



CODE ENFORCEMENT: SUMMARY

PROPERTY: 131 W WILSON ST
MADISON, WI 53703
0709-242-0122-4

CASE NO: CB2018-040-00761
CASE INFO: Complaint

CASE TYPE: GENERAL MAINTENANCE EXTERIOR
REPORTED ISSUE: LONGER TERM NOTICE: PAISAN'S PARKING LOT IN BAD SHAPE:
INSULATION FALLING APART, WIRES COMING DOWN FROM
CEILING, STANDING WATER, PAINT PEELING, REBAR SHOWING

LANDMARK: NO
ZONING: UMX
ADDRESS DESC: 6399 LARGE OFFICE
BUILDING-MULTI TENANT

CONTACT(S) INFORMATION			
INSPECTOR	ROBERT ALES	215 MARTIN LUTHER KING JR BLVD MADISON WI 53701-2984	(608) 266-4551
OWNER	RICE INVESTORS LLC ETAL	PO BOX 8685 MADISON, WI 53704	
REGISTERED AGENT	GREGORY RICE	2701 INTERNATIONAL LN STE 100 MADISON WI 53704	

INSPECTION HISTORY					
EMP	INSPECTION	DATE/TIME	MINUTES	RESULT	RESULT COMMENT
RGA	Initial Inspection		90	Official Notice	
RGA	Code Conference		30	Completed	I went to the EMI office to pick up a complete engineering condition report for the parking ramp.
RGA	Reinspection	09/20/19 12:00 PM	60	No Fee Extension Processing	Totaal items 3. Not done.
BLL	Assist	09/20/19 12:00 PM	60	Completed	
RGA	Reinspection	02/03/20 12:30 PM	60	CA Referral	Total items 3. 1 item done. Item 1 - not done. A detailed engineering report structural condition survey of the parking structure including recommended repairs and cost estimates was presented to the owner on 8/17/16 by GMA Engineers, Madison, 288-1108. A building permit was issued on 12/29/16, BLDNCC-2016-16922. As of 2/3/20 I see no evidence that any of the repair recommendations have been completed. Item 2 - not done. Registered Agent GREGORY RICE 2701 INTERNATIONAL LN STE 100 MADISON, WI 53704-3126
JMD	Assist	07/01/21 10:00 AM	90	Completed	

RGA	Reinspection	07/01/21 10:00 AM	90	CA Referral	<p>Total items 3. 1 item done. Item 1 - not done. A detailed engineering report structural condition survey of the parking structure including recommended repairs and cost estimates was presented to the owner on 8/17/16 by GMA Engineers, Madison, 288-1108. A building permit was issued on 12/29/16, BLDNCC-2016-16922. As of 2/3/20 I see no evidence that any of the repair recommendations have been completed. Item 2 - not done.</p> <p>Registered Agent GREGORY RICE 2701 INTERNATIONAL LN STE 100 MADISON,WI53704-3126</p>
JMD	Assist	08/12/21 10:00 AM	60	Completed	Walk through survey to monitor any changes in the structure.
KPB	Assist	08/12/21 10:00 AM	60	Completed	Walk through survey to monitor changes in building conditions.
RGA	Reinspection	08/12/21 10:00 AM	60	No Fee Reinspection	Walk through survey to monitor any changes in building conditions. Accompanied By Kyle Bunnow and Jose Maria Donoso.
KPB	Code Conference	08/27/21 02:00 PM	0	Completed	<p>Spoke with several individuals regarding the conditions of the ramp. Seth Pfeil of Pierce Engineers indicated an analysis had been completed on the ramp in early July 2021 and recommended ramp closure and temporary shoring. No definitive response from property owner and growing concern for the ramp conditions resulted forwarding the PE's findings and concerns.</p> <p>Building owner in response to early August communication from BI had advanced on closing the parking ramp and putting temporary shoring in place. Stone Mountain Access has been retained to install approximately 3600 temporary shoring posts in accordance with PE's design. Work to start next Tuesday 8/31/2021</p>
KPB	Code Conference	09/09/21 11:00 AM	30	Completed	Reviewed site with JMD and MWT. Temporary shoring posts actively being installed. Roughly 25% of the required 3600 shoring posts installed. Most critical areas completed first with work continuing. Spoke briefly with crews and site manager, work continues and may take a few weeks to complete.
KPB	Initial Inspection	09/10/21 11:00 AM	50	No Occupancy	Reviewed site with JMD. Building manger and Pierce Engineering staff onsite evaluating conditions. Some temporary shoring is in place in the parking garage. Response to concerned tenants that felt a shake in the building earlier in day (approximately 9AM). No clear event such as a nearby train or construction in the building at that time that would result in a noticeable shake. Shake event reportedly experienced by multiple individuals on floors 8 and 11. Known conditions of the parking garage in combination with unexplained shake event resulting in the building being posted No Occupancy until the parking garage is fully shored and conditions deemed safe by independent engineer.

JMD	Reinspection	09/11/21 10:55 AM	40	Reinspection	I did not find any immediately safety concerns. Nobody working at the of the inspection and looks that nobody has been working today. Met partners of the restaurant (tenants). I notice that one post was down after you may the first turn when entering into the garage, but no indication of concerns. Inspect the whole floors of the garage and rooms in the lower levels. One of the partners of the restaurant walk with me during the inspection. Façades looks okay.
KPB	Reinspection	09/13/21 10:55 AM	30	Reinspection	Conditions remained consistent with last observations made, no new change in parking garage structure. Walked all three parking levels, crews onsite preparing the garage to resume bracing. Bracing posts being trucked down to staging areas, individuals ready to resume pouring concrete pads for braces. Spoke briefly with crews and confirmed they had been authorized to resume work and estimated 15 day completion scheduled was realistic.
KPB	Reinspection	09/15/21 10:50 AM	25	Reinspection	Walked through the parking garage. Observed 4 individuals installing shoring in the second and third levels of the garage. Building appeared remain vacated from general public. Work was continuing, discussed the pace of work with site foreman Brandon. Estimate of 15 days remained reasonable for completion. Was noted as 15 working days and approximately Sept 30, 2021. No noticeable new deterioration or damage. Estimated 35 % of the shores installed with majority of third level completed progressing up to the second level.
MWT	Reinspection	09/12/21 03:30 PM	30	Reinspection	No work occurring in parking structure, building locked, no one on site.
MWT	Reinspection	09/14/21 12:00 PM	20	Reinspection	About ten workers on site. Shores were actively being distributed around the entire garage for placement. Lowest level has more than half of the shores installed. Other areas of degradation have shores installed talked to a worker about cracks, I looked at some cracks tat had been identified on 9/10 by the structural engineer. Called KPB, who was aware of these identification markers.
KPB	Reinspection	09/16/21 10:40 AM	40	Reinspection	Walked site with JMD. Property manager and crews on site completing work. Shoring posts continuing to be installed no new signs of damage. Site foreman indicated work would continue with crews likely on site Saturday 9/18 pouring concrete pads for shoring posts.
JMD	Reinspection	09/17/21 01:15 PM	15	Reinspection	Two crews working, one anchoring post and another pouring concrete pads. Site manager stated that likely a crew will work tomorrow making concrete pads. No damage observed.
KPB	Reinspection	09/18/21 09:00 AM	10	Reinspection	Walked through parking garage. Site was secure and no one else present. No noticeable changes in the condition of the parking garage. Several concrete pads had recently been poured for more shoring to be installed.
KPB	Reinspection	09/19/21 12:00 PM	10	Reinspection	Walked through parking garage. Site was secure and no one else present. No noticeable changes in the condition of the parking garage. Site in same conditions as prior day, no apparent advancement of work over the weekend.
KPB	Reinspection	09/20/21 11:55 AM	35	Reinspection	Reviewed the site with MWT. Work was ongoing, four staff working on installing new shoring. Crews indicated work continued to progress and target possible completion for about October 1. No signs of new or additional damage. Received confirmation from PE they have been retained to confirm work has been done correctly.

JMD	Reinspection	09/21/21 11:45 AM	25	Reinspection	Walked all parking garage ramp, two crews working, one pouring concrete pads in lower level (4 people) and another (2 people) anchoring posts. Spoke with site manager. No newer damage development visible. After the rain (around 0.9 inches) there are signs of water infiltration through the pipes and floors in all levels, it is most visible closer to the expansion joints but so can also see in other locations.
KPB	Reinspection	09/22/21 10:50 AM	20	Reinspection	Walked through site workers actively shoring the parking garage. Crews resumed pouring concrete pads for support posts. Site manager indicated an estimated 1200 support posts (3600 total) were installed with large additional portion to be installed in next few days. Representative from Pierce Engineers tentatively scheduled to review site later in the day to track progress.
KPB	Reinspection	09/23/21 10:55 AM	15	Reinspection	Walked through site, four workers installing shoring posts, no crews pouring concrete pads. No new damage or deterioration visible. Site foreman indicated work was progressing on scheduled and anticipates around October 1, 2021 for installation of shoring posts to be completed. Posts will still need to be fully anchored in place.
JMD	Reinspection	09/24/21 08:00 AM	30	No Fee Reinspection	JMD and MWT: met inside manager, only the crew pouring concrete pads is working. No new visible damage/deterioration. Walk front staircase all floors. Appears that nobody is inside the building.
KPB	Reinspection	09/27/21 11:25 AM	20	Reinspection	Walked site to assess progress. Workers on site pouring concrete pads and installing shoring posts. Lowest level completed with shores in place, substantial progress made in last few work days. Site manager continues to believe shores can be installed by end of week, with only anchoring then remaining.
KPB	Reinspection	09/29/21 10:50 AM	25	Reinspection	Walked through the site to assess progress. Shores installed mostly through bottom two levels of garage including drive aisles. Four individuals actively installing shoring posts, no crews pouring pads. Spoke with site manager, may be difficult to have all shores installed by Friday (10/1) but will be close. Will still need to anchor columns in place and grout top of columns to complete the installation. Estimate may be an additional one to two weeks to complete anchoring and grouting. Currently trying to hire additional crew members to complete installation more rapidly.
KPB	Code Conference	09/28/21 10:45 AM	5	Completed	Had phone call with Seth Pfeil and staff of Pierce Engineers regarding progress at 131 W Wilson. PE staff had just completed walkthrough of building to review progress. Discussed improving conditions and work that had been completed. Seth indicated Pierce Engineers would not be willing to recommend release of building for occupancy until work is fully completed including anchoring and grouting of all columns. This will likely extend the vacancy of the building some time. Discussed need for long term repairs after temporary shoring is in place.
MWT	Reinspection	09/28/21 03:45 PM	10	Reinspection	Walked through the site to assess progress. Shores installed mostly through bottom two levels of garage including drive aisles. pads poured n ramp level 2, still wet. Three workers present, plus property manager. No work occurring as this was at the end of the day.

KPB	Reinspection	09/30/21 10:45 AM	40	Reinspection	Walked through the site and reviewed the conditions. Discussed the progress with the site manager. Roughly two thirds of the shoring columns have been installed. Remaining shores will be delivered Monday 10/4. Installation should move quickly with anchoring and grouting of the shoring to follow. Estimated 7 - 12 word days to complete this task at current work pace and staffing levels. No intent for crews to work additional hours or through the weekends to completed.
KPB	Reinspection	10/04/21 10:30 PM	20	Reinspection	Walked through parking ramp and discussed progress with the site manager. The remaining needed support columns were delivered today and should be installed by end of day. Crews were on the lower grouting and installing anchoring on lower most support columns. Work is progressing at the expected schedule for the staffing provided. Expected completion date based on progress is about October 22, 2021.
KPB	Reinspection	10/07/21 11:00 AM	20	Reinspection	Walked through parking garage and evaluated progress. Several crew members on site anchoring posts in place and grouting the tops of shoring columns. Extra crew working on project due to raining weather. Site foreman indicated that weather conditions may allow for extra crew tomorrow and possibly working on the weekend. Crew manager indicated he is in contact with Pierce Engineers regarding the completion of the project and supplying the information needed. Projected completion date of October 15, 2021 remains realistic possibility.
KPB	Reinspection	10/11/21 09:50 AM	30	Reinspection	Walked through parking garage to evaluate conditions. Spoke with site manager regarding progress, representative from Pierce Engineers were also onsite evaluating progress. Crews were actively grouting to the top of shoring columns and working anchor columns in place. Expectation from site manager is work can be completed by Thursday October 14, 2021 and be ready for verification by engineering firm prior to release for occupancy.

Item No.	Inspection Type	Date Inspected	Inspection Result	Assigned Due Date	Date of Compliance
	Initial Inspection	02/26/2018	NA		
	Initial Inspection	02/26/2018	NA		
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	Initial Inspection	02/26/2018	NA		
	Initial Inspection	02/26/2018	NA		
	Initial Inspection	02/26/2018	Informational		
	Reinspection	09/20/2019	Informational		
	Assist	09/20/2019	Informational		

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Ordinance violation: f
 Corrective action: f

Reinspection 09/13/2021 VIOLATION

Item No.	Inspection Type	Date Inspected	Inspection Result	Assigned Due Date	Date of Compliance
	Initial Inspection	09/10/2021	VIOLATION		
