

C.C.H.O.A.
505 Grand Caribe Cswy.
Coronado, CA 92118



Office 619.423.4353
Fax 619.424.3923
www.cchoa.org

Homeowners Association

January 21, 2021

Dear Montego Village Owner:

As many of you are aware, Montego Village has two tennis courts located on top of its parking structure roof deck along Montego Court. The Cays Board of Directors ("Board") had approved the water proofing and resurfacing of the tennis court deck. The concrete roof deck above the garage was constructed about 40 years ago with concrete and reinforced with steel rebar and high-tension steel cables (aka post-tension cables or pt cables) embedded in the concrete to add strength to the structure. Prior to the waterproofing and tennis court work commencing, the deck was inspected by a structural engineer per the Reserve Study plan. The deck showed signs of aging on the underside of the slab with cracks and sediment from water passing through the slab and some areas of cement spalling on the tennis courts and top surface of the structure.

After removing the top coating of the tennis court area and parking structure, problems with the high-tension cables were identified. Many of the steel cables were rusted and some cables were broken. The Board commenced a repair of the cables which required the concrete to be broken up in certain areas to gain access to the imbedded cables. As cable repairs were underway, the contractor became worried about the condition of the concrete surrounding the cables and for the safety of his employees should an exposed rusted tensioned cable snap and strike an employee. Upon learning of these conditions and concerns, the work was immediately stopped, and a consulting testing engineer was hired to investigate the structural integrity of the parking structure. Core samples from designated locations were obtained and sent to laboratories for both strength and chloride testing. The results of the tests are being evaluated by the initial structural engineer and a second structural engineer that was brought in to provide a second opinion. We are awaiting their professional opinions concerning the test results and recommendations for the parking structure. We will continue to update the Montego Village owners as this matter progresses.

Sincerely,

Henry Angelino
General Manager

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March 22, 2021

IMPORTANT INFORMATION –NOTICE- - VIRTUAL TOWNHALL APRIL 1, 2021 at 5PM

Re: Structural Damage to Parking Structure and Tennis Courts

Dear Montego Village Owner,

The test results and initial analysis along with the peer review, second professional opinion, of the structural engineering analysis and report on the Montego garage structure and tennis courts have been received. The second structural engineering firm of Josephson, Werdowatz & Associates, has confirmed the initial findings of the structural engineering firm of Dunn Savoie that the garage structure concrete does not have adequate strength which combined with other factors affects the structure integrity of the structure over time. Post-tension cables and reinforcing steel within the slab are corroding and some post tension slabs have failed. Significant cracks were observed in the area of the slab where it is supported by the columns and sagging is evident at the entry and exit sections of the garage. Moisture is also passing through the structure and mineral deposits are observable on the overhead of the parking area. Both structural engineers agree that failure of the structure is not imminent, but that action should be taken to repair or replace the structure while monitoring its condition. Below is a summary of the options being considered initially to deal with the structure.

Option 1: Perform additional testing of the strength and salinity of the structure to determine if the structure can be repaired and the repair technique required. The estimate cost of additional testing is between \$20,000 - \$30,000. Rough estimates for the repairs, if even possible, are \$1 – \$1.5 million dollars with the potential for earthquake retrofits being required to bring the structure up to code for an additional \$500,000 and waterproofing of \$250,000, and \$70,000 for the tennis courts. Total estimated cost would be approximately \$2 – \$2.5 million and the structure would require ongoing maintenance to keep it sealed, \$340,000 and \$70,000 for tennis court renovation over 15 years, with an uncertain remaining life.

Option 2: Tear down the existing structure and replace it with a like structure to support two tennis courts. The rough estimate is \$200,000 to tear down and dispose of the structure, \$2 - \$3 million to build a new structure, and ongoing maintenance costs to waterproof the structure and maintain the tennis courts. Total estimate cost would be approximately \$3 million plus \$340,000 for sealing and \$70,000 for tennis courts over 15 years with a remaining useful life of the structure being 30 plus years.

Option 3: Tear down the existing structure and replace it with a covered, unenclosed garage structure similar to the exterior parking garage structure in place along the southern wall of Montego. The tennis courts would be eliminated entirely from the Village. The rough estimate is \$200,000 to tear down and

dispose of the structure and \$500,000 to build the replacement structure. Ongoing maintenance costs would consist of waterproofing the flat roof every 10- 20 years and painting the structure every 5 years. Total estimated cost would be approximately \$700,000 plus \$130,000 for flat roof maintenance plus \$80,000 for painting every 20 years with a remaining useful life of the structure being 30 plus years.

We have been told that material costs are increasing so, please be mindful that the costs cited above are only rough estimates based upon speaking to engineers and contractors experienced in this work. Further, engineering and permit cost increases could also occur that will affect the overall price. We know this is not the news you were hoping for and we too wanted a cost-effective repair solution to be the answer. The parking garage structure was built in the early days of post-tension cable technology and does not meet current codes. On a positive note, Montego Village has been building up its Reserves and a portion of the cost of the project can be paid for with those funds. The remaining shortfall would be funded either by a special assessment or by an increase in monthly assessments. The final decision as to how to proceed will only be made by the CCHOA Board after receiving input from the Montego Village owners, confirming the overall estimated costs of the project and funding options. More information will be provided as this matter progresses and prior to a final decision being made.

Your Village Director, Janice Nierenhausen, and I invite you to a virtual Village Town Hall meeting to discuss the three options and answer any questions you may have concerning the way forward and how it will affect you. The meeting will be held on Thursday, April 1st, at 5pm via Zoom. Zoom details are below and will be also sent via email blast. If you need assistance with Zoom, please contact the CCHOA Office at 619-423-4353.

Topic: Montego Town Hall Meeting

Time: Apr 1, 2021 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88085291414?pwd=L0UlaTMxR2dqT2tzOHdhQkRDSFdBZz09>

Meeting ID: 880 8529 1414

Passcode: 639728

One tap mobile

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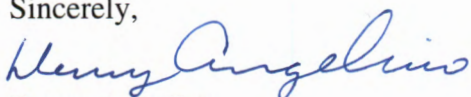
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Find your local number: <https://us02web.zoom.us/u/kejt7sjl2N>

Sincerely,



Henry Angelino

General Manager