



From: Kate Warpool, Administrator, Bureau of Construction Services
To: John Campbell, General Manager, Circle Centre Mall
Date: 4/4/2014
Subject: Moon Garage – 26 W. Georgia Street

In response to a complaint of possible unsafe conditions, Department of Code Enforcement (DCE) staff, along with its on-call engineer, Janssen & Spaans Engineering, Inc. (JSE) and in cooperation with representatives of the owner, Circle Centre Mall LLC, visited the subject site on March 18th, 2014.

While on site, DCE staff and JSE identified areas of concrete deterioration including cracking, delamination and spalling that caused concern due to possible falling pieces of concrete in isolated areas; however, the structural integrity of the garage is not in question, or a concern. The owner also identified areas of the garage where they have identified need for repair, however, are not compromising the structural integrity of the garage. JSE's report/findings and the general repair recommendations contained therein have been provided to James C. Owen, Senior Staff Attorney Simon Property Group, Inc. as well.

The owner's on-site representatives advised staff that there is a maintenance and repair plan in place and DCE staff confirmed there is evidence the maintenance/repairs are underway. Those same owner representatives also informed DCE staff that action would be taken to immediately address the areas of spalling and delamination observed during the site visit.

On April 2nd, 2014, DCE staff returned to the garage to follow up on progress of the required repairs noted during the March 18th 2014 visit addressed above. That subsequent visit revealed that conditions identified during their initial visit had been remediated, or that all loose concrete has been removed from degraded areas, hence, eliminating safety concerns.

In conclusion, review of the report provided by JSE on behalf of DCE found no evidence of concern for structural integrity within garage, that the garage is safe and may operate at full capacity. The limited condition for operations being that the areas undergoing maintenance/repair must be isolated in a way to address public safety while those actions are underway. No further orders/direction by DCE are required.

Finally, if DCE receives future complaints or discovers additional areas requiring correction, the Department and its agents will proceed according to provisions of its authority granted per Indiana Unsafe Building Law.

Thank you for your cooperation in resolving this matter. Please feel free to contact me at 317-327-5553, or email at kate.warpool@indy.gov if you have any questions or if I can be of further assistance.

Sincerely,

Kate Warpool, AIA, LEED AP BD+C