

April 2, 2021

Alan Kaufman
Interstate Parking
120 South 6th Street, Suite 2005
Minneapolis, Minnesota 55402

Re: Lowry Parking Garage – Maintenance Plan
CDG Project #21011.00

Dear Alan:

As stated in our 2021 Condition Assessment, the Lowry Parking Garage is currently in sound structural condition and is capable of supporting the loads required by the Minnesota Building Code for parking garages at this time. It is important to note that although there is localized deterioration, the concrete beams, joists, and slabs are performing well, with no observed locations of significant deflections, or flexural or shear cracks.

Knowing that you cannot immediately fund a major repair project, a maintenance plan should be developed to ensure the ongoing safety of the garage. The following is my recommendation for your ongoing Maintenance Plan:

- Operate the parking garage in its current condition in 2021, with minimal maintenance repairs as indicated in the 2021 Condition Assessment report prepared by Collaborative Design Group.
 - Repairs will include the installation of steel plates to cover holes in the slab at two locations.
 - Monthly inspections of the ceilings by Interstate Parking staff to locate any loose or falling concrete.
 - Removal of loose concrete as required by a restoration contractor.
- Amounts of concrete removal will be reported to Collaborative Design Group. Re-inspections will be performed as required to ensure the safety of the garage structure.

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- Perform a complete Condition Assessment at the beginning of 2022 to reassess the structural condition.
- Begin a phased concrete restoration plan in 2022, starting with the lower levels and working up.
- Perform the monthly inspections of the ceilings and removal of loose concrete on an annual basis until the concrete restoration is completed.

Please let me know if you have any questions or need anything else.

Very truly yours,
Collaborative Design Group, Inc.

A handwritten signature in blue ink, appearing to read 'Craig Milkert'.

Craig Milkert, PE
Principal