

STATUS REPORT

Auditorium Parking Garage



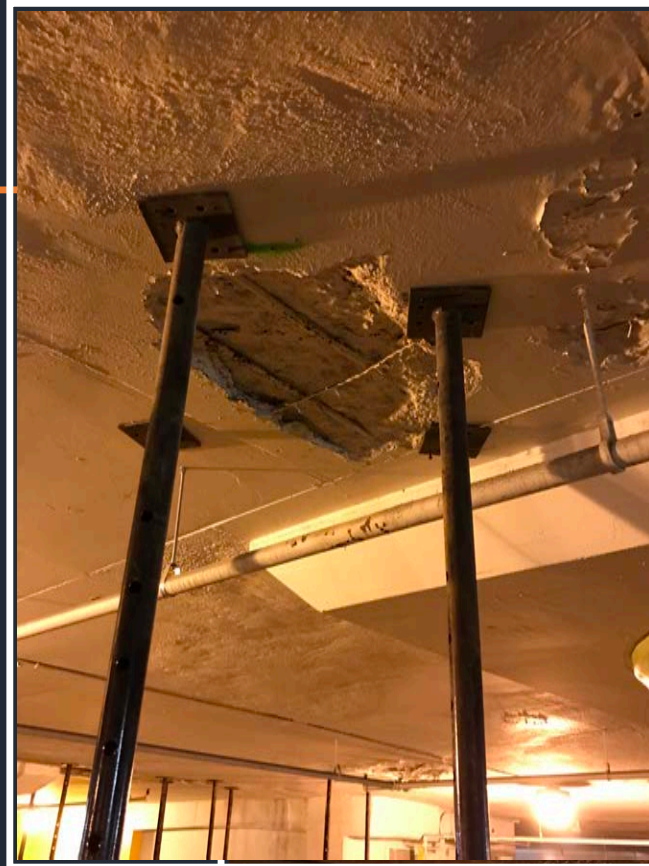
On Tuesday, March 31, 2020, TranSystems, pkmr Engineers, and City of Kansas City, Missouri General Services staff toured the Auditorium Parking Garage (APG).

The following information includes excerpts from preliminary/initial findings from the tour.



Structural Integrity

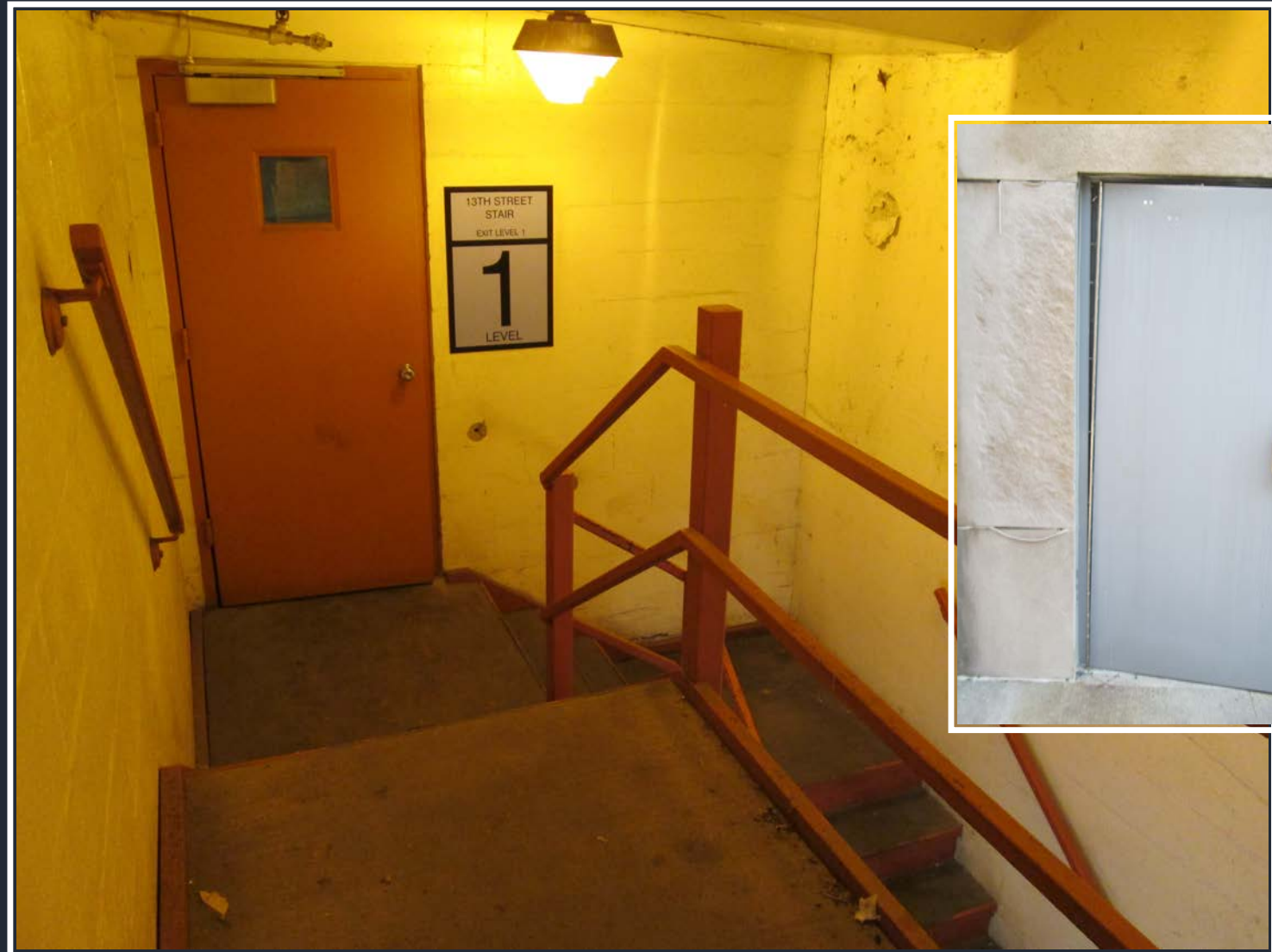
- The existing concrete structure has had several strengthening and repair projects over the last 20 years.
- Significant repairs and stabilization has been done since 2017.
- Levels 1 and 2 showed the same cracking/leaking.
- The observed concrete structure did not show signs of immediate structural integrity issues for the main parking areas of the garage.





Egress

- The existing stairs within the garage are not code compliant because the configuration of the handrails and guardrails do not meet current code requirements.
- Some doors do not close properly to provide a safe fire enclosure.
- Perimeter sidewalks have numerous areas of serious spalling that have created hazardous walking conditions and a danger to accessibility.



Egress



Ventilation

- The existing structure essentially has no ventilation that is required by code.
- 6 other fans in the other 3 mechanical rooms are flooded and not functioning.
- Code requires carbon monoxide and nitrous oxide detection that automatically engage a ventilation system.
- **A sensing system such as this does not exist in the garage.**



Fig. XX SE Fan room sump pump repair underway



Fig. XX SW Fan room sump pumps

Plumbing/Drainage

- 3 of the fan rooms are flooded which prevent the ventilation fans from operating.
- Significant repairs and service is required to prevent the ongoing flooding conditions in the mechanical rooms.





Lighting

The only emergency/exit lighting appeared to be at the exits, and there was not any emergency lighting at the main parking areas



Fig. XX No discernable emergency lights at south street indoor entrance



Fig. XX No discernable egress lights at south street exit



Fig. XX Lower level garage lighting



Fig. XX Exit sign at door



Fig. XX Non-working emergency light above exit



Emergency Call System

A few call stations exist and appear to work at the central stair/escalator, but they are not well identified or marked.



Fig. XX Call station at SW corner

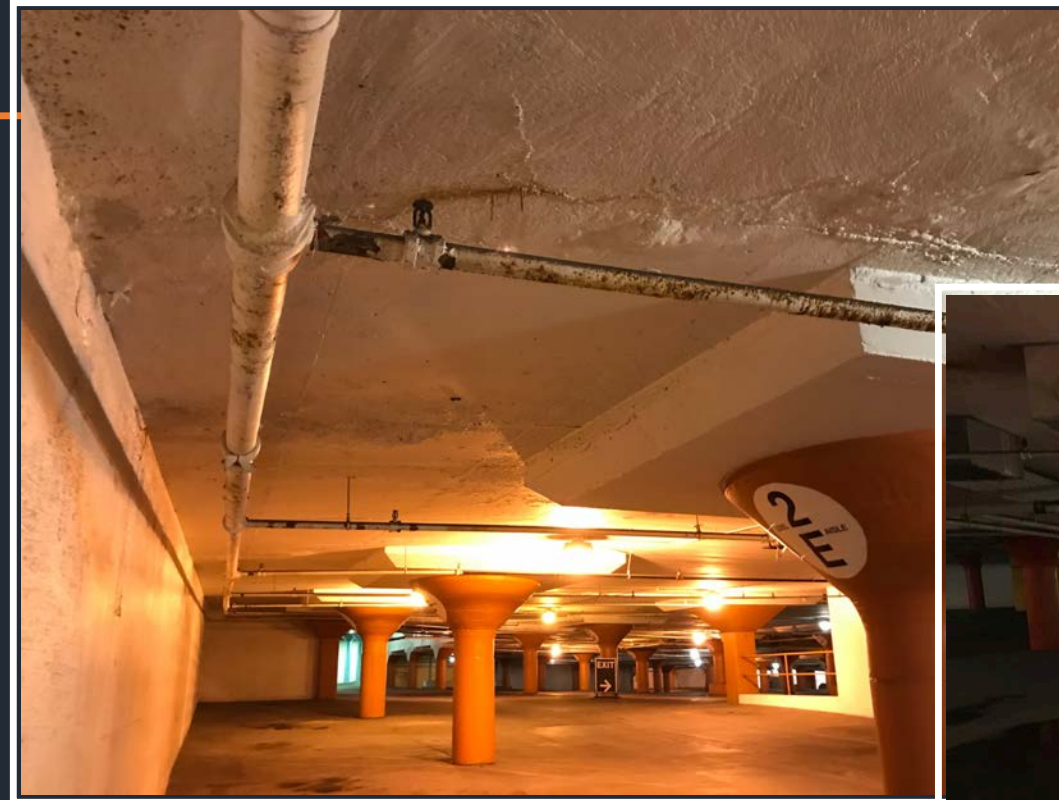


Fig. XX Call station at elevators



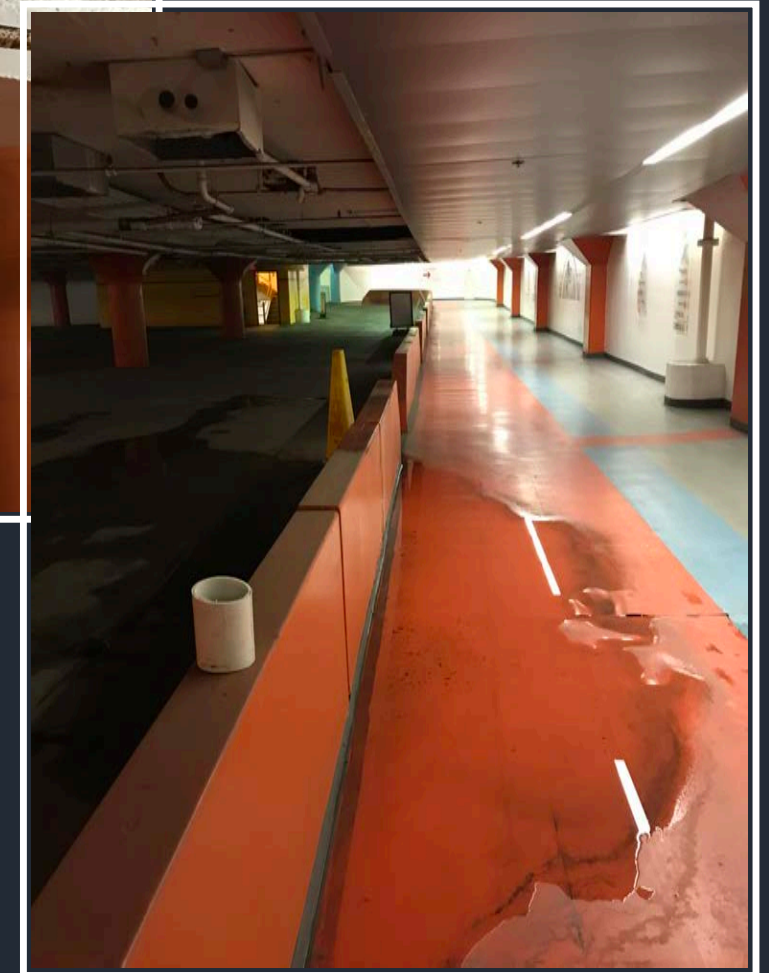
Electrical

- The main electrical equipment is very new and in good condition.
- Remote panelboards in the structure and other electrical equipment and components are in poor condition.



Fire Sprinkler

- Most of the sprinkler system observed appears original.
- Deterioration of the system and components are expected, and accessories and monitoring equipment is antiquated and in need of replacement.





Recommendation

Following the initial assessment, due to the magnitude of code violations the recommendation is that the City of Kansas City, Missouri immediately close the parking garage for vehicles and pedestrians.

TranSystems also recommends that plaza over the garage be closed to pedestrian traffic.