

CITY OF LA CROSSE RAMP MAINTENANCE SCHEDULE

Daily - Sunday through Saturday

1. Inspect ramps, lobbies, and stairwells for vandalism or other apparent damage. Remove graffiti and perform repairs as required.
2. Pick up litter & other debris from all ramp levels, elevator lobbies and stairwells. Sweep stairwells weekly.
3. Clean up broken glass, and liquid spills, vomit, urine, feces, etc.
4. Wash elevator doors (inside & out) and walls, as necessary, to remove spit, etc.
5. Wet mop elevators and elevator lobbies as necessary (every day during winter).
6. Note and repair facility problems, including broken windows, burned out lights, door hardware and other maintenance needs.
7. Ride elevators from bottom to top and back down, stopping at each floor to verify operation. Repair elevators as needed & provide copies of all repair work orders to La Crosse Dept. of Public Works (DPW). Obtain annual operating permits & provide copies to DPW.
8. Maintain existing signs as required & add new guidance or clearance height signs as needed. All regulatory or other signs are the responsibility of DPW.
9. Police area around the ramp for weeds and litter in summer, plow or shovel snow & address ice concerns in & around ramp in winter. Remove accumulated snow from top deck & dispose of off-site.

Monthly

1. Remove cobwebs, mayflies, birds' nests, etc.
2. Hose down stairwells. Wash accessible windows monthly.
3. Verify elevator emergency phone and fire return operation.
4. Check and log emergency generator run time.

As Needed

1. Pressure wash entire ramp, minimum of every spring.
2. Seal ramp surface (3-5 years)
3. Repaint stalls and directional arrows.
4. Winterize ramp plumbing & irrigation systems.
5. Power Sweep ramp deck as needed, minimum of spring & fall.



CITY OF LA CROSSE

PARKING UTILITY

Office of the Director of Public Works

400 La Crosse St
 La Crosse WI 54601-3396
 Phone (608) 789-7599
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MEMO

Date: 3-10-14

To: Parking ramp maint file

From: Robert Haines - ADPW

RE: proper ramp maintenance efforts

Here is a summary of all the operating budget maintenance efforts that I think would comprise a "full & proper" maintenance program for the parking ramps, along with estimated annual costs.

<i>Maintenance Activity (ramps)</i>	<i>Annual Cost</i>	<i>Comments</i>
pressure washing (4)	\$30k	hot water + degreaser annually
concrete sealcoating (4)	\$	40% silane every 5 years, say \$30/gal per 150 sf non-topped supported deck surface,
paint stalls (4)	\$	every 4 years
island, column & arrow painting (4)	\$4k	annually
landscape maint (3)	\$3k	annual trimming, herbicide, wood chips, etc...
chloride monitoring (4)	\$2k	test annually
top deck deicing (3)	\$8k	CMA used @ 5X/yr @ 1lb/100sf, say \$1.25/lb $36k+39k+58k=133k/100=1330 \text{ lbs/use } \times 5=6650\text{lbs/yr}$
wall painting (4)	\$3k	stairs & lobbies every 8 years, \$24k/8
window cleaning (4)	\$8k	annual exterior-only + 3 elevator shafts, see 2013 bids
TOTAL	\$	



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MEMO

Date: 6-19-13
To: Parking Utility file
From: Robert Haines
RE: parking ramp fire alarm systems

The following is an inventory of the fire alarm systems we currently have at our 4 parking ramps:

<i>Ramp</i>	<i>System Type</i>	<i>Components</i>	<i>Notes</i>
LaX Center	Notifier Firewarden-100 (Honeywell)	6 smoke dets in each system, all elev lobbies + elev equip rooms	1 system in each elevator equip room, no monitoring, primary + alternate + red hat relays/switches?
Main St.	Fire Control Instruments Inc.	5 heat dets in all elev lobbies + elev equip room	No monitoring, 4 zones, inspected April '12 by TA, also PerMar tag on box
Market Square	Fire-Lite Alarms Inc. MS-9200 controller + 3 Silent Knight model 5495 Distributed Power Module + 1 model 5104 4-zone control/communicator	8 basement smokes = 2 each parking area, alarm room, elev room & mech room, public entrances = pull only, public elev 1 st = smoke + strobe + horn, other public elevs = smoke + pull + strobe private elevs = smoke + pull	Monitored by PerMar, alarm system tested by FPS (has '12-'13 tag), sprinkler system tested by Ahern, Fire-Lite alarm annunciator @ N. public entrance
Riverside	GE EST IO64 in 1 st floor meter room	6 smoke dets in 4 elev lobbies, meter room & elev shaft ceiling?	No monitoring, SIGA2-PS detectors, '13 test by Ban-Koe