



**Minutes**  
**Town of Lake Park, Florida**  
**Marina Site Tour Workshop**  
**Saturday, April 27, 2019, 10:00 AM**  
**Lake Park Harbor Marina, 105 Lake Shore Drive**

The Town Commission met for the purpose of a Marina Site Tour Workshop on Saturday, April 27, 2019 at 10:38 a.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, and Commissioners John Linden, Town Manager John O. D'Agostino, and Town Clerk Vivian Mendez. Commissioners Erin Flaherty and Roger Michaud were absent.

Town Clerk Mendez performed the roll call.

**SPECIAL PRESENTATIONS/REPORTS:**

**1. Marina Deficiency Tour to discuss Strategies to address Years of Delayed Maintenance.**

Town Manager D'Agostino explained the purpose of today's workshop was to see up close all the deficiencies in the Marina building and discuss strategies to address the deficiencies in the upcoming years.

Dock Master Bruce Butcher discussed the Power point presentation prepared for the meeting (see Exhibit "A"). The Commission discussed the engineers report provided by Chalaire and Associates, Inc. (also included as part of Exhibit "A"). Dockmaster Butcher pointed out that many of the deficiencies that will be seen today were not included in the Engineers Report. The Commission requested that the Town Manager have an updated Engineers Report completed with the missing items included.

Dockmaster Butcher escorted the Commission through the Marina building pointing out all the deficiencies. The Commission asked questions and made comments during the tour. There were many cracks throughout the stucco walls on the north and south sides of the building. Due to some concerns with the elevator, it was shut off and under repair. There were cracks throughout the columns, which appeared to be collapsing. The women and men's shower rooms demonstrated water damage on the ceilings and walls. A new icebox and public water fountain have been ordered. There was a sinkhole located on the south side of the building, which a cone was placed over it to mark the location. The doors and locks around the building would need replacement, as they are no longer operational. The tour was wrapped up when we came around to the west side of the building, looked at the cinderblock walls, which were not low baring, and as a result have settled.

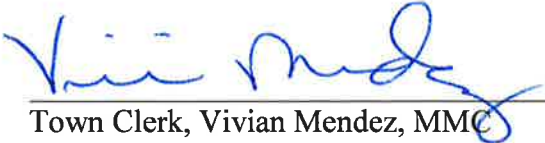
**PUBLIC COMMENT:      None**

**ADJOURNMENT**

There being no further business to come before the Commission the workshop adjourned at 12:13 p.m.



\_\_\_\_\_  
Mayor Michael O'Rourke



\_\_\_\_\_  
Town Clerk, Vivian Mendez, MMC



Approved on this 15 of May, 2019

# MARINA BUILDING DEFICIENCIES 2019

LPHM 4-27-19

Exhibit "A"

The Marina  
Building Really  
Looks Nice At  
The First  
Glance.



Construction deficiencies from day one.



The floor drain from the second floor bathroom is not connected at all.



No drain for west wing first floor HVAC unit. A sump pump is being used to pump the AC condensation up to second floor to get rid of the water. If you notice the damp floor, the sump pump does not a good job of moving the water, and the floor gets wet from time to time.



No drain for the ship's store HVAC unit either. It also is using a sump pump to pump the AC condensation up to second floor to get rid of it's water.





Drain is in the wrong place in the elevator shaft. It is located 4 inches from the bottom of the elevator shaft, on the wall. Instead, it should be in the floor, so there will not be any standing water in the elevator shaft well area at all. This is causing safety issues with the mechanical operations of the elevator.



There are 3 vents that are mounted on south side of the building. All of these vents are INDOOR vents. These vents are allowing the water to infiltrate the building.



The building leaks.....

These pictures  
are from the  
men's shower  
room ceiling on  
the first floor.



It is leaking in  
second floor  
office.



LPHM 4-27-19



It is also leaking through the ceiling tiles in the ship's store.



After investigating the source of all the leaking. It comes down to the delamination of the stucco at the transition point between the second floor balcony and the first floor exterior wall. This gap is allowing water to seep behind the wall. It is then finding it's way between the tongue and groove joints in the second floor concrete planks and ultimately this water is ending up getting into the interior spaces of the building.

Note: Images are being taken while standing on the second floor looking down at the edge of the concrete floor and stucco wall.



Some more pictures showing the delamination of the stucco and concrete at the edge of the second floor balcony.



As you move around the building you will see a lot of cracks in the stucco. Some of the cracks are repairable and a lot of them are not, which will require the stucco to be replaced.



Starting at the northwest side of the building on the first floor.



LPHM 4-27-19



Continuing to move around the building clockwise, you will see more cracks in the stucco on the south side of the building.

Note the horizontal crack, running about 6 to 8 inches from the balcony. This is another sign of the building moving.



Still moving around the building on the south side, cracks are showing up all over, indicating the south wall movement.



Still moving  
around the  
building on the  
south side.





As we move to the west side of the building, more signs of movement in the support columns.



The following pictures show evidence of the build movement.



On the second floor balcony on the south side, there is a crack that appears about every 4 to 5 feet. I believe it is from the building moving and the concrete floor planks moving or flexing.



In the east stairwell area on the second floor, there are more signs of the building moving.



More pictures of balcony repair issues.

Also on the second floor balcony, we have some spalling going on.



Most of the handrail post needs to be filled in and sealed.



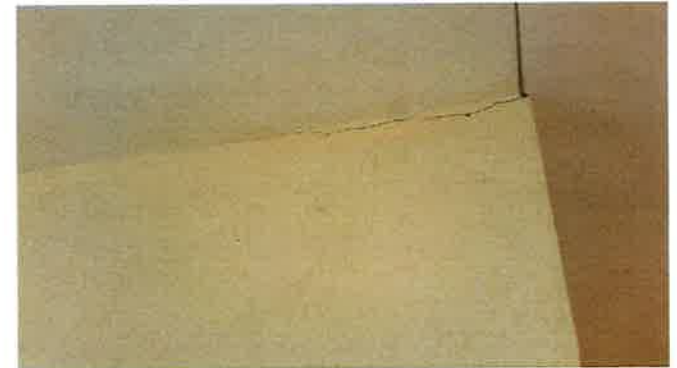


Plus the building has a foundation issue  
with a pilling.

Another on going problem is that the marina personnel has been putting gravel and soil into this area, because of a sink hole that keeps appearing every couple months.



Because of the sink hole issue, there is an approximately 15 to 20 foot diameter area in the building, on both floors, that are showing signs of an improperly install pilling in the building foundation. It is likely that the pilling is floating. So that joints in the walls and ceiling areas are showing signs of separating.



There are cracks on the second floor balcony running in different directions in that same area. There is a pop in the tile next to a column in the men's bathroom. It is like that part of the building is floating up and down, because the piling that is not installed correctly.





The elevator has major safety issues along with the water getting into the elevator shaft.

This picture shows water intrusion into the elevator shaft from the top and bottom side of the second floor concrete.



Between the water coming in from the second floor concrete, it is also coming from under the doors themselves. This water has cause the elevator to have safety issues with the rusting of the high pressure pipes for the elevator. Which could cause a lift failure and the possibility of a free fall dropping of the passenger compartment .





Another major problem with the elevator is that the doors doesn't meet the true ADA access requirements that is needed at the marina. Second major problem is that the door locking mechanism for the safe operation of the elevator is not reliable in the wet salty environment at the marina. Which means the elevator is out of commission most of the time. And the marina is spending a lot of money repairing it just so we can have special events on the second floor.







March 27, 2019

Town of Lake Park, FL  
C/o Engenuity Group, Inc  
Attn: Adam Swaney, PE, Vice President  
1280 N Congress Ave, Suite 101  
West Palm Beach, FL 33409

Re: Engineering Inspection

For: Lake Park Marina Building  
103 / 105 Lake Shore Drive  
Lake Park, FL 33403

Inspection Date: 03/26/19

Dear Mr. Swaney:

At your request, we inspected the Town of Lake Park marina building with regard to cracks and water intrusion. The purpose of the inspection was to determine the nature of the problems and make recommendations as appropriate.

The building is 2 story reinforced concrete construction. There are reported interior water intrusions during rain storms and afterward for several days.

Our observations are as follows:

1. There are many cracks and horizontal cracks at walls and floor slabs. Some cracks have mold and mildew visible in the cracks.
2. There are numerous rail post pockets with inadequate grout, holding water.
3. There are open cold joint seams at the slab edges from incomplete previous edge repairs.
4. There is no waterproofing on the 2<sup>nd</sup> floor walkway areas other than paint.
5. In one ceiling area of the 2<sup>nd</sup> floor walkway there is peeling paint. There is one ceiling area with cracked sagging drywall.
6. There are two areas of spall damage with visible rusted rebar.
7. There is no indication of building settling.
8. There is one open exterior electric outlet without a watertight cover.
9. There rusted pipes in the bottom of the elevator shaft.

Photos attached.

Our conclusions are as follows:

1. The numerous cracks, cold joint seams and open post pockets allow water intrusion into concrete areas and interior areas.
2. The peeling paint ceiling area is from the walkway slab being wet. The other ceiling areas have less peeling paint because of better ventilation.

3. Water entering the elevator shaft caused the rusted pipes in the bottom of the shaft. The water is getting in though the doors.
4. Open electric outlets allow wind driven rain water to enter causing water intrusion at unknown conduit area in the building interior. This also causes conduit corrosion and possible grounding issues.
5. The paint on the second floor walkway slabs is inadequate waterproofing.
6. There are no significant structural problems with the building. Overall, the building appears to be in good condition. The extent of problems found in minor.
7. The building construction is most likely pre-cast components, possibly with hollow core planks and topical concrete slab over planks. The building was likely built on piles, with grade beams. The concrete block walls are infill, supported on beams. The concrete block walls are not holding up the second floor slab and are subject to settling cracks below the slab edges. The building components are less locked together than conventional cast in place reinforced concrete construction. This type of construction flexes more during temperature changes and high with storms. The building exterior surfaces are fragile and more likely to crack than conventional cast in place concrete construction.
8. The building is far enough away from the seawall so that any soil activity will not affect the structure.

Our recommendations are as follows:

1. We recommend a serious crack, stucco repair and waterproofing project.
2. Stucco should be added at all the slab edges where the open cold joint seams are exposed.
3. Cracks should be cleaned out and sealed where they are at well-bonded stucco areas.
4. Any mildew or mold within the cracks should be cleaned with diluted bleach solution.
5. All cracks should be sounded with tapping hammers and any loose or delaminated material on the sides of the crack should be removed. New stucco should be installed to match adjacent surfaces.
6. The cracks without any loose stucco on side of the racks should be sealed flush with pressure injected exterior grade caulking. The caulking should be wet sponge finished so the cracks can only be seen but not felt. The cracked surfaces should not be low or high.
7. All post pockets should be cleaned and have exterior grade grout added so that the pocket material is higher than the walkway.
8. The concrete spall areas should be excavated below the rebar and repaired according to ACI standards.
9. After all repairs are done, the second floor walkways should be waterproofed with a walk able surface. The waterproofing should extend up the walls 4 in and over the edges and down to the ceiling corner.
10. Water tight electric outlet covers should be installed where needed.
11. The elevator doors should be checked for wind driven water intrusion. New seals may be required.
12. The building will need crack repairs, waterproofing and painting project approximately over 5 years. In between paint projects any news cracks that appear should be filled in with caulking to prevent water intrusion. This maintenance needs to be done on an ongoing basis.

If any questions, please let me know.

