

From: David Felix <davidf@angeluswp.com>

Sent: Wednesday, July 7, 2021 2:17 PM

To: Maintenance <maintenance@cchoa.org>; Henry Angelino <manager@cchoa.org>

Subject: Re: Coronado Cays Repairs

Hello Sergio,

After reviewing all the documents and the two engineers reports, it seems like the assessments are all similar to my professional opinion. I have a note in to Ian with Simpson to see if he has used his Carbon Fiber Wrap on something this deteriorated. My expectation is that that answer will be "no". As stated in one of the reports, and in my opinion, there are only two options here:

1. **HIGHEST RISK:** Destructive Testing to discover repair methods, if any. This will require a lot of up front labor costs to demo areas and discover the failures in every condition. Then hire a structural engineer that can design additional load bearing/structural improvements (e.g. added footings, steel, carbon fiber wrap, etc.). All in all the destructive testing could cost upwards of \$30k and \$5k for structural engineer's onsite review and reports. IF it goes to the next step for design, you're looking at another \$15k or so. This would get the design through the City and get us a permit to repair the project. That process is probably close to a year, from testing to approval. The corrective costs for rehabilitating the existing structure is likely in the ballpark of \$3M.
2. **LOWEST RISK:** Hire a demo subcontractor to demolish entire structure and replace with asphalt parking lot. Contractor to call for demo pricing: Bob Cook with Cement Cutting (619-889-4804). This could open up a fresh canvas for the HOA to do whatever with the footprint (e.g. build another parking structure, add solar parking stalls or leave as an open lot).

Some ideas for repair methods would be adding spread footings adjacent to existing, adding steel beams, carbon fiber wrapping the entire structure and potentially adding exterior post tension tendons. Spall repair all poor concrete, repair rebar, patch and then apply epoxy crack sealer and then apply complete waterproofing surface over the top deck.

If you would like to discuss with me further, please don't hesitate to contact me at any time.

Sincerest Regards,
David



David Felix | Vice President

340 Vernon Way, Unit J, El

Cajon, CA 92020

619-607-8700

| davidf@angeluswp.com