G-7		hairline cracks - 3 lf, 52 lf previous route & seal good condition, 12 lf curb hairline cracks
H - 4	H - 7	J - 4	J - 7	5	hairline cracks - 1 lf @ J-4 with efflorescence		1 sf delamination, hairline cracks sealed, 17 lf hairline cracks in curb, 1 sf delamination around drain
J - 4	J - 7	K - 4	K - 7	4	hairline cracks - 20 lf with rust efflorescence @ 4 line along construction joint & 6 sf delamination, 14 lf hairline cracks		12 lf hairline cracks in curb, 6" sq delamination in deck
A - 4	A - 7	B - 4	B - 7	5	3 lf hairline cracks in overhang, hairline cracks - 3 lf with rust & efflorescence, 1' sq spall (repaired)		hairline cracks sealed, minor pitting, minor 6" sq spall, 3 lf hairline curb cracks
B - 4	B - 7	C - 4	C - 7	4	2 lf hairline cracks, 1 sf delamination, hairline cracks with efflorescence - 10 lf		3 lf hairline crack at B-4, hairline cracks sealed, scale 1/3 of deck
C - 4	C - 7	D - 4	D - 7	5	ok		1' sq & 6" sq delamination, scale 1/3 of deck
D - 4	D - 7	E - 4	E - 7	5	ok		hairline cracks sealed, 18 lf hairline curb cracks
E - 4	E - 7	F - 4	F - 7	3	hairline cracks - 14 lf with water stains & efflorescence, spall repaired in 2012, hairline crack on repaired spall		(3) exposed bars no cover at E-4, hairline cracks sealed, 9 lf hairline curb cracks
F - 4	F - 7	G - 4	G - 7	3	(3) 2" diameter grease spots at 4 line		12 lf hairline crack from midway towards G-4, 9 lf hairline curb cracks

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Inspection Date:	4 / 1 / 2019	Inspector(s): JRK, DM	MORTIMER STREET	4th Level	Overall Deck Rating:	4.44
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6 = used to shade between 5 and 7
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3 = serious deterioration or not functioning as originally designed
2 = used to shade between 1 and 3

Inspection Date:	4/1/2019	Inspector(s): JRK, DM	MORTIMER STREET	5th Level	Overall Deck Railing:	4.30
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Column Boundaries of Deck Bay:	Deck Rating:	Deck Underside Notes:	Deck Top Notes:
A - 1	A - 3	B - 1	B - 3
B - 1	B - 3	C - 1	C - 3
C - 1	C - 3	D - 1	D - 3
D - 1	D - 3	E - 1	E - 3
E - 1	E - 3	F - 1	F - 3
F - 1	F - 3	G - 1	G - 3
G - 1	G - 3	H - 1	H - 3
H - 1	H - 3	J - 1	J - 3
J - 1	J - 3	K - 1	K - 3
D - 3	D - 4	E - 3	E - 4
E - 3	E - 4	F - 3	F - 4
F - 3	F - 4	G - 3	G - 4
G - 3	G - 4	H - 3	H - 4
H - 3	H - 4	J - 3	J - 4
J - 3	J - 4	K - 3	K - 4
G - 4	G - 7	H - 4	H - 7
H - 4	H - 7	J - 4	J - 7
J - 4	J - 7	K - 4	K - 7
A - 4	A - 7	B - 4	B - 7
B - 4	B - 7	C - 4	C - 7
C - 4	C - 7	D - 4	D - 7
D - 4	D - 7	E - 4	E - 7
E - 4	E - 7	F - 4	F - 7
F - 4	F - 7	G - 4	G - 7

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8 = not visible - partially or fully obstructed

$\beta = \text{not visible} - \text{all}$

8 = hot applicable

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Inspection Date:	4/1/2019	Inspector(s): JRK, DM	MORTIMER STREET	6th Level	Overall Deck Rating:	3.67
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Column Boundaries of Deck Bay:	Deck Rating:			Deck Underside Notes:			Deck Top Notes:		
A - 1	A - 3	B - 1	B - 3	6	ok.				ok
B - 1	B - 3	C - 1	C - 3	3	(10) grease spots near B line (4) grease spots along 3 line				2 lf hairline crack at C-3, 2 lf hairline crack in patch
C - 1	C - 3	D - 1	D - 3	3	(4) grease spots along 3 line				hairline crack - 2 lf & 1 sf delamination at D-3, hairline cracks in curb
D - 1	D - 3	E - 1	E - 3	4	(2) small grease spots along 3 line				ok
E - 1	E - 3	F - 1	F - 3	3	(4) grease spots along 3 line				6" sq. surface delamination at drain with 1 lf hairline crack
F - 1	F - 3	G - 1	G - 3	3	(1) small grease spot near 1 line, (4) grease spots along 3 line				hairline crack sealed, hairline cracks in curb
G - 1	G - 3	H - 1	H - 3	4	(2) grease spots along 3 line, exposed bar @ G-3 6" no cover				hairline crack sealed, minor scaling
H - 1	H - 3	J - 1	J - 3	3	(5) grease spots along 3 line, hairline crack 1 lf - near drain, 1 lf bar with no cover at edge of deck near J-3				3 lf hairline cracks at drain, hairline crack sealed, 3 lf hairline cracks in curb
J - 1	J - 3	K - 1	K - 3	3	full length hairline cracks with grease spot 1 lf delam, at light near 3 line const. joint, 15 lf hairline crack with eff. & rust, (1) small grease spot 1 lf delam, at light near 3 line, 28 lf hairline cracks w eff.				hairline crack sealed
D - 3	D - 4	E - 3	E - 4	4	2" hairline crack with grease at 4 line, hairline cracks with efflorescence - 16 lf, spall repaired in 2012, 12 lf hairline cracks with water stains				hairline crack sealed - 10 lf sealant uplifting
E - 3	E - 4	F - 3	F - 4	3	6 lf hairline cracks with efflorescence - 3 sf delamination + rust/efflorescence length of crossover, 25 lf hairline crack with efflorescence & 4 sf delamination				hairline crack sealed - minor damage to sealant
F - 3	F - 4	G - 3	G - 4	4	hairline cracks - 4 lf, 6" crack with grease leak				2 lf hairline deck cracks, 2 lf sealant uplifting
G - 3	G - 4	H - 3	H - 4	6	ok.				hairline crack sealed
H - 3	H - 4	J - 3	J - 4	4	(1) grease spot near mid-span & (1) near J-3, hairline cracks with efflorescence - 16 lf, 3 greasy stains near				2 lf hairline crack at H-4, 6" spall at J line, small delamination at J-3
J - 3	J - 4	K - 3	K - 4	4	20 lf hairline cracks with efflorescence/rust & 4 sf delamination at 4 line joint				hairline crack sealed
G - 4	G - 7	H - 4	H - 7	3	hairline cracks, efflorescence - 4 lf, grease staining (3) along 4 line & (6) at G line (construction joint)				30 lf hairline deck cracks, 2 lf curb crack seal is missing, 3 lf hairline curb cracks
H - 4	H - 7	J - 4	J - 7	3	(4) 6" sq grease spots at 4 line, hairline cracks efflorescence - 30 lf				6 lf hairline crack near 7 line, 6 lf hairline crack at H-7, 1 lf hairline curb crack
J - 4	J - 7	K - 4	K - 7	3	8 lf hairline crack with efflorescence + 4 sf delamination at 4 line joint, 21 lf hairline crack with efflorescence, heavy efflorescence - 6" sq spall with exposed bar at drain, pic #8(2019)				10 lf hairline curb cracks, pending near drain
A - 4	A - 7	B - 4	B - 7	5	rust at exposed chairs				hairline crack sealed
B - 4	B - 7	C - 4	C - 7	3	(3) grease staining along 4 line, (11) grease stains parallel to B line, water staining from expansion joint, 4 lf hairline cracks at elevator deck				4 lf hairline cracks at elevator deck
C - 4	C - 7	D - 4	D - 7	3	3 lf hairline cracks & 1 sf delamination with efflorescence near D-7, 2" x 2" delamination with exposed bar & (2) 1" diameter grease stains at 4 line, 1 sf spall with grease, pic #9(2019)				ok
D - 4	D - 7	E - 4	E - 7	5	4 lf hairline crack at 4 line				25 lf hairline deck cracks
E - 4	E - 7	F - 4	F - 7	3	50 lf hairline crack with efflorescence, (4) 3" sq delaminations with rust at chairs, efflorescence & rust at crossover joint, hairline cracks on repaired spall, 3 sf delaminated				hairline crack sealed, 1 sf surface spall
F - 4	F - 7	G - 4	G - 7	3	hairline cracks, efflorescence - 32 lf, 3 sf delamination at F-line				4 lf hairline deck cracks

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Inspection Date: 7/24/17

Inspector(s): PMW

MORTIMER STREET

Roof Level

Overall Deck Rating:

Column Boundaries of Deck Bay:			Deck Rating:	Deck Underside Notes:	Deck Top Notes:
A - 1	A - 3	B - 1	B - 3	4	hairline cracks with efflorescence - 9 lf, 1" drilled hole with water penetration, efflorescence along deck edge & precast, pic G-7(2019)
B - 1	B - 3	C - 1	C - 3	3	6" exposed bar, no cover, hairline cracks with grease 2 lf, grease spot - 1' sq, multiple small grease spots (4) at 3 line & (8) rest of deck, 8 lf hairline crack with efflorescence
C - 1	C - 3	D - 1	D - 3	3	(3) grease spots in 3" long hairline crack at 3 line, 1' x 2" delamination 3 line at bar with no cover, hairline cracks, efflorescence - 14 lf
D - 1	D - 3	E - 1	E - 3	5	ok
E - 1	E - 3	F - 1	F - 3	4	(2) grease spots at 3 line, (1) grease spot mid-span, hairline cracks with efflorescence and grease - 1 lf, 7 lf hairline cracks in previous patch
F - 1	F - 3	G - 1	G - 3	4	hairline cracks with efflorescence - 30 lf, (3) - grease spots along 3 line
G - 1	G - 3	H - 1	H - 3	3	(2) grease stains at mid-span, hairline cracks with efflorescence - 12 lf, (4) - grease spots along 3 line
H - 1	H - 3	J - 1	J - 3	3	(2) grease spots at 3 line, (8) more grease spots rest of deck, hairline cracks - 14 lf with efflorescence and 2 lf with grease
J - 1	J - 3	K - 1	K - 3	3	12 lf hairline cracks with heavy efflorescence at 3 line joint with 6" sq delamination, hairline cracks with efflorescence - 60 lf, pic #5(2019)
D - 3	D - 4	E - 3	E - 4	3	(4) - grease spots at drip edge, (6) - 3" diameter average grease spots another (4) in construction joint, 10 lf hairline cracks with efflorescence, pic #4(2019)
E - 3	E - 4	F - 3	F - 4	4	water stains, rust & efflorescence at crossover joint, (3) - grease spots @ 3 line, hairline cracks, efflorescence - 20 lf
F - 3	F - 4	G - 3	G - 4	4	2 lf exposed cable at 4 line, 4" hairline crack with grease at 4 line, (3) - grease spots @ 3 line, hairline cracks with efflorescence - 8 lf, pic #3(2019)
G - 3	G - 4	H - 3	H - 4	4	(2) - grease spots @ 3 line, (1) with 1 lf of hairline crack, hairline cracks with efflorescence - 4 lf
H - 3	H - 4	J - 3	J - 4	3	(3) grease spots at 3 line, hairline cracks, efflorescence - 16 lf, (16) - 6" sq grease spots in a row, at exposed charts, pic #1, 2(2019)
J - 3	J - 4	K - 3	K - 4	4	5 lf hairline cracks with efflorescence and water stains along joint at 3 line & 6" sq spall/delamination with exposed rebar, grease spot one location - close to 13 1" diameter efflorescence at deck edge and precast, hairline cracks, efflorescence - 3 lf
A - 4	A - 5	B - 4	B - 6	4	hairline cracks - 6 lf and 1 st delamination in elevator lobby, hairline cracks with efflorescence - 3 lf, (3) - 6" - 1 lf long grease spots inline
B - 4	B - 6	C - 4	C - 7	3	(3) 2" cracks with grease at 4 line, hairline cracks with efflorescence - 12 lf
C - 4	C - 7	D - 4	D - 7	4	5 lf hairline deck cracks, 2 lf hairline crack on curb
D - 4	D - 7	E - 4	E - 7	4	25 lf hairline deck cracks, 2 lf hairline crack on curb
E - 4	E - 7	F - 4	F - 7	4	5 lf hairline deck cracks
F - 4	F - 7	G - 4	G - 7	3	30 lf hairline deck cracks, 3 lf hairline crack on curb
A - 3	A - 4	B - 3	B - 4	4	ok
B - 3	B - 4	C - 3	C - 4	4	1 lf hairline crack at C-3 & C-4, 15 lf hairline deck cracks

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Inspection Date: 8 / 21 / 2019		Inspector(s): ZBR		MORTIMER STREET		Overall Exp. Joint Rating:	4.29
Level	Location	Joint Rating:	Expansion Joint Notes:				
2nd Level	SOUTHEAST STAIR	6					Joint material good
2nd Level	D - 3 TO D - 4	6					Looks good, pic #1-2(2019)
2nd Level	NORTHEAST STAIR	4	(2) 1"	Cracks in joint material & sealant separated at rusted door frame, pic #5(2019)			
2nd Level	G - 4 TO G - 7	6		Joint and header in good condition, just dirty, pic #3-4(2019)			
2nd Level							
2nd Level							
Average Rating		2nd Level	5.50				
3rd Level	SOUTHEAST STAIRS	4	Joint material good, (2)	areas of sealant separation about 5 ff to 6 ff total, bottom looks good, pic #6-8(2019)			
3rd Level	NORTHEAST STAIRS	4	Joint material good, 4 ff	sealant separation at south wall, pipe pen. & at rusted door frame, bottom looks good			
3rd Level							
3rd Level							
Average Rating		3rd Level	4.00				
4th Level	SOUTHEAST STAIR	5	Joint material in good shape, small area of cracked sealant & (2)	locations of separated sealant, water stains, pic #9-11(2019)			
4th Level	NORTHEAST STAIR	3	Joint material good, (1) 6"	long & (1) 1ff sealant separations, daylight on the East side			
4th Level							
4th Level							
Average Rating		4th Level	4.00				

Inspection Date:	8 / 21 / 2019	Inspector(s): ZBR
		Overall Exp. Joint Rating: 4.29

Level	Location	Joint Rating:	Expansion Joint Notes:
5th Level	SOUTHEAST STAIR	4	joint material good, some small areas of sealant cracks & separation behind column, bottom looks good
5th Level	NORTHEAST STAIR	4	joint material good, some sealant separation at rusted door frame, bottom looks good, map cracking of the surface
5th Level			
Average Rating	5th Level	4.00	
6th Level	SOUTH EAST STAIR	4	6" long area of lifted joint, 1 lf of sealant separation, efflorescence and water stains, leaking @ west side
6th Level	NORTH EAST STAIR	4	Joint material appears good, some sealant separation at rusted door frame, doorway & curb transition, active leak @ door
6th Level			
Average Rating	6th Level	4.00	
Roof Level	SOUTHEAST STAIR	3	Joint material old & weather checked, multiple areas of sealant separation, weathered, moss, peeling @ North side stairwell (heavily degraded), effi and water stains, active leak @ open corner, joint leaking, pic #12-14(2019)
Roof Level	NORTHEAST STAIR	3	Some weather checking at curb, (4) 1" long tears in joint & sealant separation at rusted door frame, multiple holes in sealant @ stairwell, joint leaking @ 2 locations, pic #15-16(2019)
Roof Level			
Roof Level			
Average Rating	Roof Level	3.00	

Inspection Date: 4 / 1 / 2019	Inspector(s): JRK	MORTIMER STREET	Overall WP & Sealants Rating:	4.50
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Level	WP & Sealants Rating:	Waterproofing and Sealants Notes:
Ground Level	8	Slab-on-grade
2nd Level	5	Waterproofed and in good shape
3rd Level	4	K-4 to J-4 construction joint sealant cracked, crossover construction joint sealant cracked, 3 If sealant bad at A-4 to B-4 construction joint, Cove seal appears ok.
4th Level	4	Overall cove seal satisfactory but weathered in some locations and peeling from curb, construction joint seal needs replacement at 4-line, construction joint between E & F cracked, cracked between A & B, seal is cracking at J-4, no cove seal along 3 & 4 lines
5th Level	5	Overall cove seal in good shape with minor weathering, construction joint seal weathered in some areas, no cove seal along 3 & 4 lines
6th Level	5	Overall cove seal in good shape, slightly weathered but adequate, construction joint seals are ok, no cove seal along 3 & 4 lines
Roof Level	4	Cove sealant replaced in 2012, Joint missing sealant (2 locations) bad repair - 25' +/-, consider replacing cove seal on top of curb at columns and precast units; weathered and possibly leaking, A-3 to B-3 & K-3 to J-3 construction joints waterproofed, cove seal becoming dry cracked, construction joint near F-1 to F-3 not sealed, cove seal at 7-line ripped by plow.

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1 = completely deteriorated or in failed condition

Inspection Date:	4 / 1 / 19	Inspectors(s): JRK	MORTIMER STREET	Ground Level	Overall Wall Rating:	5.50
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5 = minor deterioration, but function

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Inspection Date: 8 / 6 / 19	Inspector(s): KWK		MORTIMER STREET	Overall Stairs Rating:	4.71
Location	Level	Stair Rating:	Stair Notes:		
Southeast	G	4	bad door closure, door frame rusted, heavy corrosion at floor, surface rust door, 10 lf hairline cracks at stair, stained ceiling tiles - possible water infiltration, heavy corrosion and broken brick at store front needs to be replaced, no door sweeps at storefront doors. Interior door closes, but binds on frame. Railings and nosings ok. Some spalling on treads and risers.		
Southeast	2	4	11 lf hairline cracks top&bottom elevator lobby, 1 bad nosing, treads&landing have light scale, 2 sf delamination, crack is open, 8 LF full height cmu crack, 1 sf surface delamination top of elevator lobby deck. Some patching of cracks has occurred. Door frame shows some minor rust, no door. Treads, railings ok. Some efflorescence and scaling on CMU at landing. 5 LF hairline cracks.		
Southeast	3	4	23 lf hair cracks. 6 lf wide cracks have been filled. Door frame rusted, bad nosing, cmu cracks w/ efflorescence at landing, 2 LF cracks in CMU at door frame. Sagging tiles, corrosion/efflorescence above skyway storefront. Treads, nosings, railings ok.		
Southeast	4	5	5 lf hair cracks top & bottom elevator lobby, full height cmu/mortar crack, 5 LF hairline cracks in CMU, 3 lf hair cracks under landing, ponding water in elevator lobby @ roof access door, lite rust on door frame, ponding water stair landing, missing elec. Box cover. Some corrosion/signs of water infiltration at roof door. Nosings, treads, railings good		
Southeast	5	5	4 lf hair cracks top elevator lobby, 3 lf cmu/mortar crack below window showing efflorescence, door frame and lintel lite surface rust, some cmu&mortar cracks, 8 lf hair cracks total under landings, 1 sf surface delamination top of elevator lobby deck. Treads, nosings, railings good. 10 LF minor step cracking in CMU Mortar. Minor rust on door frame.		
Southeast	6	4	8 LF hairline cracks top of lobby with 1 SF delamination. Signs of water infiltration. 2 LF hairline cracks lobby floor. 5 LF hairline cracks under landings. 4 LF cracks in CMU/Mortar under window w/efflorescence. Crack above window in CMU at landing. Minor rust on door frame. Treads, nosings, railings, ok. Full length crack at wall/landing joint.		
Southeast	T	4	2 lf brick/mortar cracks pic, interior storefront sealant ok, exterior is cracking. No door sweep on storefront door, door binds on close. No visible hairline cracks in lobby. 3 lf open cmu cracks below window pic. #47, full height cmu/mortar crack north wall, 35 lf open crack with some efflorescence underside ceiling, 2 lf hair cracks under landing & 3 lf hair Crack under stair, door won't shut hits frame, bottom of door frame rusted. Treads, railings, nosings good.		
Southeast	Stair Roof	9	No Access		
Average Rating	Southeast	4.29			
Northeast	1	5	1 LF wide crack/delamination at entrance. Cmu efflorescence & water stains below windows with ponding water, door frame rusted. 10 LF total minor step cracking in CMU Mortar. 3 LF delamination w/efflorescence on underside of landing. Some spalling in treads. Nosings, rails, ok.		
Northeast	2	5	door frame rusted at bottom, 8 LF minor step cracking in CMU mortar. 2 SF area of delamination/spalling has previous patch infill, patch coming up. Area of delamination on underside of landing has been patched but area of rebar is still showing through. Treads/landing slightly spalled. Nosings, railings ok.		
Northeast	3	5	bottom of door frame rusted, 6 lf cmu cracking, 1 LF crack in CMU at door frame has been patched - crack transferring through. Treads, nosings, railings ok.		
Northeast	4	6	efflorescence on CMU, rust starting at bottom door frame, 3 LF total hairline cracks in CMU mortar, rest ok. Treads, nosings, railings ok.		
Northeast	5	6	efflorescence on CMU, rust on door frame, 1 lf mortar cracks inside at door, cmu efflorescence stained. Treads, nosings, railings ok.		
Northeast	6	5	efflorescence on brick, door frame rusted at bottom, 3 lf open cmu/mortar crack at door with water stains/efflorescence, 5 lf hair cracks under landing, efflorescence stains on cmu. 1 LF crack at door frame has been patched - crack transferring through. Treads, nosings, railings ok.		
Northeast	Roof (T)	4	1/4" gap in brick mortar, door frame heavily rusted, door closes but hits frame - doesn't latch. Door frame sealant cracking/deteriorated, stair sign faded, small areas of efflorescence on exterior brick, door&frame rotted inside 16 lf hair cracks ceiling showing signs of water penetration/efflorescence, 3 lf cmu/mortar crack above door, Areas of heavy staining/efflorescence on walls, 3 lf hair cracks top landing, 4 lf hair cracks under landing, nosings good.		
Northeast	Stair Roof	9	No Access.		
Average Rating	Northeast	5.14			

Inspection Date:	8 / 6 / 19	Inspector(s): KWK	MORTIMER STREET				Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
Ground Level	D-3 TO J-3 (NORTH)	X		X		6	Full height crack in concrete barrier @ D-3 to E-3 section, F-3 to G-3 section, G-3 to H-3 section and H-3 to J-3 section. 10 LF open cracks in concrete. Cables ok. Efflorescence starting @ grout caps J-3, hairline cracks (5 LF) in concrete. Full height crack in concrete @ C-4 to D-4. Cable rusted/frayed @ E-4. Efflorescence starting at grout caps	
Ground Level	B-4 TO E-4 (NORTH)	X		X		4		
Ground Level	F-4 TO J-4 (SOUTH)	X		X		6	2 SF delamination @ H-4. Middle cable replaced in 2012, 6 sf delamination at H-4. 4 If hairline cracks	
Ground Level								
Ground Level								
Ground Level								
Average Rating	Ground Level					5.33		

MORTIMER STREET							Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
2nd Level	C-3 TO J-3 (SOUTH)	X		X		6	All cables have been replaced. 4 LF hairline cracks in concrete. Minor spalls with exposed bar	
2nd Level	J-3 TO B-3 (NORTH)	X		X		7	No remarkable cracking on concrete. Cables are good.	
2nd Level	E-4 TO B-4 (NORTH)	X		X		7	No remarkable cracking on concrete. Cables are good.	
2nd Level	F-4 TO J-4 (SOUTH)	X		X		5	middle cable is deteriorated at ends, rusty and possible strand loss. No remarkable cracking in concrete	
2nd Level	J-4 TO F-4 (NORTH)	X		X		7	No remarkable cracking on concrete. No visible rust on cables	
2nd Level	B-4 TO E-4 (SOUTH)	X		X		7	No remarkable cracks in concrete. Cables good.	
2nd Level								
2nd Level								
2nd Level								
Average Rating	2nd Level					6.50		

MORTIMER STREET							Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
3rd Level	B-3 TO J-3 (SOUTH)	X		X		6	efflorescence starting @ grout caps J-3, 4 If hairline cracks. Cables good.	
3rd Level	J-3 TO B-3 (NORTH)	X		X		6	1 SF delamination @ E-3 to F-3. Efflorescence @ grout caps J-3 & B-3. Cables good. No remarkable cracking in concrete.	
3rd Level	B-4 TO E-4 (NORTH)	X		X		6	No remarkable cracking. Efflorescence starting @ grout caps. Cables good.	
3rd Level	F-4 TO J-4 (SOUTH)	X		X		6	No remarkable cracking. Efflorescence starting @ all grout caps. Cables good.	
3rd Level	J-4 TO F-4 (NORTH)	X		X		6	Efflorescence starting at J-4 and H-4. No cracks. Cables good.	
3rd Level	B-4 TO E-4 (SOUTH)	X		X		5	top cable deteriorated at E-4, small spalls with rust	
3rd Level								
3rd Level								
3rd Level								
Average Rating		3rd Level				5.83		

MORTIMER STREET							Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
4th Level	B-3 TO J-3 (SOUTH)	X		X		5	Top cable replaced. Middle and bottom cables rusted @ B-3. Minor spalling w/rebar showing. Efflorescence starting on grout caps.	
4th Level	J-3 TO B-3 (NORTH)	X		X		6	minor rust on cables F-3, E-3 top/wall crack. Efflorescence starting on grout caps.	
4th Level	B-4 TO E-4 (NORTH)	X		X		5	Bottom cable rusted @ B-4. Minor spalling of grout cap at B-4. Minor rust on cables at #4. Efflorescence starting on grout caps.	
4th Level	F-4 TO J-4 (SOUTH)	X		X		6	Minor rust on top cable at F-4. Efflorescence starting on grout caps. No cracks.	
4th Level	J-4 TO F-4 (NORTH)	X		X		6	Efflorescence starting on grout caps. Cables good.	
4th Level	B-4 TO E-4 (SOUTH)	X		X		6	efflorescence @ grout caps, cables good.	
4th Level								
4th Level								
4th Level								
Average Rating		4th Level		5.67				

MORTIMER STREET							Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
5th Level	B-3 TO J-3 (SOUTH)	X		X		4	efflorescence starting @ grout caps, top and middle cable replaced. Bottom cable rusted, down to one strand. 4 LF Hairline cracks, Spalling with rebar visible at F-3 to G-3.	
5th Level	J-3 TO B-3 (NORTH)	X		X		5	2 sf of delaminations, efflorescence starting @ grout caps, exposed bar no cover. Cables good.	
5th Level	B-4 TO E-4 (NORTH)	X		X		5	efflorescence starting @ grout caps, Top cable rusted/losing strands at B-4. Minor rust on cables at E-4.	
5th Level	F-4 TO J-4 (SOUTH)	X		X		6	efflorescence and mildew @ grout caps. Cables good.	
5th Level	J-4 TO F-4 (NORTH)	X		X		7	Cables good. No spalling or cracking	
5th Level	B-4 TO E-4 (SOUTH)	X		X		6	efflorescence and mildew @ grout caps, rust stains at C-4, Cables good. No spalling or cracking.	
5th Level								
5th Level								
5th Level								
Average Rating		5th Level				5.50		

MORTIMER STREET							Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
6th Level	B-3 TO J-3 (SOUTH)	X		X		5	Cable surface rust from C-3 to J-3. 2' SF delamination with exposed repair, some patching. Mildew on grout caps from C-3 to J-3. No apparent strand loss.	
6th Level	J-3 TO B-3 (NORTH)	X		X		5	Top cable rusting at J-3. Middle cable has been replaced. Minor mildew forming on grout caps.	
6th Level	E-4 TO B-4 (NORTH)	X		X		5	Surface rust on cables from C-4 to E-4. Mildew on grout cap.	
6th Level	F-4 TO J-4 (SOUTH)	X		X		5	Surface rust on top and bottom cables, middle cable has been replaced. Mildew on grout cap.	
6th Level	J-4 TO F-4 (NORTH)	X		X		5	2 sf delamination, efflorescence and mildew at grout caps. Minor surface rust on cables.	
6th Level	B-4 TO E-4 (SOUTH)	X		X		5	Minor surface rust on cables. 12" exp. bar w/1' delamination, 6" sc spall. Mildew on grout caps	
6th Level								
6th Level								
6th Level								
Average Rating		6th Level		5.00				

MORTIMER STREET							Overall Veh. Barriers Rating:	5.67
Level	Location	Conc.	Steel	Cable	Wood	Veh. Barr. Rating:	Vehicle Barrier Notes:	
Roof Level	B-3 TO J-3 (SOUTH)	X		X		5	All cables - surface rust. Top and Middle cable rusted at J-3. Mildew at group caps.	
Roof Level	J-3 TO B-3 (NORTH)	X		X				
Roof Level	B-3 TO C-3 (SOUTH)	X		X		6	All cables replaced. Concrete ok.	
Roof Level	C-3 TO C-4	X				6	minor delaminations, exposed bar no cover	
Roof Level	C-4 TO B-4	X		X		6	surface rust on cables, mildew at grout caps	
Roof Level	B-4 TO E-4 (SOUTH)	X		X		6	surface rust on cables, mildew at grout caps	
Roof Level	F-4 TO K-4 (NORTH)	X		X		5	surface rust on cables, mildew on grout caps	
Roof Level								
Roof Level								
Roof Level								
Average Rating	Roof Level					5.67		

Inspection Date:	8 / 6 / 19	Inspector(s): KW/K	
		MORTIMER STREET	Overall Facade Rating: 4.25

Level	Facade Rating:	Facade Notes:
North	4	sealant at stair window weather checked needs replaced. Current work near stair tower (NE corner) to build inset shelter, area is fenced off as construction zone. 1/4" gap in brick wall cap, missing brick and wall not capped after removal at north-west end, precast at levels 2+3 has had 2 If removed for installation of p/t barrier cables same as south-west face. 3 sf spall on interior of precast with exposed bar, some staining on precast at levels 6+Roof(T) NW corner, precast spall at NW corner, areas of algae on brick.
East	4	missing brick mortar at elevator entrance sidewalk, 4 LF crack in brick at elev. entrance/stair tower. Storefront has heavy corrosion at base. 3 chipped/broken bricks at column. Sealant at stair window weathered & needs to be replaced, expansion joint sealant checked/separating. Small area of precast spalling on 4th level. Sealant at NE stair window weathered & need replaced. Some staining on precast at roof level (T).
South	4	SW retaining wall has no cap & exp. bar + 1 sf spall, SW precast at levels 2+3 has 2 lf missing from p/t barrier cable installation, many full height cracks in conc. retaining wall, lower precast panels appear patched/painted, some full height cracks on lower precast panels with efflorescence, efflorescence stained brick at skyway lobby, 15 LF crack in brick at elev lobby w/5 LF patch - crack transferring through. Efflorescence on brick below 6th level window, all sealant at elevator shaft windows cracked and weathered needs to be replaced, sidewalk cove seal needs replacement, 1 sf sidewalk spall at fire connection with wide cracks.
West	5	new entrance / exit construction done, no precast or brick façade, all open with only chain link fence and jersey barriers. Areas of patching on beams starting to delaminate.

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Inspection Date:		05 / 21 / 2010	Inspector(s): RSL	MORTIMER STREET	Overall Drainage/ Plumbing Rating:	4.14
Level	Drainage Rating:	Drainage/Plumbing Notes:				
Ground Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J and F (picture #19, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.				
2nd Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J and B (picture #22, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.				
3rd Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J, F and B (picture #23, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.				
4th Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J, F and B (picture #26 and #28, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.				
5th Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column lines J and F (picture #29, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.				
6th Level	4	Storm piping/risers typically in good condition; cracks in northern storm (leg) along column line J (picture #30, rating = 3). Vent and city water piping ok (rating = 5). All drain covers in good shape.				
Roof Level	5	Storm piping/risers typically in good condition; vent and city water piping ok as well (rating = 5); missing valve on city water piping (picture #31). All drain covers in good shape.				

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Inspection Date:	05 / 21 / 2010	Inspector(s): RSL
		MORTIMER STREET Overall Mechanical Rating: 5.00

Level	Mechanical Rating:	Mechanical Notes:
Ground Level	5	Mechanical/Electrical rooms consist of a Ruud upright furnace (rating = 7), condenser (rating = 6), Trane unit heater (rating = 5), and exhaust fan which would not turn on when on site (picture 001, rating = 3). Also on this level is a Kohler backup generator (rating = 5). South ticket booth has non operable A/C unit (picture 008, rating = 3), while North ticket booth has similar A/C unit that works fine (rating = 5); also a small working unit heater is present in the bathroom (condition = 5) along with a 6gal HW tank (rating = 5). On site personnel not aware of any mechanical issues at this time.
2nd Level	8	N/A
3rd Level	8	N/A
4th Level	8	N/A
5th Level	8	N/A
6th Level	8	N/A
Roof Level	8	

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Inspection Date: 09 / 07 / 10			Inspector(s): GE	MORTIMER STREET	Overall Electrical Rating:	4.00
Level	Lighting & Elec. Rating:	Lighting and Electrical Notes:				
Ground Level	4	Fluorescent Light fixture in electrical room column F row 4 is not working, picture #1. Abandon switch shall be removed, wires shall be pulled back to source and conduit shall be removed, picture # 2. Sound System pull box cover is not closed and missing screws, picture #3. Phone back board does not have a cover, picture #4. Cash Booth gate arm is missing Nothing is blocking unauthorized vehicles from parking in the garage. Elevator lobby Exit Sign at Column 8 row 7 is not working, picture # 24.				
2nd Level	4	Exit signs at column B row 6 are not working, pictures #20, 21. Exit signs at column B row 2 are not working, pictures #22, 23.				
3rd Level	4	Light fixture at column D row 4 is not working. Picture #13. Light fixture at column B row 4 is not working. Picture #14. Light fixture at column E row 3 is touching the way finding sign, picture #15. Light fixtures at column B row 7 are not working, pictures #16,17 signs at column B row 2 are not working, pictures #18,19.				
4th Level	4	Light fixture at column B row 2 is not working. Picture #9. Light fixture at column D row 3 is not working, picture #10. Exit sign at column B row 6 is not working, picture #11. Light fixture at column B row 4 is missing the lens, picture #12				
5th Level	4	All light fixtures were off. Light fixture at column G row 4 does not work, needs to be replaced, picture #8. Condition assumed to be similar to other levels.				
6th Level	4	All light fixtures were off. Condition assumed to be similar to other levels.				
Roof Level	4	Elevator lobby light fixture column B row 6 is not working. Picture #5. Exit sign column B row 6 is not working, picture 6. Exit sign column B row 2 is not working, picture 7.				

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Inspection Date:		05 / 21 / 2010	Inspector(s): RSL	MORTIMER STREET	Overall Fire Protection Rating:	5.00
Level	Fire Protection	Fire Protection Notes:				
Ground Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				
2nd Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				
3rd Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				
4th Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				
5th Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				
6th Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				
Roof Level	5	All fire protection for garage in decent shape. Piping, couplings, valves and sleeves all show minimal signs of wear. No sprinklers in garage. Overall rating = 5.				

9 = not visible - partially or fully obstructed

8 = not applicable

7 = new condition, no deterioration, functioning as originally designed

6 = used to shade between 5 and 7

5 = minor deterioration, but functioning as originally designed

4 = used to shade between 3 and 5

3 = serious deterioration or not functioning as originally designed

2 = used to shade between 1 and 3

1 = completely deteriorated or in failed condition

Inspection Date:	8 / 8 / 2019	Inspector(s):	KW/K	MORTIMER STREET	Overall Elevator Enclosure Rating:	5.00
Location	Level	Elev. Encl. Rating:	Elevator Enclosure Notes:			
Southeast	G	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast	2	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast	3	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast	4	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast	5	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast	6	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast	T	5	SHAFT RECORDED AS DRY AT ALL LEVELS, CONDENSATION IN SHAFT MAY CAUSE EQUIPMENT PROBLEMS, ALSO SEE STAIR NOTES. RECOMMEND REPLACING CAULK SEALANT AROUND WINDOWS. SOME BRICK CRACKING SHOULD BE MONITORED/REPOINTED.			
Southeast						
Average Rating	Southeast					5.00

Inspection Date:		8 / 6 / 2019	Inspector(s): KWK		MORTIMER STREET	Overall Signage Rating:	4.86
Level	Signage Rating:	Signage Notes:					
Ground Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Striping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and olds signs from reversing traffic flow.					
2nd Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Striping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and olds signs from reversing traffic flow.					
3rd Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Striping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and olds signs from reversing traffic flow.					
4th Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Striping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and olds signs from reversing traffic flow.					
5th Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Striping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and olds signs from reversing traffic flow.					
6th Level	5	Pedestrian exit signs have been replaced w/new. Mounted signage is in good condition. Painted lettering is dim/hard to see, but in good condition. Striping/arrows on floor are worn. Traffic signage throughout garage could use updating, but is not a high priority. Mix of new and olds signs from reversing traffic flow.					
Roof Level	4	Signs faded, traffic flow not marked. Pedestrian exit signs have been replaced w/new. Mix of new and olds signs from reversing traffic flow.					

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 4 = used to shade between 3 and 5
 3 = serious deterioration or not functional
 2 = used to shade between 1 and 3
 1 = completely deteriorated or inoperable

CITY OF ROCHESTER PARKING GARAGE C.I.P. (5 YEAR PLAN)							
MORTIMER STREET PARKING GARAGE	ESTIMATED COST:						
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	5-YEAR TOTAL	
DECK SEALING	\$ -	\$ 90,000.00	\$ 60,000.00	\$ -	\$ -	\$ 150,000.00	
DECK WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONCRETE REPAIR TO STRUCTURAL DECK / BEAMS / COLUMNS / WHEEL STOPS	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 30,000.00	
EXPANSION JOINT REPAIR / REPLACEMENT	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	
COVE / VERTICAL / HORIZONTAL SEALANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BARRIER CABLE / BOLLARD REPAIR / WHEEL STOPS / CURBS / REVENUE CONTROL MISC. WORK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FAÇADE REPAIRS - SEE STOREFRONT AND DOORS/HARDWARE FOR OVERALL SECURITY	\$ -	\$ 360,000.00	\$ -	\$ -	\$ -	\$ 360,000.00	
STAIR NOSING REPLACEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLEAN AND PAINT LIGHT POLES, RAILINGS & FAÇADE	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	
MECHANICAL SYSTEM REPAIRS / REPLACE	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	
UPDATE GARAGE LEVEL, STAIRWAY, TRAFFIC & STRIPING SIGNAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING, DRAINAGE & FIRE PROTECTION REPAIR / REPLACEMENT	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ 30,000.00	
ELECTRICAL REPAIRS, LIGHTING, EXIT SIGNAGE, MISC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DOORS / HARDWARE	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	
MASONRY REPAIR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOFING REPAIR / REPLACE	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	
ADA IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WEST FAÇADE IMPROVEMENTS	\$ -	\$ -	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	
MORTIMER WEST ACCESS ENTRANCE/EXIT	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00	
	2022 TOTAL	2023 TOTAL	2024 TOTAL	2025 TOTAL	2026 TOTAL	OVERALL TOTAL	
MORTIMER STREET SUB TOTAL	\$ -	\$ 530,000.00	\$ 225,000.00	\$ 60,000.00	\$ 35,000.00	\$ 850,000.00	
DESIGN / CONTINGENCY / RPR	\$ -	\$ 196,100.00	\$ 83,250.00	\$ 22,200.00	\$ 12,950.00	\$ 314,500.00	
MORTIMER STREET TOTAL	\$ -	\$ 726,100.00	\$ 308,250.00	\$ 82,200.00	\$ 47,950.00	\$ 1,164,500.00	

Category	System/Component	Maintenance Requirements & Comments
Easements	Mortimer-Sibley Bridge Maintenance Agreement Between City and Sibley Redevelopment Limited Partnership - February 2017	
	Easement to Rochester Genesee Regional Transportation Authority for three (3) bus shelters recessed/attached to the garage	
	City street lighting on Division St. is connected to garage electrical service	separation or easement tbd
Structural/Waterproofing/ Architectural Systems	Concrete columns, beams and decks, post tensioned reinforcing systems	Periodic maintenance, inspection and repair in compliance with NYS Rule Text 1203.3 (parking) and City Fire Marshal Garage
	Expansion joints, concrete sealer, waterproofing membranes, roofing systems	
	Wall, stairs, vehicle barriers and wheel stops, exterior masonry/metals, fence/railings, joints and sealants, doors and hardware, interior office, finishes and fixtures, wayfinding signage, ADA accessibility ramps	
Plumbing Systems and Fixtures	Water system, wash-down system booster pump, drainage systems, sump pumps, office toilet rooms	Maintain in compliance with Property Maintenance Code of New York State
Electrical Systems	Electrical system and equipment	Maintain in compliance with Property Maintenance Code of New York State
	LED lighting fixtures - garage & exterior (2017)	
	Lighting Control System - Cooper Greengate Garage (city network connection)	Coordinate with City/IT upon transfer of ownership.
	EV Charging Stations: Three (3) dual-port, Charge Point electric vehicle charging station located on level 3 installed by Sibley Building (2018)	City/Sibley Parking Agreement, Sibley-cellular agreement
	EV Charging Station: One (1) dual-port, City-owned for RPD use, Power Charge electric vehicle charging station located on ground level, non-network (2020)	City/RPD Parking Agreement
	Street lighting and exterior building lighting on Division Street is connected to garage electrical service.	City shall separate electric service or require easement, tbd
HVAC Systems	Heating, cooling, ventilation equipment - office, elevator machine rooms and mechanical rooms	Maintain in compliance with Property Maintenance Code of New York State

Fire Protection & Life Safety Systems	Fire alarm control panel/master call box and antenna to RFD	Maintenance, inspection and testing in compliance with Fire Code of New York State and City Code Chapter 54
	Fire and carbon dioxide detectors	
	Fire-extinguishing system and fire department connection	
	Emergency lighting and exit signs	
	Emergency backup power systems - 25 kw natural gas generator (2013)	
Network Systems	City/IT network service connected to Sibley Building/City RPD office	City/IT shall remove upon transfer of ownership.
	City/IT network equipment: network switches, UPS systems, phones, computers, printers	City/IT shall remove upon transfer of ownership.
Security/Access and Control Systems	Revenue control system (city network connection)	Coordinate with City/IT upon transfer of ownership.
	Garage surveillance camera system (non-network)	
Elevators	2 Otis/ECI/Bison elevators (2016)	Maintenance, inspection and testing in compliance with ASME A17.1 and City Code Chapter 50