

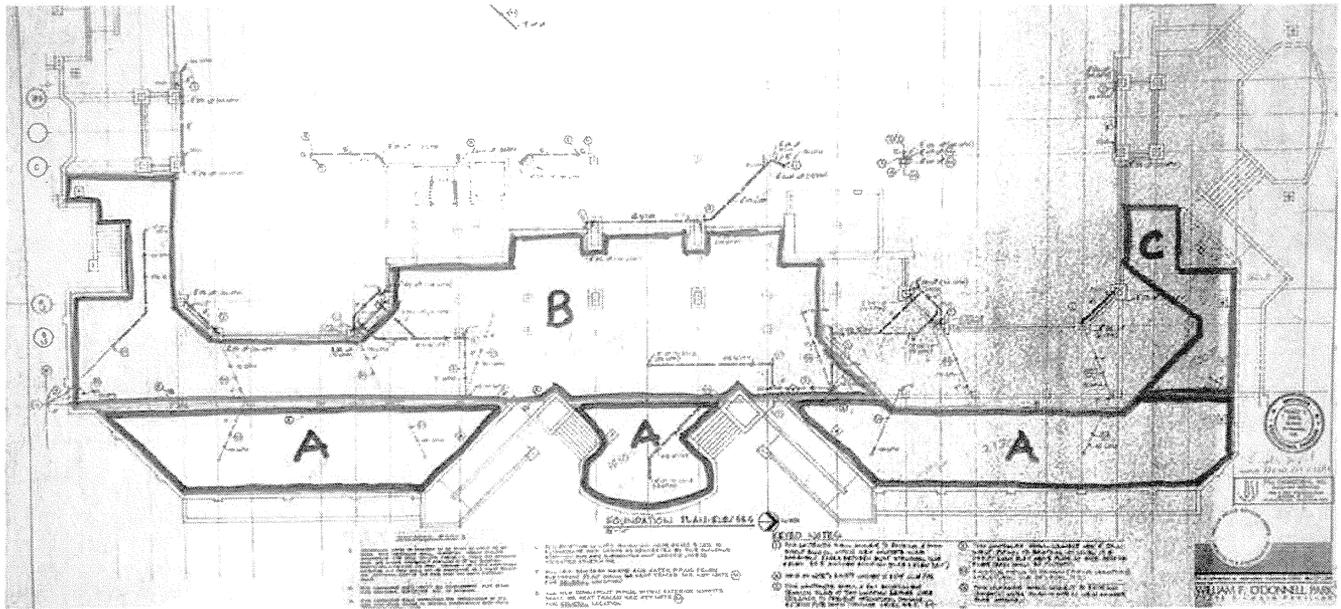
# **Exhibit I**

# **Graef Report**

**PROJECT NAME:** O'DONNELL PARK PAVILION WATERPROOFING

**DATE:** 8/18/2011

Item	Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	EA	\$5,000.00	\$5,000.00
2	Remove trees	8	EA	\$150.00	\$1,200.00
3	Remove & set aside light poles	22	EA	\$300.00	\$6,600.00
4	Remove walking surface	1,420	SY	\$12.00	\$17,040.00
5	Remove moat fill materials	1,100	CY	\$53.00	\$58,300.00
6	Haul away fill materials	2,510	CY	\$17.00	\$42,670.00
7	Clean up & prepare area	2	DAY	\$1,300.00	\$2,600.00
8	Remove old membrane & apply new membrane	15,875	SF	\$15.00	\$238,125.00
9	Install flashings	2,022	LF	\$6.10	\$12,334.20
10	Protection board	15,875	SF	\$0.90	\$14,287.50
11	Drainage mat	15,875	SF	\$0.80	\$12,700.00
12	Stormwater void forms	20,000	CF	\$6.75	\$135,000.00
13	Gravel fill	12,750	SF	\$2.00	\$25,500.00
14	Geofabric	1,420	SY	\$2.10	\$2,982.00
15	Concrete slab	12,750	SF	\$14.00	\$178,500.00
16	Planting bed for trees	32	CY	\$60.00	\$1,920.00
17	New trees	8	EA	\$800.00	\$6,400.00
18	Reinstall light poles	22	EA	\$700.00	\$15,400.00
					\$0.00
					\$0.00
	<b>SUBTOTAL</b>				<b>\$776,558.70</b>
	General Conditions, Overhead & Profit	20	%		\$155,311.74
	Contingency	20	%		\$155,311.74
					\$0.00
					\$0.00
	<b>GRAND TOTAL</b>				<b>\$1,087,182.18</b>



## ZONE A (MOAT)

LEFT  
1800 SF  
225 LF PERIMETER

MIDDLE  
1030 SF  
142 LF PER.

RIGHT  
2170 SF  
254 LF PER.

## ZONE B

6920 SF  
620 LF PERIMETER

## ZONE C

230 SF  
160 LF PERIMETER



{In Archive} RE: O'Donnell Park

Hemba, Dewey

to:

'Karl.Stave@milwcnty.com'

01/25/2012 10:06 AM

Hide Details

From: "Hemba, Dewey" <dewey.hemba@graef-usa.com>

To: "'Karl.Stave@milwcnty.com'" <Karl.Stave@milwcnty.com>

History: This message has been forwarded.

Archive: This message is being viewed in an archive.

1 Attachment



image001.png

Hi Karl,

Yes, that's correct. The latest work done by Ram didn't really change any of the assumptions for the estimate.

Thanks,

Dewey

**From:** Karl.Stave@milwcnty.com [<mailto:Karl.Stave@milwcnty.com>]

**Sent:** Wednesday, January 25, 2012 9:45 AM

**To:** Hemba, Dewey

**Subject:** Re: O'Donnell Park

Dewey,

Thanks. Please confirm the current estimate for opening the plaza area around the Miller Pavilion, replacing the membrane system and restoring the plaza is still appropriate.

Karl

**From:** "Hemba, Dewey" <dewey.hemba@graef-usa.com>  
**To:** "Karl Stave (kstave@milwcnty.com)" <kstave@milwcnty.com>  
**Date:** 01/24/2012 01:35 PM  
**Subject:** O'Donnell Park

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Hi Karl,

As we've discussed, it is our opinion that the O'Donnell Park Parking Structure is generally in good condition for its age. As with all parking structures, its greatest enemy is corrosion of the reinforcing due to salt and water. Although the mild reinforcing is epoxy coated, there is a potential of corrosion of the post-tensioning tendons and anchors at leaking locations. Historically, the parking levels of the garage have experienced isolated leaks from the plaza level above in a variety of locations, with most of the leaks occurring in the vicinity of the Miller Pavilion.

During the project undertaken last year, some of the leaks away from the Miller Pavilion were remedied. However, attempts to correct leaks near the Miller Pavilion were met with mixed success. As part of the project, two areas were excavated in an attempt to locate the source of leaks. These efforts were unsuccessful due to obstructions. In a few locations, urethane grout was injected around drains and into concrete cracks from the Michigan Street Level of the garage, under the Pavilion. This technique was generally successful. This fall, an area of the plaza near the southeast corner of Pavilion building was excavated to expose two drains. It was discovered that the waterproof membrane was partially missing over the concrete beam and the drains were plugged. The contractor opened the drains and refilled the excavation. New membrane was not applied because of the limited exposure in the small excavation.

At this time, we would anticipate that the structure should have a usable service life of at least another

25 years. The best solution to the leaks would be to remove all materials from the plaza to expose the waterproof membrane, replace the membrane system and reinstall all fill, landscape and hardscape.

However, we understand that funding for this project may not be immediately available. In the interim, we recommend that the County continue to monitor the structure for water leaks and/or signs of structural deterioration and take prompt measures to remedy the leaks and/or deterioration as they are discovered.

If you have any questions, please contact me.

Thanks,

**Dewey Hemba, P.E.**

Principal

**GRÄEF**

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