

SAINT PAUL RIVERCENTRE CONVENTION & VISITORS AUTHORITY
AUTHORITY RESOLUTION

RCVA NO. 18-005

**RESOLUTION APPROVING THE PHASED RE-OPENING
OF THE RIVERCENTRE PARKING RAMP**

WHEREAS, the City of Saint Paul, Minnesota, a municipal corporation (hereinafter referred to as the “City”) is the owner of certain land and improvements situated thereon, located at 175 West Kellogg Boulevard, Saint Paul, Minnesota and commonly known as the RiverCentre Convention Center, the Roy Wilkins Auditorium, and the RiverCentre Parking Ramp (hereinafter collectively referred to as the “RiverCentre”); and

WHEREAS, pursuant to authority granted by 2005 Minn. Laws, Chapter 152, Art. 1, Sections 1 and 38 (hereinafter referred to as the “Special Legislation”), the City has entered into an Agreement with the RiverCentre Convention & Visitors Authority, a Minnesota non-profit corporation (the “RCVA”), whereby the City has engaged the RCVA to, among other things, equip, maintain, manage and operate the RiverCentre; and

WHEREAS, on May 17, 2018, a piece of concrete “delaminated” and fell from the Parking Ramp ceiling; and

WHEREAS, in consultation with the City and the Building Official, the decision was made by RCVA staff to immediately close the Parking Ramp in the interest of public safety; and

WHEREAS, Reigstad and Associates (“Reigstad”) has performed a complete overhead delamination study of the Parking Ramp, including both destructive and non-destructive testing to identify and remove any pending delaminations; and

WHEREAS, the study performed by Reigstad concluded that the Parking Ramp is structurally sound and capable of supporting the necessary loads; and

WHEREAS, Reigstad has proposed that installing protective netting along the ceiling of the Parking Ramp, in conjunction with semi-annual re-inspections to identify and remove pending delaminations, would further ensure the safety of the public when using the Parking Ramp; and

WHEREAS, in light of the Reigstad study and proposed protective measures, the Building Official has agreed that the Parking Ramp is structurally sound and will be safe to reopen to the public upon completion of the protective measures;

NOW, THEREFORE, BE IT RESOLVED, that the RCVA Board of Directors hereby directs that the Parking Ramp may be reopened pursuant to the following process:

1. The plaza level of the ramp may be reopened immediately, as it is open-air and poses no risk of delaminations falling and endangering the public.
2. Areas where concrete was removed during the Reigstad delamination inspection will be repaired, and protective overhead netting will be installed in all parking areas, pedestrian walkways, and vehicle ingress/egress helixes.
3. As the repair and netting installation is completed on each level, that level may be reopened upon inspection and approval by the Building Official.
4. These items are to be completed in conformance with "Option 3," as specified in the Option Sheet attached as Exhibit 1.

BE IT FURTHER RESOLVED, that staff is directed to engage Reigstad, or another similarly qualified engineering firm, to conduct semi-annual testing of the Parking Ramp to document and remove any further concrete delamination; and

BE IT FURTHER RESOLVED, that staff is directed to develop a Parking Ramp closure policy for consideration by the full RCVA Board at it's next board meeting, and that no level other than the plaza level may be opened prior to the adoption of such a policy; and

BE IT FURTHER RESOLVED, that staff is directed to prepare a report, in conjunction with Reigstad, regarding the type and nature of the netting to be installed, for presentation at the next board meeting.

AUTHORITY	YEAS	NAYS	ABSENT	ABSTAIN
Bostrom	✓			
Carlson Otero			✓	
Dady	✓			
Fedie			✓	
Flynn	✓			
Gandhi			✓	
Ginsberg	✓			
Humphrey			✓	
Krizan	✓			
Luneburg	✓			
Marshall	✓			
Moran			✓	
Nayquonabe			✓	
Noecker	✓			
Schmechel	✓			

FORM APPROVED BY

CITY ATTORNEY

BY:

APPROVED BY RCVA

DATE: June 27, 2018

BY:

Chair, RCVA

Tolbert	✓			
Xiong	✓			

Exhibit 1

	Option 1	Option 2	Option 3
Repair	Move forward with the planned 2018 concrete repairs on levels seven, six, one, and one of the helixes.	All repair and mitigation options per Option 1	All repair and mitigation options per Option 1
Mitigation	With the ramp operating, on a level by level basis repair areas of concrete delaminations via full and partial depth concrete repairs.	Install polyethylene or polyester netting system under the most susceptible areas. This type of netting has been successfully used during other ramp restoration projects. Open plaza level (top-no roof) immediately.	Install polyethylene or polyester netting system under all slab areas. This type of netting has been successfully used during other ramp restoration projects. Open plaza level (top-no roof) immediately
Remaining Risks	Possible falling debris	Small particles could fall between netting openings. Could cause minor car damage. Unlikely risk to people. Possible falling debris where netting not installed.	Small particles could fall between netting openings. Could cause minor car damage. Unlikely risk to people.
Conditions for opening	Levels seven, six, one, and one of the helixes should remain closed until repairs are completed. Open all other levels. Reigstad engineers and DSI approval	Levels seven, six, one, and one of the helixes should remain closed until repairs are completed. Open all other levels. Close level by level to install netting. Reigstad engineers and DSI approval	Complete all netting on a level before each level that open. Each level to be inspected by Reigstad engineers and DSI before opening. All other areas of the ramp remain closed and restricted.
On going measures	Monthly visual inspections and in the fall and spring of each year there will be performed an overhead delamination study, exactly the same as the one that just completed and will include non-destructive as well as destructive testing the structure of the ramp including documentation and removal of any concrete delamination.	Daily, inspect netting for any/fallen debris and remove as soon as possible. Monthly removal of visibly delaminated concrete. Prior to the winter freeze and spring warm-up, level by level to be reviewed by an intensive "sounding" investigation and loose or potentially loose concrete removed immediately.	Daily, inspect netting for any fallen debris and remove as soon as possible. Monthly removal of visibly delaminated concrete. Prior to the winter freeze and spring warm-up, level by level to be reviewed by an intensive "sounding" investigation and loose or potentially loose concrete removed immediately.

Moderate Risk, Quickest option
 Reduced Risk, Expediated option
 Minimum Risk, Longest option