



FINK HOREJSH, LLC
STRUCTURAL ENGINEERS

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Steven Lueck
SARA Investment Real Estate
1955 Atwood Avenue
Madison, WI 53704

Re: 1216 S Park Street
Parking Plaza Structure
Madison, WI

Dear Steve:

This letter is intended to summarize our current and previous structural engineering recommendations for the existing parking plaza at 1216 S Park Street in Madison, WI. This information was discussed during our site visit to the property on April 26, 2019. Brittany Nyenhuis from SARA Investment was also present.

The existing parking plaza is public-accessible from S Park Street for passenger vehicles. A portion of this structure caps an underground parking level; the remainder caps previously occupied office space (converted from original parking occupancy). The existing structural system consists of hollowcore precast plank supported by cast-in-place beams, columns, and foundation walls. The existing plaza topping slab and underlying membrane have been leaking for an extended period; our understanding is that areas of moisture and salt infiltration have been observed for over ten years. This exposure has resulted in corrosion of steel reinforcement, including rebar and prestressing strand. Concrete spalling and extensive corner cracking of precast units is evident.

Fink Horejsh, LLC (FH) first observed structural conditions of the plaza at SARA Investment's request in October 2015. We recommended temporary measures be taken promptly for safety purposes. These measures included placement of adjustable shoring posts at deteriorated hollowcore plank and existing beams. Not all structure was exposed to view at that time.

FH observed the structure again in May 2016. Prior to this visit, the office partitions and ceiling had been removed and the majority of plaza structure underside was exposed to view. FH recommended shoring throughout the previous office space and at heavily stained parking beams. The proposed shoring was installed by SARA's contractor with FH recommendations for regular monitoring and replacement/repair of the existing plaza structure and waterproofing system within a 3 to 5 year period. Access to the underground parking area was subsequently closed by SARA.

Following observation in April 2019, our current recommendation is for temporarily shored structure to be in service for no longer than one more year. Deterioration has advanced since FH first observed conditions. Temporary shore posts are beginning to show signs of steel deterioration with continued exposure to moisture and salt. It is our opinion that the existing plaza structure is beyond repair. The temporary measures to maintain safe public-accessible parking on top of the plaza are viable for no more than the suggested one year period.

Please review this information and let me know if any further clarification is required or questions develop.

Sincerely,

FINK HOREJSH, LLC

Derek Horejsh, PE, SE
Partner