

COLECROFT STATION

MAJOR WATER INTRUSION PROJECTS 1995 - 2008

1995 – 1996

In 1995 through 1996, during the Board Presidencies of Walter Pierce and Jay Apperson, Colecroft Station worked with ETC Engineering and Culbertson Company to address water intrusion issues identified in the 1995 ETC Report prepared when the condominium was turned over to the Association. Repairs commissioned to address issues identified in the Report included the construction of roof “crickets” next to 12 leaking chimneys; restoration and water-proofing of 132 concrete balconies eroded by water-intrusion due to faulty construction; and installation of new expansion joints between the three tectonic plates in the garage ceiling (the joints of these tectonic plates can be seen between the double columns in the garage and on the Plaza deck). The cost of these capital repairs came to \$621,000 and was paid with money from a warrantee settlement with the original developer.

1997 – 2001

The 1997 Reserve Study prepared by Downey Engineering documented that defective mortar on the exterior brick walls of the three Towers was powdering and that many of the weep-holes were blocked, resulting in water intrusion through the walls of upper level units. Condo fees were raised by 30% to create a Capital Repair and Replacement Reserve Fund to pay for the wall re-pointing project recommended by Downey Engineering, as well as for future capital repair and replacement projects. Simpson Construction was hired to perform the re-pointing repair, which was phased over a number of years (1998 – 2001), during the Presidencies of Holly Hess and Ed Willis, so that the total bill of \$490,000 would not require a Special Assessment.

2003 – 2008

Between 2003 and 2008, during the Presidencies of Richard Calderon and Greg Corbett, the Association observed that water leaking into the garage from above appeared not to be entering directly from the exposed Plaza (beneath which the garage ceiling is concrete, painted white) but rather from below the three residential Towers (beneath which the garage ceiling consists of suspended acoustical tiles).

In March 2006, Seal Engineering, the fourth engineering firm to address water intrusion into the garage, performed a “destructive test” investigation to determine the precise entry point and route of this water intrusion. The “destructive test” investigation was conducted in Plaza level unit 545 #105 and involved removing the flooring and lower three feet of wallboard in the unit so that the results of flood-tests at the perimeter of the unit could be easily and clearly observed.

The flood-tests at the perimeter of 545 #105 revealed that the wall-flashing at the base of the 545 Tower (concealed by 4 inches of exterior brick wall veneer and 8 inches of Plaza brick and grout) was defective. These findings were included in Seal’s April 2006 engineering report, which documented how water was seeping through the defective wall-flashing onto the porous concrete deck of 545 at a point 8 inches below the sub-floor at the perimeter of #105. From that point, the water was traveling – very rapidly – in two stages down to the garage. The water was first working its way smartly through holes in the concrete deck beneath the perimeter of 545

#105, and then even more quickly through the suspended acoustical tile ceiling in the garage below.

Seal drew up repair plans and called for bids from five reputable contractors for a “test repair” designed to remedy the wall-flashing defect at the perimeter of 545 #105. After reviewing the bid responses with Seal, the Association contracted \$25,500 with Culbertson Company to perform a “test repair,” which was completed in February 2007 and successfully met the challenge of a certified 24-hour continuous flood-test. The Board immediately ordered plans and multiple-source bidding from Seal for the same wall-flashing repair to the remainder of the 545 perimeter.

EV-Air-tight Shoemaker won the bidding contest with a \$102,000 bid, and worked diligently to complete the wall-flashing repair to 545 in time for a successful 24-hour continuous flood-test in September 2007. EV-Air-tight then restored the exterior brick veneer of 545 and its patios, which had been disturbed to provide access for the repair work.

In October 2007, at Board direction, Seal bid wall-flashing repair plans for the 610 and 505 Towers. EV-Air-tight Shoemaker won the bidding contest in November 2007 with a combined bid of \$220,000 for repairs to both 610 and 505. The wall-flashing repairs to 610 were begun in March 2008 and completed in August 2008, after a successful 24-hour continuous flood test. The repairs to 505 were begun in August 2008. Repairs to 505 will be completed by October 2008. Since all of these repairs are covered by the Capital Repair and Replacement Reserve Fund, no special assessment has been required.

In addition to the wall-flashing repairs to the three Towers, the Association paid for other water intrusion repairs during 2003 - 2007. These include \$47,000 in window repairs; \$24,000 in dormer roof-flashing repairs; \$13,000 in outer-lobby ceiling repairs; and \$77,000 in garage ceiling repairs. The Association also paid for water intrusion engineering studies and engineering contractor oversight. Additionally, the Association spent \$42,000 to rent a unit for the displaced owners of “destructive test unit” 545 #105 until final restoration of their unit had been completed.

The cost of all water intrusion projects between 1995 and 2008 will exceed \$1,700,000.