

Donnell Park
Parking Structure Repairs
RAEF
December 15, 2010



Task	January			February			March			April			May			June		
	3	10	17	24	31	7	14	21	28	5	12	19	26	3	10	17	24	31
1 Project kickoff meeting																		
2 Bi-weekly project status meetings																		
3 Review historical data and reports																		
4 Prepare base sheets for field use and for construction documents																		
5 Site visit to view conditions and verify quantities																		
6 Investigate drainage leaks (See note below)																		
7 Determine areas for exploration																		
8 Meet with contractor to set up exploration																		
9 Site visits to view conditions exposed																		
10 Investigate major concrete spalled areas/cracks on structural members																		
11 Develop repair approach for deterioration/repairs																		
12 Prepare drawings to describe repairs																		
13 Prepare specifications																		
14 Prepare opinion of probable cost																		
15 Internal team Quality Assurance Review and coordination of const. docs.																		
16 Submit five sets for County review																		
17 Incorporate review comments and finalize documents																		
18																		
19 Prepare annual parking structure maintenance plan																		
20 Internal team Quality Assurance Review of maintenance plan																		
21 Submit five sets for County review																		
22 Incorporate review comments and finalize documents																		
23																		
24 Determine locations for crack monitors																		
25 Install crack monitors																		
26 Create crack monitor document																		
27																		
28 Take concrete samples for chloride testing																		
29 Provide report giving test results and membrane recommendations																		
1 Bidding																		
2 Construction																		
3 Substantial completion																		
4 Prepare record drawings																		

note: Although excavation to confirm Plaza leak locations is scheduled after the ground thaws, it will not delay the completion of the work and the reopening of the garage. The proposed project schedule in the RFP can be met.

REPAIRS