AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Marina Site Tour Workshop
Saturday, April 27, 2019, 10:00 A.M.
Lake Park Harbor Marina
105 Lake Shore Drive

Michael O'Rourke	—	**Mayor**
Kimberly Glas-Castro	—	**Vice-Mayor**
Erin T. Flaherty	—	**Commissioner**
John Linden	—	**Commissioner**
Roger Michaud	—	**Commissioner**
John O. D'Agostino	—	**Town Manager**
Thomas J. Baird, Esq.	—	**Town Attorney**
Vivian Mendez, CMC	—	**Town Clerk**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. SPECIAL PRESENTATIONS/REPORTS

1. Marina Deficiency Tour to Discuss Strategies to Address Years of Delayed Maintenance **Tab 1**

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

ADJOURNMENT:

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: 4-27-2019 **Agenda Item No.** Tab 1

Agenda Title: Marina Deficiency Tour to discuss Strategies to address years of delayed Maintenance

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON ____ READING
[ ] NEW BUSINESS
[X] OTHER: WORKSHOP_____

Approved by Town Manager _____ **Date:** 4-24-19

John O. D'Agostino, Town Manager
Name/Title

Originating Department: **Town Manager**	Costs:$ 0 Funding Source: General Fund Acct. # [ ] Finance _____	**Attachments:** • **Marina Building Deficiencies 2019** • **Engineering Report on Structural Integrity of the Building**
Advertised: Date: _____ Paper: _____ [X] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on the agenda.	Yes I have notified everyone or Not applicable in this case JOD **Please initial one.**

Summary Explanation/Background: Bruce Butcher Marina Dockmaster and I have reviewed a series of deficiencies at the Marina. The purpose of the Tour with the Town Commission is to highlight the shortcomings and discuss strategies for addressing maintenance deficiencies long term.

Recommended Motion: No Motion is necessary.

MARINA BUILDING DEFICIENCIES 2019

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.

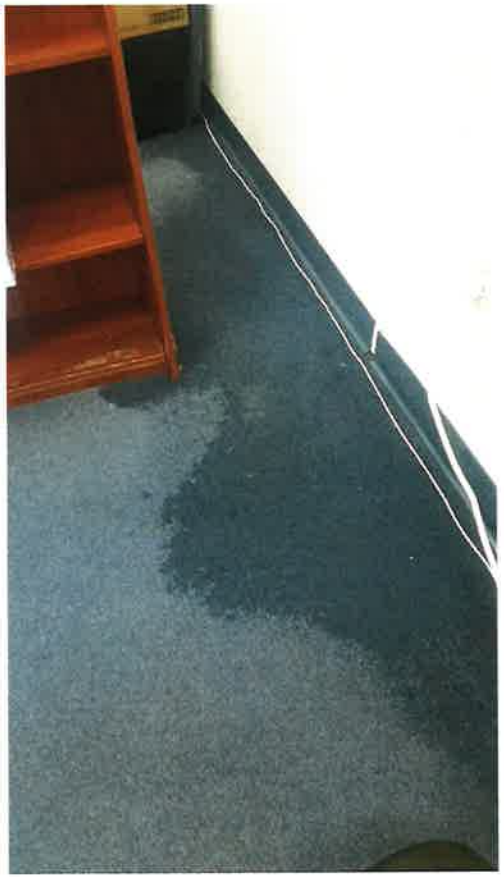
Drain is in the wrong place in the elevator shaft. It is located 4 inches from the bottom of the elevator shaft, on the wall. Instead, it should be in the floor, so there will not be any standing water in the elevator shaft well area at all. This is causing safety issues with the mechanical operations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

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

It is leaking in second floor office.



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 grove 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.

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 pilling 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.

Chalaire and Associates, Inc. DC **Engineering Consultants**

721 US Highway # 1, Suite 212, North Palm Beach, FL 33408 (561)848-7055 Fax (561)848-7057
Email: chalaireassoc@comcast.net – Website: www.chalaireandassociates.com

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 2nd floor walkway areas other than paint.
5. In one ceiling area of the 2nd 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:

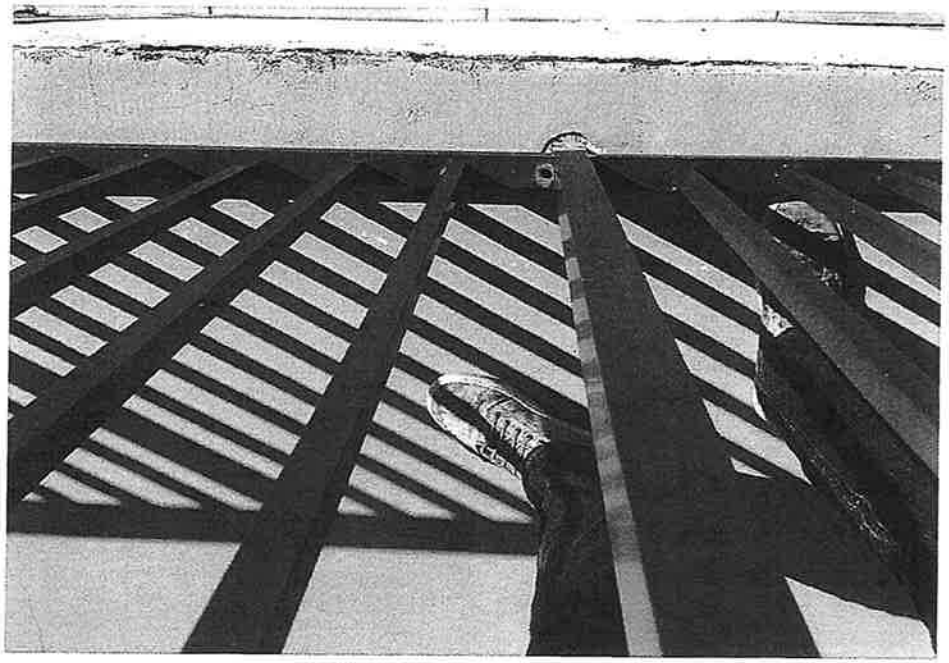
1. We recommend a serious crack, stucco repair and waterproofing project.
2. Stucco should be added at all the slab edges where the open cold joint seams are exposed.
3. Cracks should be cleaned out and sealed where they are at well-bonded stucco areas.
4. Any mildew or mold within the cracks should 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.

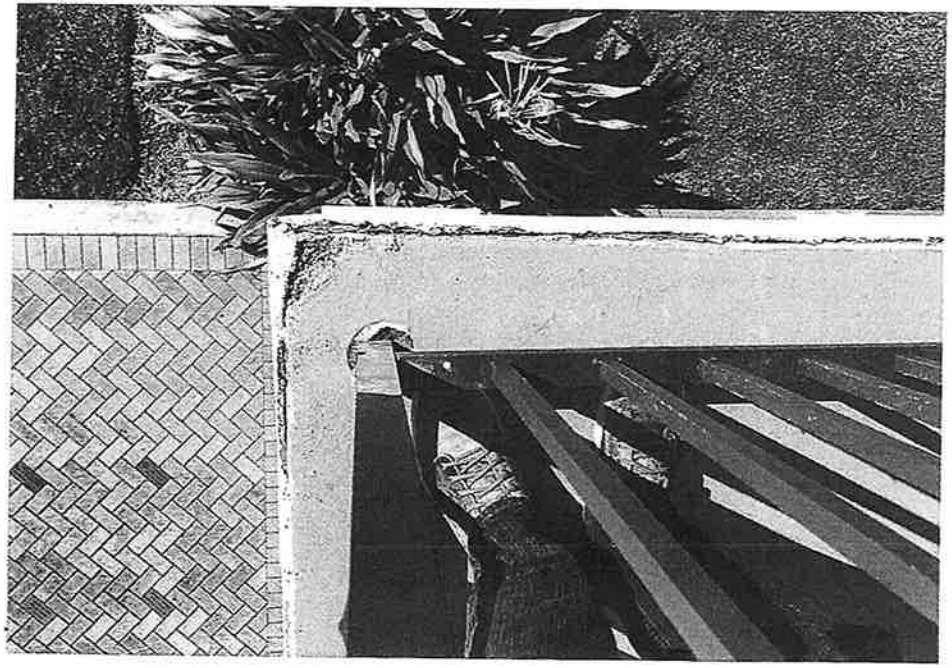
If any questions, please let me know.

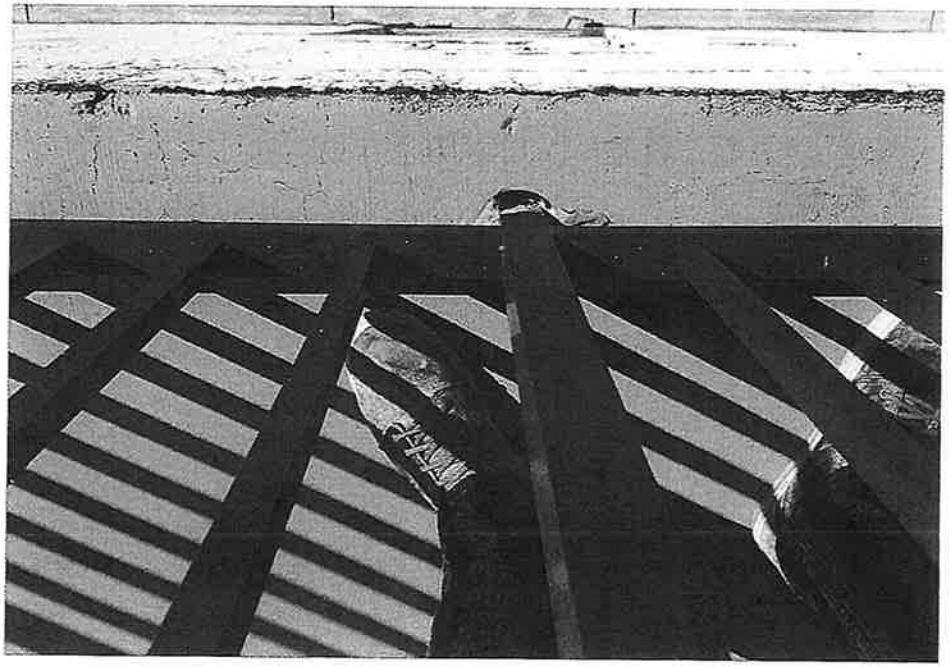
DONALD KEVIN CHALAIRE LICENSE No. 33089 STATE OF FLORIDA PROFESSIONAL ENGINEER

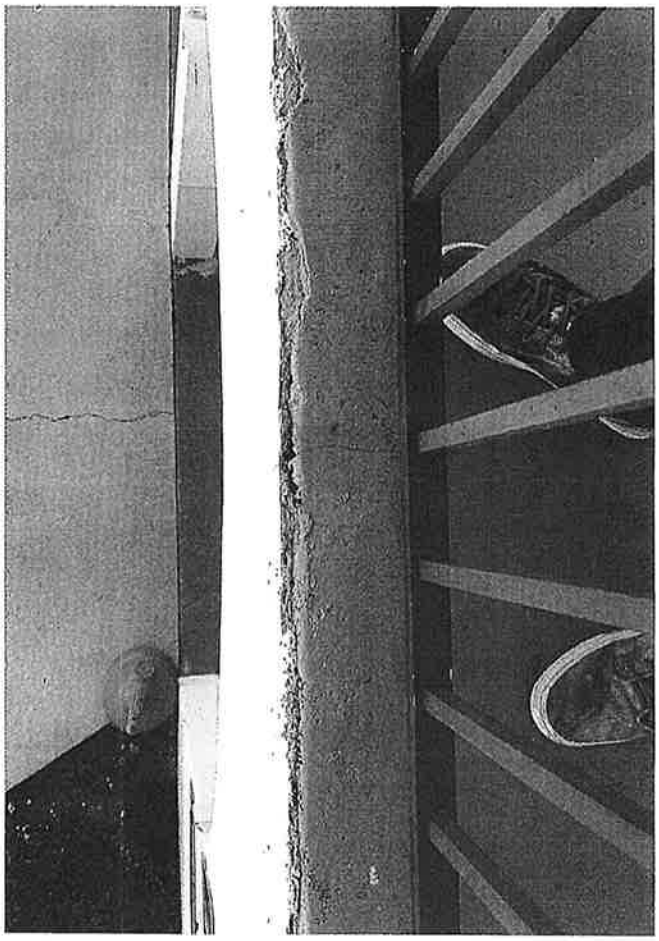
Donald Chalaire, PE, SI
FL Reg 33089, SI 1126

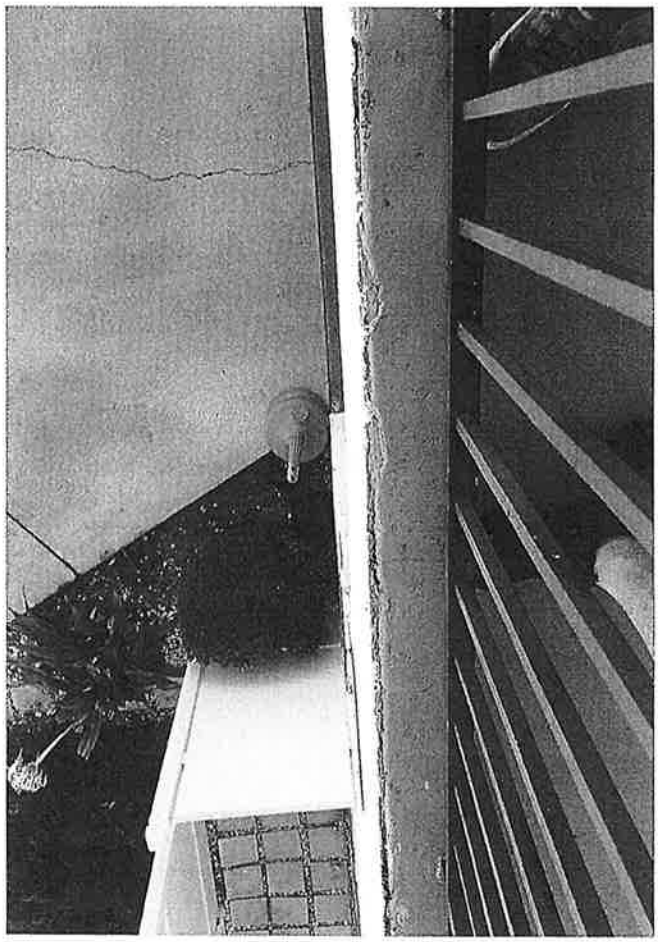
4/2/19

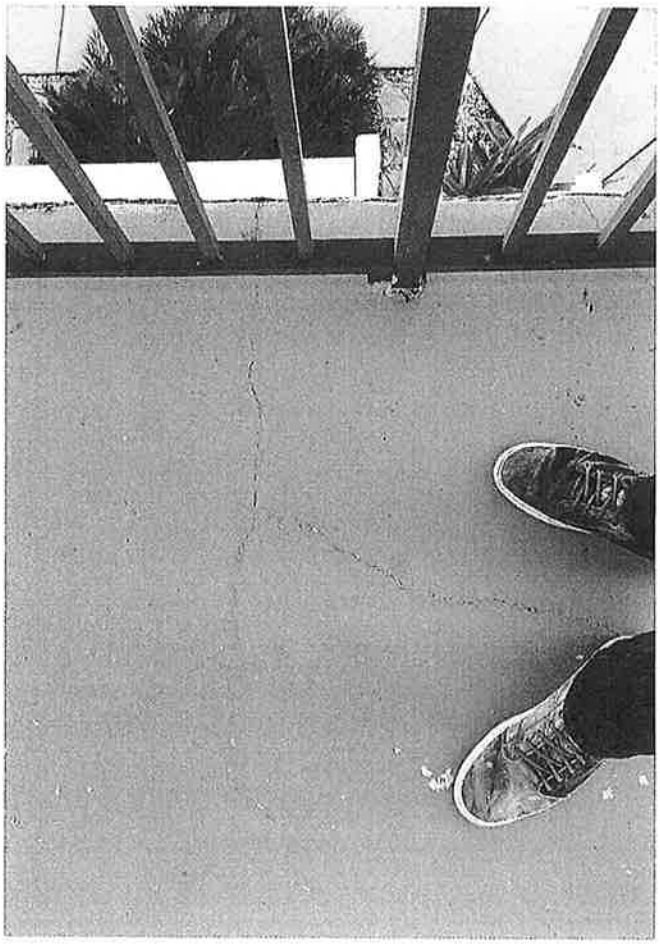


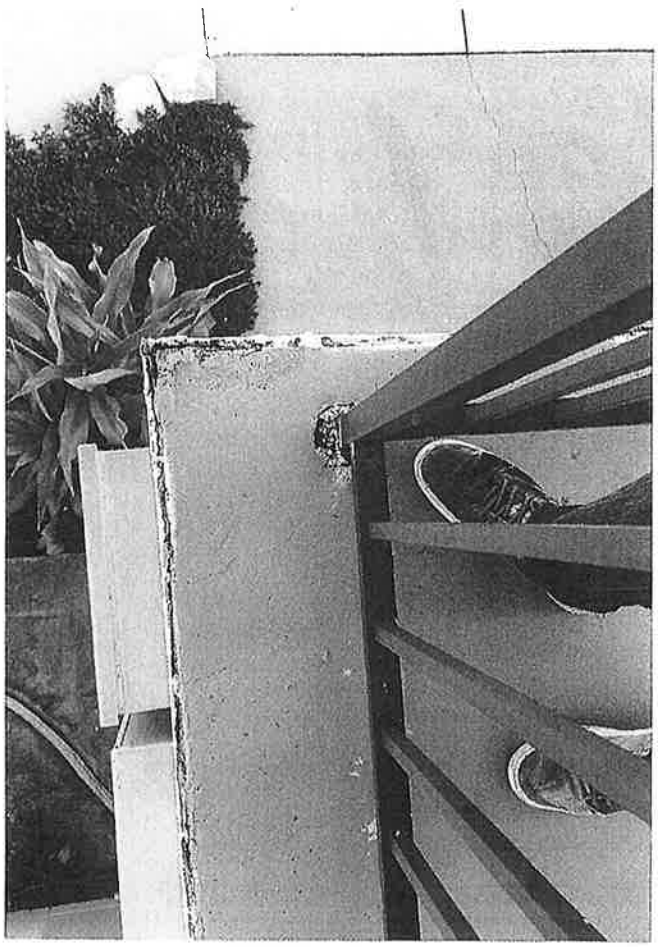


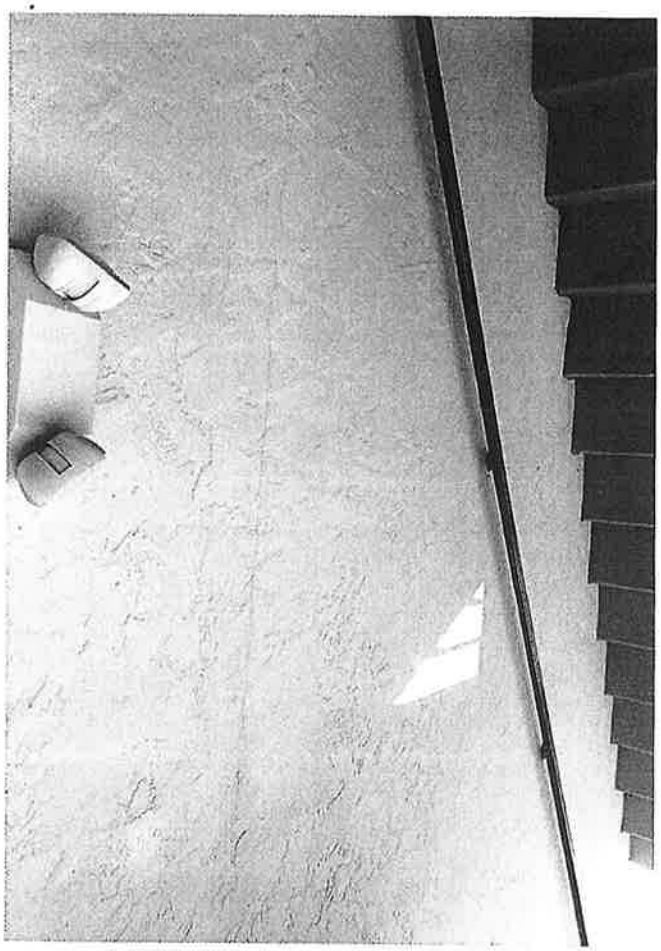


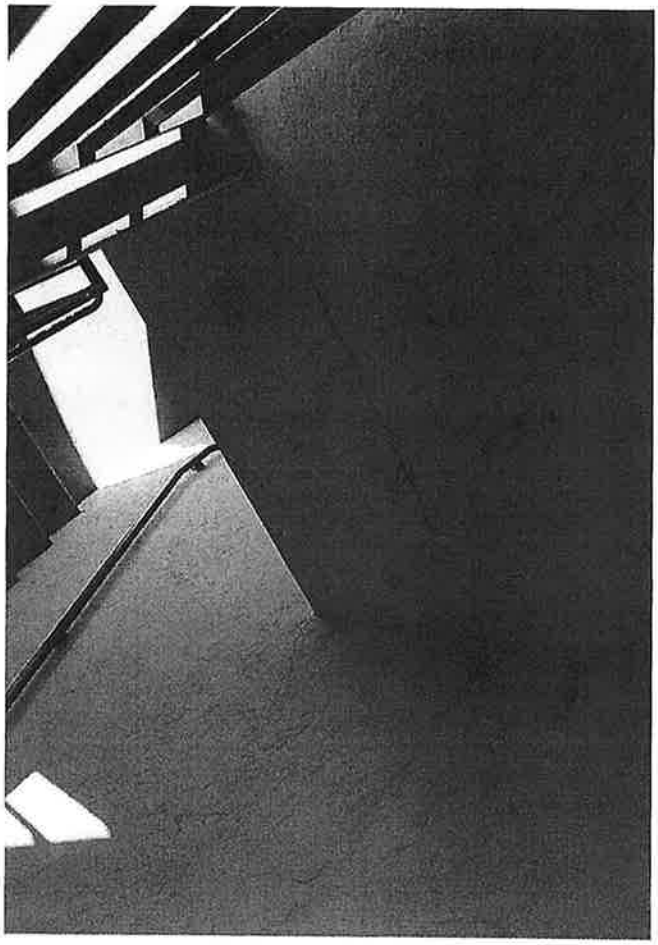


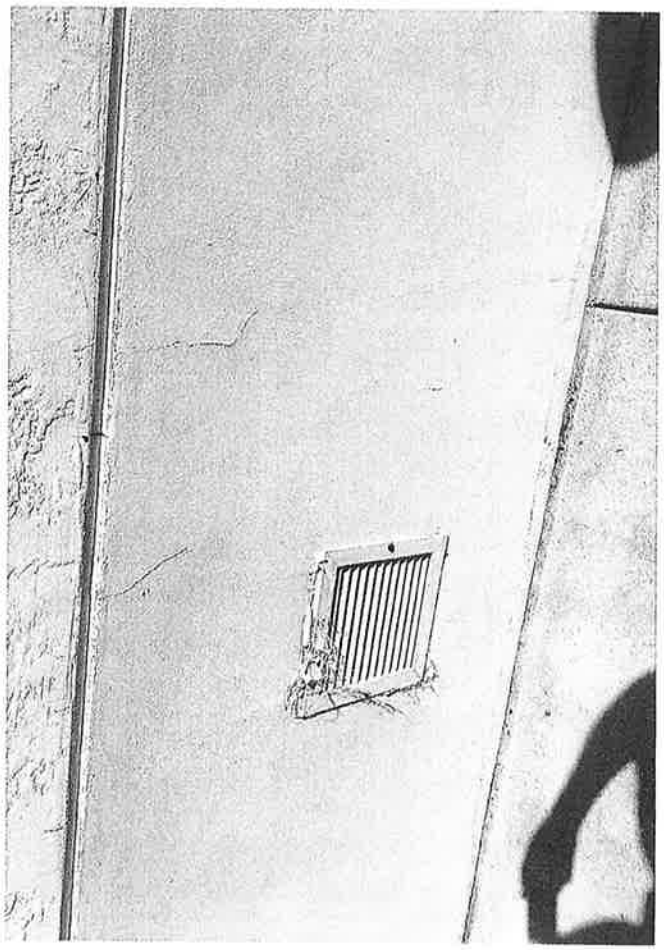


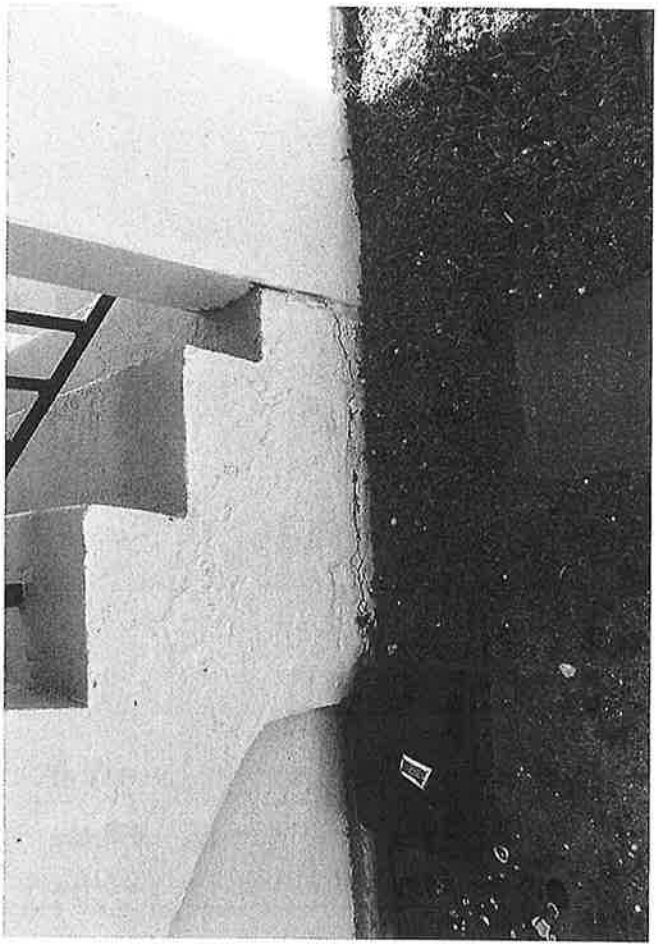


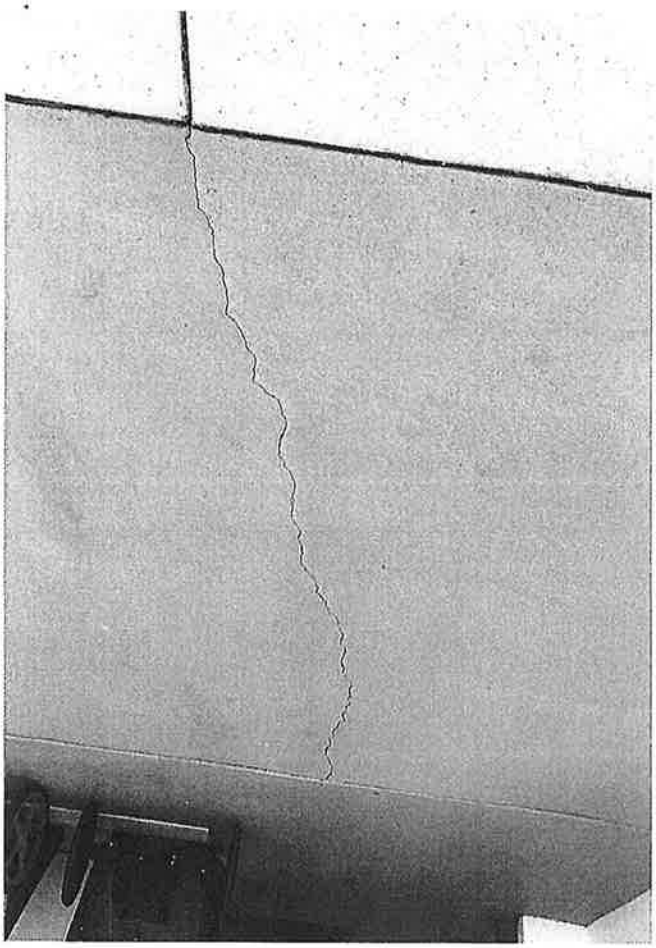


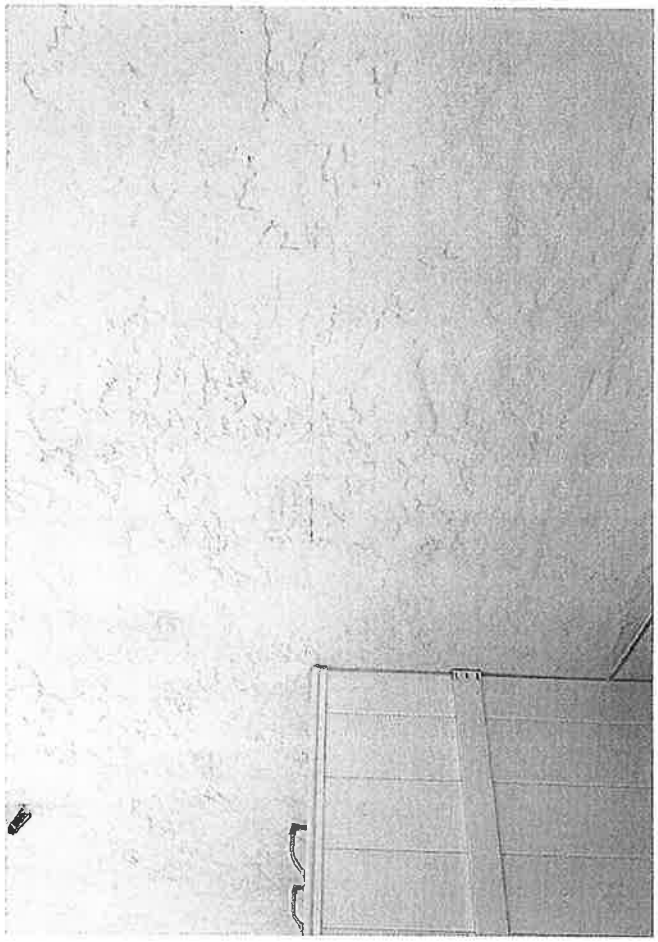


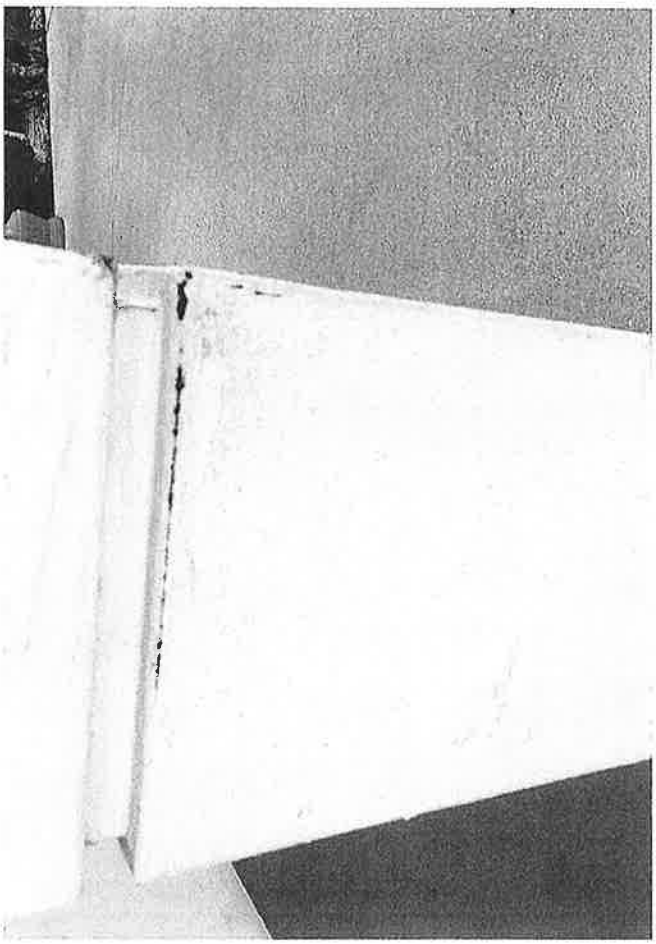


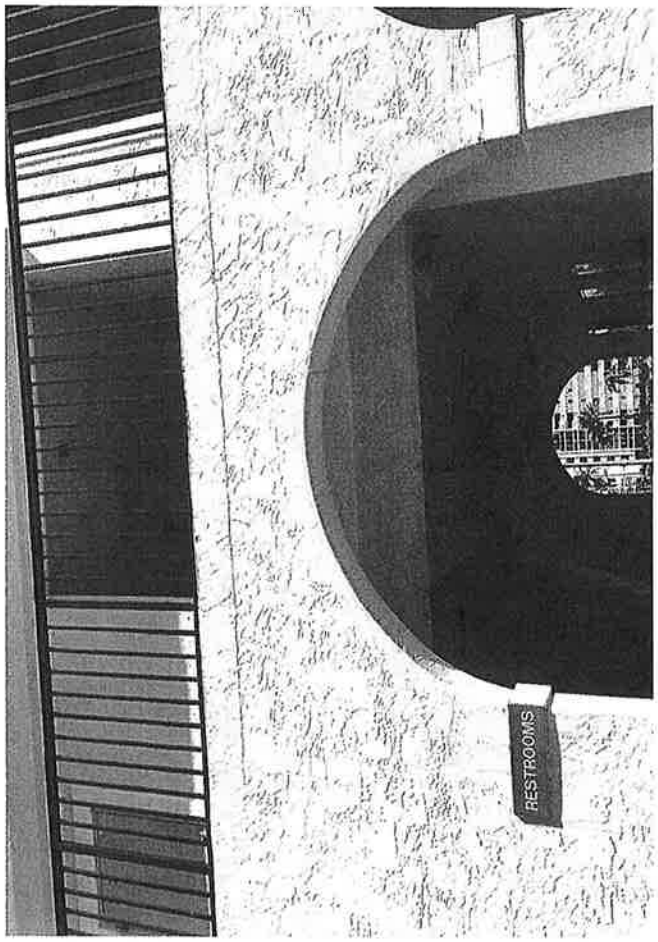








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