



# CITY OF TOPEKA

Department of Public Works  
620 SE Madison Street  
Topeka, KS 66607

Date: April 15, 2022

To: Bill Cochran, City Manager  
From: Jason Tryon, Interim Facilities Manager

Re: Facilities Improvements, Repair and Maintenance Program Repairs Update;  
Townsite Parking Garage Improvements

## **Project #1: TPAC Roof**

Previous Approved Cost: \$13,488  
Subsequent Repair: \$3,242  
Replacement Cost: \$262,891

Following the previous approved repairs, water penetration was observed inside the TPAC auditorium on March 8<sup>th</sup>. It was determined water was leaking around drain flashings and was repaired. On March 21<sup>st</sup> additional penetration was observed, upon inspection two separate roof sections, one 40' x 30' and another 30' x 30' were separating from the roof. At the time it was determined that repairs were no longer tenable and a full replacement would be needed. Previous estimates of cost were based on a replacement of a single membrane. 3 layers of membrane were present on the roof, including additional layers of insulation and soundproofing. Removal of all layers and replacement of installation, soundproofing and waterproof membrane is \$262,891. Requesting approval to use 2021 FIRM funds to make the repair.

## **Project #2: Townsite Garage**

Repair Cost Est: \$943,595 plus design fees

2020 independent engineering assessment of parking facilities estimated needed maintenance and repair at Townsite Garage of \$4,125,572 over ten years. Those repairs included structural, electrical, plumbing, mechanical and waterproofing. Initial repairs to a structurally deficient column were made however further repairs have not been made based on cost concerns. Water penetration continues to degrade the structure and threaten electrical and mechanical concerns. We are seeking alignment on taking the following items out to bid:



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<u>Repair</u>	<u>Est Cost</u>
Overhead Slab Repair	\$75,000
Severely deteriorated overhead concrete at escalator infill	\$10,000
Post Tensioned Beam Repair	\$20,000
Concrete Wall Repair	\$40,000
Concrete Curb Repairs	\$20,000
Concrete Floor Repairs	\$130,000
Replace Expansion Joints	\$130,000
Seal Pipe Penetrations	\$5,000
Demolition Fans	\$19,756
1 Fan Set for Each Level	\$257,310
Replace Lighting Fixtures	\$226,529
Replace Supply and Exhaust Fan Disconnects	\$10,000
<hr/> Total	<hr/> \$943,595

The above items represent what we believe the most urgent needs to protect the structure and for the safety of our customers. Further repairs including wheelstops, traffic coating, trench drains and security cameras would still be considered in the future as funding allows.