

Date: June 25, 2010

To: Tom Nardelli, Chief of Staff

From: Sue Black, Director, Department of Parks, Recreation and Culture

Subject: O'Donnell VFA Maintenance Report

Attached is a summary table of the maintenance items related to the O'Donnell Parking Structure that were reported to the County Board.

As the reports shows, the majority of the items identified have been addressed as either one-time repairs or repairs that are ongoing annual repairs.

The reports also show that no items on this list are related in any manner to the façade of the structure.

Please let me know if I can provide you with any other information.

Site - Name	Asset - Name	Status	Requirement - Name	Estimated Cost	Status
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Roll Down Fire Doors: Not Safe	\$24,572.00	Completed - Ongoing annual inspection from independent consultant who performs drop tests per fire code and performs any maintenance repairs that are needed.
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Restrooms: Aged and Non Compliant	\$7,329.00	Completed
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Door Hardware: Non Compliant	\$1,756.00	Completed
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Sprinkler Backflow Prevention: Provide	\$64,027.00	Completed by Parks Staff - Ongoing annual inspection. This is a State Law.
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Parking Structure Deck: Investigate Water Leakage	\$34,059.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Receptacles: Deteriorated	\$5,985.00	Completed - Ongoing annual replacement.
O'Donnell Park*	Parking Structure*	1 - Currently Critical	Backflow Protection: Leaking	\$5,456.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Environmental: Vermin	\$1,087.00	Annual Treatment
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Pedestrian Paving: Uneven	\$5,482.00	Annual Brick Pavers Replacements
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Catholic Protection: Corroded	\$55,653.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Electrical Service and Distribution: Repair Corroded Connections And Update Grounding	\$279.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Heat Tracing: Not Functioning Properly	\$77,862.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Electrical Service and Distribution: Update Grounding	\$250.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Electrical Service and Distribution: Move Inaccessible Starter	\$313.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Electrical Service and Distribution: Replace And Move Corroded, Inaccessible Starter	\$1,397.00	Completed
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Electrical Service and Distribution: Clean Up Panel And Corroded Connections	\$814.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	2 - Potentially Critical	Branch Circuits: Lack of Emergency Power Backup	\$16,019.00	Completed
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Exterior Windows: Leaking	\$2,468.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Expansion Joints: Aged	\$13,732.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Pedestrian Paving: Aged Caulking	\$4,695.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Superstructure: Cracks	\$28,672.00	A consultant engineering firm was retained to complete a structural review of the cracks within the facility. A report was produced in January 2006. All of the recommendations from this report have been implemented along with ongoing annual inspection
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Concrete Walls: Cracks	\$33,368.00	A consultant engineering firm was retained to complete a structural review of the cracks within the facility. A report was produced in January 2006. All of the recommendations from this report have been implemented along with ongoing annual inspection
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Exterior Metalwork: Rusting	\$30,318.00	All exterior metal rails have been refurbished with funding allocated in the Capital Development budget All exterior metalworks are inspected annually.
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Ceiling Finishes: Water Damage	\$4,500.00	Ongoing annual inspection and repairs
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Wall Finishes: Ceramic Tile Missing	\$2,611.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	Exit Signs: Not Compliant & Aged	\$26,107.00	Completed
O'Donnell Park*	Parking Structure*	3 - Necessary Not Yet Critical	HVAC Air Conditioners: Worm	\$67,787.00	Ongoing annual repairs
O'Donnell Park*	Parking Structure*	4 - Recommended	Lighting: Not Efficient and Aged	\$29,851.00	Completed
O'Donnell Park*	Parking Structure*	4 - Recommended	Signage: Worm/Insufficient	\$1,760.00	
O'Donnell Park*	Parking Structure*	4 - Recommended	Concrete Walls: Stained	\$5,180.00	
O'Donnell Park*	Parking Structure*	4 - Recommended	Door Hardware: Aged/Malfunctioning	\$8,437.00	Completed - Ongoing annual repairs.
O'Donnell Park*	Parking Structure*	4 - Recommended	Outdoor Stage Lighting: Not Energy Efficient or Reliable	\$22,956.00	Not in use
O'Donnell Park*	Parking Structure*	5 - Does Not Meet Current Codes or Standards	Backflow Protection: Missing	\$5,456.00	Completed by Parks Staff - Ongoing annual inspection. This is a State Law.