



July 2, 2020

TO: Finance Committee

FROM: Kathleen M. McDaniel, City Attorney

RE: Riverwalk Structural Assessment – Unbudgeted Expense

The River Lofts condo association owns the river walk over the Manitowoc River that runs between the 8th Street Bridge and Steinle Birschbach. When the property was redeveloped into condos, the developer obtained a DNR permit for the pier under the walkway, which requires the owner to maintain public access on the walkway. The association, through their legal counsel, has asked the City to take over maintenance responsibilities for the river walk by granting the City an easement. This would give the City full control over the walkway, but would also make the City responsible for future repairs and maintenance of the walkway. That responsibility currently falls on the condo association.

The City has had a survey done by SMI, which is attached, to clearly delineate exactly where the walkway falls, at a cost of \$1,115.21. Before taking on the maintenance responsibilities, staff recommended that a structural assessment be done to determine the condition of the walkway so that the City has an idea of what future repair or replacement costs might be. The condo board is not interested in undertaking that assessment, or sharing in the cost of the assessment. The Mayor requested that I bring this item to Finance for your consideration. I have spoken with Mead & Hunt, who was recommended by the Director of Public Infrastructure, and they believe that this assessment could be performed for \$15,000. Therefore, I am requesting permission from the Committee to be allocated up to \$15,000 to have a structural assessment done of the walkway. I will seek at least two quotes from qualified contractors before awarding the work.

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