

Exhibit J

Walker Report



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March 2, 2012

Mr. Kevin C. Kennedy
Director – Asset Management
Northwestern Mutual Real Estate Investments, LLC
720 E. Wisconsin Avenue, N16
Milwaukee, WI 53202

Re: *Due Diligence Review of
O'Donnell Park Parking Structure and Plaza
Milwaukee, Wisconsin
WRC Project No. 31-7389.00*

Dear Mr. Kennedy:

Walker Restoration Consultants is pleased to submit for your review this due diligence report for the William O'Donnell Park Parking Structure and Plaza in Milwaukee, Wisconsin. Our objective was to perform a visual review of the parking structure and plaza areas to identify existing conditions that may require remedial actions and to provide a 10-year opinion of probable repair costs to mitigate observed distressed conditions. In addition, we were to review and document corrective actions taken to address the issues with the façade of the parking structure.

DESCRIPTION OF STRUCTURE

The William O'Donnell Parking Structure and Plaza is located at 910 E. Michigan Street and is bordered to the north by Mason Street, to the west by Wisconsin Avenue and Prospect Avenue, to the east by Lincoln Memorial Drive, and to the south by Michigan Street. The structure consists of a three supported level post-tensioned concrete structure with three levels of parking. The structure also supports a plaza at two different elevations and one steel framed structure, and contains stair towers, elevator cores, and storage and office spaces at various locations. (Overall photos are provided in Appendix B, Photos 1 through 4.) Two pedestrian bridges provide access for pedestrians across Lincoln Memorial Drive to the Art Museum and across Michigan Street to the Transit Center. The structure reportedly provides 1,250 parking spaces and was built in various phases from 1989 to 1993, making it approximately 19 years old.

The portion of the structure dedicated to parking is configured in a reversed L-shape as viewed in plan. The grade level contains an entrance and exit to the north at Lincoln Memorial Drive and contains parking throughout the footprint of the structure. The first supported level contains an entrance and exit on the south end of the structure providing access to Michigan Street and provides parking throughout the footprint of the structure, with the exception of one bay on the

southwest portion of the structure dedicated to office and storage space. The second supported level contains parking only on the north portion of the structure while the remainder supports the south garden plaza area, the Mason Street Pavilion (offices, restrooms, and storage) and the Miller Pavilion building. Finally, the third supported level supports the north garden plaza area. The structure incorporates a steel sheet pile retaining wall to the north and west, while the south and east façades are open to Michigan Street and Lincoln Memorial Drive, respectively.

On June 24, 2010, a precast façade panel fell off of the building, killing one individual and injuring two others. As a result of this incident, various investigations were undertaken to determine the as-built condition of the façade system and formulate options for either repairing or replacing the existing façade panels. The precast façade panels similar to the one that fell were removed, new cable barrier systems were installed on the east elevation, and the exposed structure was coated with a white stucco finish. During this time, repairs to other elements of the structure were reportedly addressed as well.

RECOMMENDATIONS

Based upon our walk-through and observations, we offer the following conceptual repair recommendations:

IMMEDIATE REPAIRS

Immediate Repairs are typically intended to mitigate potentially hazardous conditions and should be undertaken without delay. These repairs are included in Year Zero in the repair cost table in Appendix A.

1. Repair the concrete delamination in the post-tensioned beam near the Michigan Street entrance.
2. Repair all concrete delaminations/spalls on the façades.

BASE REPAIRS

Base Repairs include those items that are currently deteriorated and should be repaired. These items are included in Year 1 in the repair cost table. It is recommended that these items be repaired as early as possible to prevent the extent of the deterioration from increasing. However, if desired, many of these items can be implemented over a two to three year period with only minor increases in the extent of deterioration and repair costs. Recommended base repairs are:

1. Repair all concrete delaminations/spalls within the floor, post-tensioned beams, ceilings and columns.



2. Repair damaged and leaking expansion joint sections.
3. Rout and seal random floor cracks.
4. Replace sealants at leaking construction joints.
5. Re-tension loose original barrier cable strands.
6. Install concrete curbs around leaking drainage piping penetrations.
7. Replace expansion joint, control joint, and cove sealants on the plaza level.
8. Replace the sealants at the joints between the stair towers and parking structure.
9. Replace the buried waterproofing and reconstruct the plaza area to the east of the Miller Pavilion.
10. Install a new plaza drain to the northeast of the Miller Pavilion.
11. Provide drainage system for hoses draining water into the sheet piling area.
12. Replace/reset portions of the concrete paving and pavers in the plaza area where tripping hazards exist.
13. Repaint railings and light poles where corrosion is evident.
14. Replace the steps to the west of the plaza near the Ernst & Young building.

REOCCURRING MAINTENANCE

Reoccurring maintenance costs are included within the 10-year maintenance plan. These repairs are recommended to minimize future deterioration and to extend the life of the structure. These include replacement of structural or waterproofing systems that have reached the end of their anticipated life. Recommended reoccurring maintenance items are as follows with anticipated life expectancy shown in parentheses:

1. Repair all newly developed concrete delaminations/spalls (5 years).
2. Apply a silane sealer to all elevated concrete floor surfaces (3 to 5 years).
3. Replace floor sealants, including the construction joint sealants, expansion joint sealants and cove sealant on the interior walls (7 to 10 years).
4. Replace expansion joints (7 to 10 years).



5. Repaint drainage piping bumper protection (10 years).
6. Re-striping in conjunction with sealer application (3 to 5 years).
7. Replace all sealants on the plaza level (3-5 years).
8. Repaint light poles and railings (5 years).

OPINION OF PROBABLE REPAIR COSTS

Our opinion of probable repair costs for the recommended actions, including a recommended construction contingency and estimated engineering fees, is summarized in the following table:

Description	Extension
Year 0	\$ 8,000
Year 1	\$ 6,587,000
Year 2	\$
Year 3	\$ 301,000
Year 4	\$
Year 5	\$
Year 6	\$ 259,000
Year 7	\$ 325,000
Year 8	\$
Year 9	\$ 163,000
Year 10	\$

Our opinion is based on historical records for similar types of work. Provided costs are in 2012 Dollars and assume that the yearly repair program will be bid and performed in a single construction season. Costs may vary due to procurement method, local economy, phasing, or other factors and do not include the cost of alternate parking during repair. A detailed breakdown of probable repair costs is presented in the attached Appendix A.

DISCUSSION

We found the parking structure to be in generally good condition. There was minor deterioration noted throughout the structure; however, with proper repairs and maintenance, the structure should have a long remaining service life. The significant deterioration noted in the structure is discussed in this section along with recommended conceptual repair or maintenance activities. A detailed list of observations is presented in the following section under the heading Observations.

RECENT REPAIRS

The following repairs were reportedly performed within the last year:

1. Concrete spalls and delaminations were repaired at P/T beams, columns and floor surfaces.
2. A few significant cracks in the floor slab were repaired by embedding steel reinforcement across the crack and providing FRP reinforcement on the underside of the slab.
3. All construction joint sealants within the parking structure were replaced (except the one mentioned).
4. All of the expansion joints in the parking structure were replaced.
5. All floor surfaces within the structure were sealed and restriped.
6. Selected cracks in beams and slabs were injected with epoxy.
7. The precast concrete panels similar to the one that fell were removed from the exterior façade, new cable barrier systems were installed, and a white stucco finish was applied to the visible outer surfaces of the parking structure.
8. Concrete sections were replaced on the raised plaza area to the east of the Miller Pavilion.
9. The heat tracing for the drainage piping in the structure was reportedly replaced.

The repairs noted appeared to have been performed in a workmanlike manner and appeared to be functioning satisfactorily at the time of our visit unless noted otherwise.



CONCRETE STRUCTURE

The ceilings (undersides of the supported slabs) were observed to be in good condition with the exception of the area directly east of and underneath the Miller Pavilion. In this area, active leakage through cracks in the slab, beams and girders was noted. Previous attempts to inject and repair some of the cracks were visible, but leakage has continued to persist. The observed leakage is likely due to deterioration of the main plaza waterproofing system at the level of the structural slab. As a secondary waterproofing system, sealants were installed on the surface of the plaza topping concrete. These sealants were deteriorated or missing at some locations. The rest of the ceiling surfaces in the parking structure were in good condition, with a few isolated delaminations. We did observe an area approximately two bays wide along the west edge of the structure where discoloration of the concrete indicates that a fire took place. No visible cracking or spalling was observed in this area, and the concrete appeared to be sound.

Many of the post-tensioned (P/T) beams and girders in the structure exhibit horizontal cracking which generally follows the expected drape of the embedded post-tensioning tendons. A number of these cracks had manual crack monitors installed to track crack activity. Observation of the crack monitors did not indicate significant crack movement relative to the time the monitors were installed and hammer sounding of representative beams did not reveal the presence of significant concrete delaminations. In addition, the small width (around 1/32") of the cracks and the crack inclination indicate that the cracks are relatively benign and not of structural concern at this time. A possible reason for the observed cracking is the significant amount of post-tensioning required in these beams in order to support the heavy loads of the plaza. If the amount of post-tensioning in a beam becomes significantly large, the post-tensioning can create a slightly weakened horizontal plane in the concrete beam which can lead to cracking, depending on the horizontal and vertical configuration of the post-tensioning tendons. In the lower level, a portion of the P/T beams exhibit regularly spaced vertical cracks around 1/32" in width. These cracks are likely due to restraint from stiffer portions of the structure preventing the beams from experiencing the full post-tensioning force. The cracks do not pose a structural concern at this time. We recommend continued monitoring of all cracked beams with crack width monitoring gauges currently installed to verify that the cracks are not widening. If these cracks would start to widen in the future, structural repairs may be required at that time.

A large delamination was observed along the underside of one P/T beam to the east of the Michigan Street entrance and should be repaired immediately to prevent concrete from falling on pedestrians or cars. As this beam is classified as an immediate repair, we have included repairs for this beam in Year 0 of the cost table. Underneath the Miller Pavilion, a number of girders were strengthened with external post-tensioning and encasement, reportedly during the original construction. The encasement concrete and repairs appear to be performing satisfactorily at this time.

The columns in the structure were observed to be in excellent condition, with a few small delaminations. The one exception was a column within the storage space on the middle level, just west of the Michigan Street entrance. This column had a large (greater than 3/16" diagonal) restraint crack. A possible cause of the crack is the fact that the column supports two large P/T



girders spanning in opposite directions at different heights. As the girders undergo shortening in opposing directions from creep and post-tensioning forces, the resultant forces on the column could cause the observed cracking. We have recommended the crack be epoxy injected and wrapped with carbon fiber to restore the integrity of the column in Year 1. As with the beams and girders, many of the columns in the area underneath the Miller Pavilion were enlarged during the original construction. Review of the repair drawings indicates the columns were enlarged to provide additional capacity for higher than expected axial loads and to provide additional bending capacity to resist the additional forces from the external post-tensioning of the girders in this area.

Chain dragging and visual review of the floor surfaces revealed them to be in excellent condition with only a few small areas of delamination around floor drains and expansion joints. There were several locations along construction and expansion joints where previous full-depth concrete patching had been performed, likely a part of the original construction. These locations correspond with likely locations for jacking or stressing the post-tensioning tendons in the concrete slab. In addition, previous repairs were noted at full-depth slab cracks in the area near the exposed stairs to the south of the structure and in an area to the north of the Michigan Street entrance. Sounding of a representative sample of the patches and repair areas revealed them to be in good condition. In the stair towers, corrosion of the metal railing bases has caused numerous corner spalls of the concrete stairs. We have included costs to repair the floor delaminations and stair corner spalls in Year 1 of the cost table.

Based upon our experience, we have assumed that some additional concrete deterioration will develop over time and have included some allowances in Year 6 for these anticipated repairs. Based upon the current slow rate of deterioration and assuming implementation of the recommended repairs, we estimate minimal future concrete repairs will be required for the next 10 years.

WATERPROOFING

Proper maintenance of the waterproofing systems is vital to extending the life of the parking structure. Waterproofing systems are intended to minimize the intrusion of chloride (salt) contaminated moisture into the concrete which leads to corrosion of the embedded steel reinforcement and concrete deterioration. The waterproofing systems within the parking structure include construction joint sealants, cove sealant along interior walls, floor expansion joints, and sealant expansion joints on the north end of the structure. Additionally, the floor slab was reported to have been waterproofed with a clear concrete sealer in the last round of repairs one year ago. Clear sealers generally have an expected life of 3 to 5 years, after which time reapplication is necessary. We have included costs to reseal the entire deck in Years 3 and 7. Application of the sealer involves shot blasting the concrete surface, which also removes much of the striping. For this reason, the cost table also includes costs for restriping the deck each time the sealer is applied.



We noted that the existing floor sealants were typically in excellent condition. According to repair documents for the structure, the construction joint sealants were replaced less than a year ago as part of the repair program. However, one joint was not resealed north of the Michigan Street entrance and costs have been included in Year 1 to reseat this joint. The useful life of the sealants will vary based upon installation and exposure, but typically sealants should be replaced every 7 to 10 years and we have included costs to replace all of the construction joint sealants in Year 7. Similarly, random cracks within the floor slab should be routed out and sealed with sealant.

The three story structure incorporates three different types of expansion joints. The majority of the joints use a winged elastomeric compression seal with an elastomeric concrete header, which is a robust and durable joint. According to repair documents, these expansion joints were replaced less than a year ago during the repair program and appear to be in excellent condition. The exception is at the middle of the structure where the expansion joint jogs around the column. At these points, the joint is leaking and should be replaced to prevent concrete deterioration in this area. In addition, a short expansion joint in the drive aisle near the middle of the structure appears to be in excellent condition when viewed from the top. However, when viewed from below, the joint is leaking and needs to be replaced. This type of joint typically has a service life of 7 to 10 years provided proper maintenance is provided. On the roof level, a pre-molded expansion joint is present. The protective seal over the joint has been torn allowing moisture migration through the slab. Currently, there is not a great deal of leakage through the joint, but if left unaddressed the leakage will worsen. Finally, at the joint between the north stair tower and elevator core (Stair No. 1) and the parking structure, a sealant joint is utilized to provide waterproofing. This joint has typically failed on both supported levels and costs have been included in Year 1 to replace these sealants and to address the items mentioned above. We have included costs in Year 9 to replace all of the expansion joints in the structure.

MISCELLANEOUS

Throughout the structure, there are various metal objects that require painting to protect against corrosion. These include the bumper protection plates for drainage piping and metal electrical enclosures. Currently, these objects exhibit light to moderate corrosion and should be cleaned and repainted within the next 2 to 3 years. On the south end of the upper level of parking, one bay of the original barrier cable system has loose cables. These cables need to be retensioned in order to perform their function and costs have been included in Year 1 to perform this work. In this same area, cracking of the mortar joint and a displaced block was noted along the south concrete block wall near the west ramp leading to the plaza. Also, the drywall ceiling in this area is cracked and should be replaced. At a few locations where drainage piping penetrates the supported slabs, leakage was noted through the penetrations. We recommend addressing this by pouring a 4" concrete curb around the penetration to prevent this leakage from damaging the concrete and underside of slab. Finally, we noted that the drain covers throughout the structure exhibit varying degrees of corrosion. We have included costs in Year 1 to replace the most severely deteriorated covers and to address the items mentioned above.



PARKING STRUCTURE FAÇADE

The façade of the parking structure was part of a major renovation and repair program for the garage. As part of the renovation, the precast panels similar to the one that fell and killed an individual were removed from the parking structure. Concrete repairs were reportedly performed and the exposed façade elements were coated with a white stucco (polymer-modified acrylic) coating. In addition, metal coping was provided on top of the spandrel beams to prevent moisture from infiltrating behind the coating and causing premature deterioration. At the plaza level, precast coping stones were placed over the metal coping and a new metal railing system was installed. In addition to these repairs, a new barrier cable restraint system was installed along the east perimeter of the structure.

As a result of the repairs described above, the parking structure façade is in good condition with minor locations of deterioration. At the joints between the stair towers and the parking structure, we noted adhesion failure of the sealant, which may allow water ingress behind the coating, leading to premature failure. Also, a few spalls were noted on the concrete surfaces, one north of the exposed stairs on the east façade of the structure, and one on the south façade of the structure, directly above the doorway leading into the structure from the exposed stairs. These spalls should be repaired immediately to eliminate the possibility of concrete falling on pedestrians. Costs have been included in Year 0 to repair these items.

There are four main stair towers along the east side of the structure, one to the north of the structure, and one in the center of the structure, in addition to the stairs and elevators serving the Miller Pavilion. These stair towers have glazing consisting of metal frames and individual panes. Where the frames meet the concrete, sealants are present to waterproof the joint. In addition, the glazing system uses gaskets to seal between the glass and metal frames. During our walkthrough, we noted that the sealants described are nearing the end of their useful life and are becoming brittle and dried out. Also, the window gaskets described have shrunk over the course of the structure's life, leaving approximately a ¼" to ½" gap at the corners of each pane of glass. We have included costs to replace the sealants at the joint between the window frames and the concrete and to place a small bead of sealant at the glazing corners where the gaskets have shrunk back. Performing these repairs will aid in preventing leakage into the interior of the stair towers. On the northeast stair tower, it was noted that the precast joint sealant also exhibits age related deterioration. It was also observed that the precast joint sealant on the rest of the stair towers on the east elevation had been recently replaced and was in excellent condition, but the north stair tower may have been passed over due to ivy growing over the structure. Costs are included in Year 1 to replace these sealants.

SHEET PILE RETAINING STRUCTURE

During our walkthrough, we had the opportunity to access portions of the steel sheet pile retaining structure to the north and west of the building. The sheet pile retaining structure appeared to be in generally good condition, with moderate surface corrosion resulting from leakage through holes cut in the sheet piling for the grouted tieback anchors. At the point where the structure turns



north near the sculpture adjacent to Wisconsin Avenue and Prospect Avenue, steady water leakage was noted through hoses protruding through these tieback holes, resulting in ponding at the base of the wall. It is recommended that the purpose for these hoses be investigated, and if possible, this source of water infiltration be stopped. If that is not feasible, we recommend that the water be routed to a properly designed drainage system.

The sheet pile wall is protected by a cathodic protection system which seeks to prevent corrosion of the steel sheet pile by creating electric potential between the sheet pile and sacrificial anodes buried a distance away from the wall. The system is powered by two different rectifiers, one in a room near the middle portion of the structure and one in a room adjacent to the north stair tower. Based on a report provided to us by Milwaukee County, it appears that the system was recently tested and recommissioned in 2011 and is now working properly. In addition the report states that the nine sacrificial anode columns in place have a life expectancy of twenty-five years, provided the rest of the system is maintained. It should also be noted that the provided report recommends that the system be inspected on an annual basis to insure proper function.

PLAZA

The plaza consists of two different levels, the north portion at the level of Mason Street, and the south portion at the elevation of Wisconsin Avenue. Overall, the plaza is in fair condition, with a number of items required to renovate the area. The plaza areas are supported by the parking structure post-tensioned concrete slab and include areas of concrete paving, brick and concrete pavers, planters, grassy areas, and concrete benches. In addition, at the transition between the two levels, there is stair tower, elevator core, and storage and mechanical space housed inside of the structure. The plaza relies on a buried waterproofing system applied to the concrete post-tensioned deck and a network of drains to prevent leakage into the parking structure below.

In general, the plaza waterproofing membrane appears to be performing adequately with the exception of the area previously mentioned in the vicinity of the Miller Pavilion. In this area, test excavations reportedly found the waterproofing to be in poor condition. In addition, photos provided by Milwaukee County indicate that the surface drainage piping is severely corroded and possibly leaking. Generally a buried waterproofing membrane has a useful service life of approximately 20 to 30 years, after which time replacement of the membrane is required. The structure is approaching twenty years of age, and due to the observed leakage and reported condition of the waterproofing in this area, we have recommended replacing the buried waterproofing in this area at the level of the structural slab. A sketch showing the recommended extent of waterproofing replacement is included in Appendix C. We also recommend installing a new plaza drain to the northeast, as we noted significant leakage and ponding in this area.

It should be emphasized that replacing the waterproofing is an involved and expensive undertaking. In order to access the buried waterproofing on the top surface of the structural slab, all of the concrete paving and fill above the area must be demolished, excavated and replaced. The trees, light poles, surface drains and associated plumbing and electrical must also be removed and replaced. Currently, the existing planter and ramp walls are doveled into the



structural post-tensioned slab and the waterproofing is terminated at the walls with flashing. The walls could be left in place and flashed in the same manner, but we recommend demolishing the existing walls and running the waterproofing underneath new walls. By implementing this repair, removal of the existing fill and waterproofing would be facilitated, and the number of terminations and potential areas for leakage through cracks in the planter walls would be reduced. The additional costs for reconstruction of the walls would be somewhat offset by increased efficiencies in demolition, excavation, and waterproofing removal and reinstallation.

Throughout the rest of the plaza area, deteriorated and missing control joint sealants were observed at the paved concrete path areas in both the north and south gardens and also at vertical precast joints. Also, deteriorated and missing cove sealant was noted around the integrated concrete benches, ramps and stairs of the structure, as well as around the back (west) portion of the Miller Pavilion. These sealants typically have a life expectancy of 3 to 5 years, due to direct UV and climate exposure. We have included replacement costs for these items in Year 1 and Year 6. We do recommend replacing the sealants in the area east of the Miller Pavilion if the waterproofing work is deferred.

The concrete paving or topping was found to be in generally good condition. At a few locations, differential settlement of the concrete sections has created sizable ledges (greater than a ¼") that pose a tripping hazard. In addition, at locations where pavers are adjacent to the concrete paving, there are a number of areas where the pavers have settled relative to the concrete paving, also creating a tripping hazard. We have included costs in Year 1 to repair these areas by removing the settled areas, recompacting the fill, and replacing the pavers or concrete.

Along the perimeter of the parking structure and also along the center of the structure, expansion joints are provided to allow movement of the structure relative to the plaza elements. The sealants at these expansion joints have failed and are a likely cause of the observed leakage through the sheet pile structure. We have included costs for replacing these sealants in Year 1 of our cost table.

Throughout the plaza area, light surface corrosion was noted at the base of light poles, top of handrails, and at the nuts and washers securing the railing bases. These items should be periodically cleaned and repainted to prevent more serious corrosion. We also noted additional areas of differential settlement. The most noteworthy areas were at the planter walls, the slab on grade, and the steps near the Ernst & Young building to the west of the property. The additional weight of the fill and the subgrade conditions has caused these areas to settle almost 2" relative to the adjacent slab and stairs, posing a tripping hazard. We have included costs in Year 1 to address the slab on grade and stairs, but we recommend leaving the planter walls as they are.



OBSERVATIONS

We performed our visual assessment of the structure and plaza on February 15 and 16, 2012. Our assessment program consisted of a cursory visual review of the existing conditions in readily accessible areas. Conditions such as concrete spalling and cracking, joint deterioration, signs of water leakage, paver settlement, sealant deterioration and other readily viewable evidence of deterioration or inadequate maintenance were documented with notes and photographs. We performed limited sounding, using hammers and chains, of representative areas of the floor surface and representative columns and beams to identify concrete delaminations and possible corrosion of the embedded steel reinforcement. We also performed a cursory review of the parking structure's façades and the sheet pile retaining wall bordering the structure to the north and west.

We noted the following conditions, representative photos may be found in Appendix B:

PARKING STRUCTURE

CEILINGS

1. Leakage was noted through cracks in girders, underside of slabs, and beams in an area east of the Michigan Street entrance and the Miller Pavilion (Photos 5 through 9).
2. Deteriorated and missing sealants and areas of previously repaired concrete were noted around the raised plaza above the leakage area (Photos 10 through 12).
3. Previous test excavations of the area revealed that the elevated area was built up using empty corrugated pipe and lightweight fill and gravel (Photo 13).
4. The remainder of the ceiling surfaces appeared to be in excellent condition, with few isolated delaminations (Photos 14 and 15).
5. Formwork for previous ceiling patches was left in isolated locations throughout the structure (Photo 16).
6. A portion of the underside of the slab supporting the third level showed evidence of a previous fire (Photo 17).

BEAMS/COLUMNS

1. Small (less than 1/32") horizontal cracks were noted in a number of post-tensioned beams. The cracks generally followed the expected drape of the post-tensioning tendons (Photo 18).



2. A number of the cracks had manual reading crack monitors installed. cursory review of the monitors did not reveal significant activity or movement relative to the time the monitors were placed (Photo 19).
3. A large delamination was noted on the underside of a P/T beam 2 bays east of the Michigan Street exit (Photos 20 and 21).
4. Small (less than 1/32") vertical cracks were noted in a number of post-tensioned beams in the lower level (Photo 22).
5. Previous repairs to beams appeared to be performing satisfactorily (Photos 23 and 24).
6. A number of post-tensioned girders and columns beneath the pavilion and raised plaza area were enlarged and additionally reinforced, reportedly during the original construction (Photos 25 and 26).
7. A large (greater than 3/16") diagonal column crack was noted in the storage area near the park offices (Photo 27).
8. Visual review and hammer sounding of representative columns revealed a few minor delaminations. Overall, the columns were observed to be in excellent condition.

FLOOR SURFACES

1. Regular full-depth patches were noted at expansion and construction joints throughout the structure (Photo 28).
2. Chain dragging and sounding of representative areas revealed the presence of minor isolated delaminations in the supported slabs around floor drains and column expansion joints. The representative floor surfaces reviewed were observed to be in overall excellent condition. (Photos 29 and 30).
3. In the stair towers, a number of delaminations and spalls were noted at the railing bases (Photo 31).
4. Previous repairs to cracks in the supported slab were noted near the stairs on the south end of the structure and directly north of the Michigan Street entrance. The repairs appear to be performing satisfactorily (Photos 32 and 33).

WATERPROOFING

1. A damaged and torn expansion joint was noted on the top level of the structure near the entrance to the plaza. (Photo 34).



2. A leaking expansion joint was noted on the middle level near the center of the garage. Note that the joint was recently replaced and no visible damage is observable from above (Photos 35 and 36).
3. A leaking construction joint was noted to the north of the Michigan Street entrance and the sealant at this location was deteriorated (Photos 37 and 38).
4. Deteriorated expansion joint sealant was noted at the north end of the structure between the stair tower and parking structure (typical at middle and top levels) (Photo 39).

MISCELLANEOUS

1. A displaced concrete block and mortar joint separation was noted on the block wall on the upper level near central stair tower (Photo 40).
2. Cracking of the drywall ceiling was also observed in this location (Photo 41).
3. Loose barrier cables were observed on the top level on a single bay (Photo 42).
4. Many of the protective steel plates guarding the drainage piping from bumper impact exhibit moderate corrosion (Photo 43).
5. Leakage was noted at piping penetrations through the slab (Photo 44).
6. Corroded drain covers were noted at a few locations (Photo 45).
7. Moderate to light corrosion was noted on the metal electrical control enclosures (Photo 46).

PARKING STRUCTURE FACADE

1. A new barrier cable restraint system has been installed along the east perimeter of the structure in lieu of the removed precast panels (Photo 47).
2. All of the precast façade panels similar to the one that fell have been removed. The exposed concrete surfaces have been finished with a white stucco coating (Photo 48).
3. The concrete façade was observed to be in overall excellent condition. Isolated minor spalls were noted (Photos 49 and 50).
4. The sealants around stair tower window frames are deteriorated and have reached the end of their useful life in most cases (Photo 51).
5. Deteriorated precast joint sealant was noted on the northeast stair tower (Photo 52).



6. The window glazing gaskets in the stair towers have shrunk over time, leaving approximately a ¼" gap at the corners of each pane of glazing (Photo 53).
7. Sealant adhesion failure was noted at the joint between the structure and the stair towers on the east façade (Photo 54).
8. Moderate corrosion was noted on the light pole bases on the south façade near the exposed stairway to the plaza (Photo 55).
9. At the top (plaza) level of the structure, the precast panels have been replaced with metal flashing and precast coping stones (Photo 56).

SHEET PILE RETAINING WALL

1. Light surface corrosion was noted on the sheet piling beneath the grouted tieback anchors (Photo 57).
2. Water leakage through the tieback holes was noted at random locations along the wall and was particularly heavy in one location just north of the step in the structure near Wisconsin Ave (Photo 57).
3. The steel sheet pile is protected by a cathodic protection system with sacrificial anode columns buried near Wisconsin Avenue and Mason Street (Photos 58 and 59).

PLAZA

1. The control joint sealants throughout the plaza area are typically deteriorated or missing (Photo 60).
2. The expansion joint sealant along the outline of the parking structure and down the center of parking structure has failed (Photos 61 and 62).
3. The topping slab exhibits differential settlement in various areas, creating tripping hazards (Photo 63).
4. The brick and concrete pavers in numerous areas have settled with respect to the surrounding concrete slab, creating tripping hazards (Photos 64 and 65).
5. Moderate corrosion was noted at the nuts and washers securing the railings along the ramp to the southwest of the structure, and at light pole bases and top of handrails throughout the plaza (Photos 66 through 68).
6. Many of the planter walls have settled relative to adjacent stairs and ramps and the precast joint sealants between these elements are typically deteriorated and have reached the end of their useful life (Photo 69).




7. A large concrete delamination was noted at the wall near the top of the ramp to the southwest of the plaza area. (Photo 70).
8. Deteriorated and missing cove sealant was noted around the planters, ramps, concrete benches, and along a portion of the perimeter of the structure by the parapet wall (Photos 71 through 72).
9. Deteriorated drains and covers were noted in the south garden area (Photo 73).
10. The slab-on-grade and drains to the west of the Miller Pavilion along the border of the property have settled approximately 2" and are currently cordoned off (Photo 74).

We appreciate this opportunity to assist Northwestern Mutual. If you should have any questions about this report or if we can be of any further assistance, please do not hesitate to call.

Sincerely,

WALKER RESTORATION CONSULTANTS


Trent E. Steffen, E.I.T.
Restoration Engineer


Daniel E. Moser, S.E., P.E.
Principal, Restoration Department Head

TES:DEM:cgm

*Enclosure: Limitations
 Appendix A – Opinion of Probable Costs
 Appendix B – Photo Log
 Appendix C – Plaza Waterproofing Replacement Area*



LIMITATIONS

This report contains the professional opinions of Walker Restoration Consultants based on the conditions observed as of the date of our site visit and documents available to us. This report is believed to be accurate within the limitations of the stated methods for obtaining information.

We have provided our opinion of probable costs from visual observations, limited testing, and field survey work. The opinion of probable repair costs is based on available information at the time of our evaluation and from our experience with similar projects. There is no warranty to the accuracy of such cost opinions as compared to bids or actual costs. This condition assessment and the recommendations therein are to be used with additional fiscal and technical judgment.

It should be noted that our renovation recommendations are conceptual in nature and do not represent changes to the original design intent of the structure. As a result, this report does not provide specific repair details or methods, construction contract documents, material specifications, or details to develop the construction cost from a contractor.

Based on the proposed scope of services, the evaluation was based on certain assumptions made on the existing conditions. Some of these assumptions cannot be verified without expanding the scope of services or performing more invasive procedures on the structure.

The recommended repair concepts outlined represents current available technology for parking facilities and other structures. This report does not provide any kind of guarantee or warranty on our findings and recommendations. Our evaluation was based on and limited to the proposed scope of work. We do not intend to suggest or imply that our appraisal has discovered or disclosed all latent conditions or has considered all possible improvement or repair concepts.

A review of the facility for compliance with the Americans with Disabilities Act (ADA) requirements was not part of the scope of this project. However, it should be noted that whenever significant repair, rehabilitation or restoration is undertaken in an existing structure, ADA design requirements may become applicable if there are currently unmet ADA requirements.

Similarly, we have not reviewed or evaluated the presence of, or the subsequent mitigation of, hazardous materials including, but not limited to, asbestos and PCB.

This report was created for the use of Northwestern Mutual Real Estate Investments, LLC and use of this report by others is at their own risk.

APPENDIX A
OPINION OF PROBABLE REPAIR COST



WALKER
RESTORATION CONSULTANTS

O'DONNELL PARK DUE DILIGENCE

APPENDIX A – OPINION OF PROBABLE REPAIR COSTS



WRC PROJECT NO. 31-7389.00

MARCH 2012

Table A1 – Opinion of Probable Repair and Maintenance Costs

DESCRIPTION	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1.0 GENERAL CONDITIONS	\$ 1,000	\$ 339,000	\$ 298,000	\$ 22,000	\$ -	\$ -	\$ 19,000	\$ 23,000	\$ -	\$ 12,000	\$ -
PARKING STRUCTURE											
2.0 CONCRETE REPAIR											
2.1 Floor Repairs		\$ 21,000									
2.2 Ceiling Repairs		\$ 3,000									
2.3 Beam Repairs	\$ 2,000	\$ 2,000					\$ 30,000				
2.4 Column Repairs - FRP Wrapping		\$ 20,000									
3.0 WATERPROOFING											
3.1 Replace Expansion Joints		\$ 16,000								\$ 117,000	
3.2 Seal Construction Joints		\$ 1,000						\$ 14,000			
3.3 Wall - Slab Cove Sealant		\$ 1,000						\$ 4,000			
3.4 Silane Floor Sealer				\$ 197,000				\$ 197,000			
4.0 MISCELLANEOUS / OTHER											
4.1 Miscellaneous		\$ 4,000									
4.2 Painting (Exposed Metal Elements in Structure Interior)		\$ 8,000									
4.3 Restriping (After Sealer Application)				\$ 18,000				\$ 18,000			
4.4 Install New Plaza Drain & Piping		\$ 15,000									
4.5 Retension Barrier Cable Strands		\$ 10,000									
4.6 Pour Curb around Leaking Drainage Pipe Penetrations		\$ 10,000									
5.0 FAÇADE											
5.1 Concrete Repairs	\$ 3,000						\$ 5,000				
5.2 Window Sealants & Gaskets		\$ 24,000									
5.3 Joint Sealants		\$ 3,000					\$ 5,000				
SUBTOTAL PARKING STRUCTURE	\$ 5,000	\$ 138,000	\$ -	\$ 215,000	\$ -	\$ -	\$ 40,000	\$ 233,000	\$ -	\$ 117,000	\$ -
PLAZA											
6.0 MAIN PLAZA											
6.1 Replace Sealants		\$ 65,000					\$ 65,000				
6.2 Replace Plaza Drains & Surrounding Concrete / Pavers		\$ 30,000									
6.3 Remove and Reinstall Pavers / Concrete		\$ 35,000									
6.4 Painting of Light Poles, Railing Bases, Etc.		\$ 20,000					\$ 20,000				
7.0 RAISED PLAZA AT PAVILION											
7.1 Replace Waterproofing and Reconstruct Raised Plaza Area		\$ 4,500,000	\$ 4,560,000								
7.2 Replace Sealants		\$ 10,000					\$ 40,000				
7.3 Replace Plaza Drains & Surrounding Concrete / Pavers		\$ 50,000					\$ 20,000				
SUBTOTAL PLAZA	\$ -	\$ 4,710,000	\$ -	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION SUBTOTAL	\$ 6,000	\$ 5,187,000	\$ 4,560,000	\$ 237,000	\$ -	\$ -	\$ 204,000	\$ 256,000	\$ -	\$ 129,000	\$ -
Construction Contingency (15%)	\$ 1,000	\$ 778,000	\$ 684,000	\$ 36,000	\$ -	\$ -	\$ 31,000	\$ 38,000	\$ -	\$ 19,000	\$ -
Estimated Engineering & Testing (12%)	\$ 1,000	\$ 622,000	\$ 547,000	\$ 28,000	\$ -	\$ -	\$ 24,000	\$ 31,000	\$ -	\$ 15,000	\$ -
TOTAL (2012 DOLLARS)	\$ 8,000	\$ 6,587,000	\$ 9,787,000	\$ 301,000	\$ -	\$ -	\$ 259,000	\$ 325,000	\$ -	\$ 163,000	\$ -

Attributed to Raised Plaza \$6,089,000