



STAFF REPORT: Marina – Emergency Repair of Structural Roof Columns

BOARD ACTION:

By Motion:

The Board of Directors approves the allocation of \$46,427.46 of Replacement Reserve Funds for the emergency repair of the Marina's structural roof columns.

BACKGROUND:

During the demolition of the patio for the Marina Deck Expansion project, GLA Morris Construction discovered that the structural wood columns supporting the building roof overhang extended over two feet below the finished grade/deck, down to concrete foundation piers. It appeared that the wood columns were set in an unvented space under the deck which caused severe decay.

Additionally, three of the columns had a stone veneer wrap that was improperly supported by the Trex decking, causing some of the stones to break loose at the base of the columns. The wood post components of the wrapped columns continued through/inside a portion of the stone veneer and also exhibited signs of decay. The emergency repair of the columns was deemed immediate and necessary due to the decay and structural integrity risk. Staff verbally notified the board of the emergency repair.

This staff report is presented to document and seek funding approval for the emergency repairs through the Replacement Reserve Fund as allowed by Policy Resolution 2019-1 and the Community Association Institute Reserves Study Standards.

DISCUSSION/ANALYSIS:

The emergency repair conflicted with the Marina Deck Expansion Project and needed to be completed concurrently with that work to prevent contract delays. Linchpin Structural Engineering was notified of the failure and developed a cost-effective engineered detail and plan.

Based on the change order pricing received, staff directed GLA Morris Construction to temporarily shore the roof structure and extend the concrete piers, as detailed by the structural engineer, just above the new finished patio height. All structurally compromised posts were replaced. The stone veneer wrap existing on three of the posts was not replaced due to the change in the aesthetic nature with the new paver patio.

FISCAL IMPACT:

Emergency repairs total \$46,427.46. Proposed funding for the emergency repairs is to be paid from the Replacement Reserve Fund. The columns are not a current Replacement Reserve component but are eligible for inclusion per TDA Policy Resolution 2019-1 and the CAI Reserves Study Standard. Components routinely get added and deferred throughout the fiscal year and this will not impact the overall budget.



RECOMMENDATION:

The Board recommended action is as follows:

By Motion:

The Board of Directors approves the allocation of \$46,427.46 of Replacement Reserve Funds for the emergency repair of the Marina's structural roof columns.

Alternative Action(s)

The Board may consider directing staff to utilize the Marina Deck Expansion contingency. This action is not recommended by staff for several reasons:

1. The Marina Deck Expansion project is not substantially complete. There may be unforeseen additional costs requiring the budgeted contingency funds. If we do not use emergency repair funds and instead use the Deck Expansion project contingency, only \$11,726 will remain in contingency funds to complete the project.
2. While the decay and structural integrity risk was identified during the Marina project, the repair should be considered a separate project and Reserve Study component. This structural compromise is completely separate from the project and was not caused by the project. This repair would not have been necessary if the structural wood columns had been properly constructed during the facility's original construction.

ATTACHMENTS:

Photos of damage to columns before repair.

Staff Report Prepared By: Jessie LaPonzina, Reserves & Maintenance Analyst

Reviewed By: Jon Mitchell, Director of Capital Projects

Reviewed By: Justin Malley, Director of Finance

Reviewed By: Annie Rosenfeld, General Manager

Board of Directors Meeting: November 22, 2024



Column bases with rot



Stone veneer column



Stone veneer resting on Trex decking