

Channel Islands Waterfront
Homeowners Association
Annual Meeting
February 15, 2014





Seawall Maintenance & Repair 2014 CIWHA Annual Meeting



Speaker:

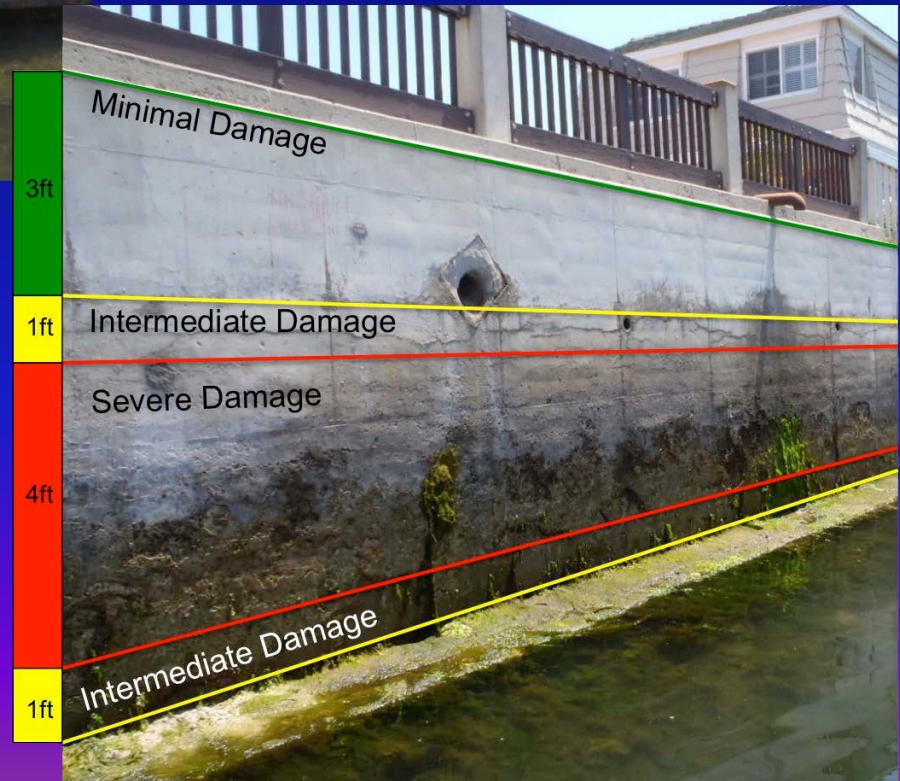
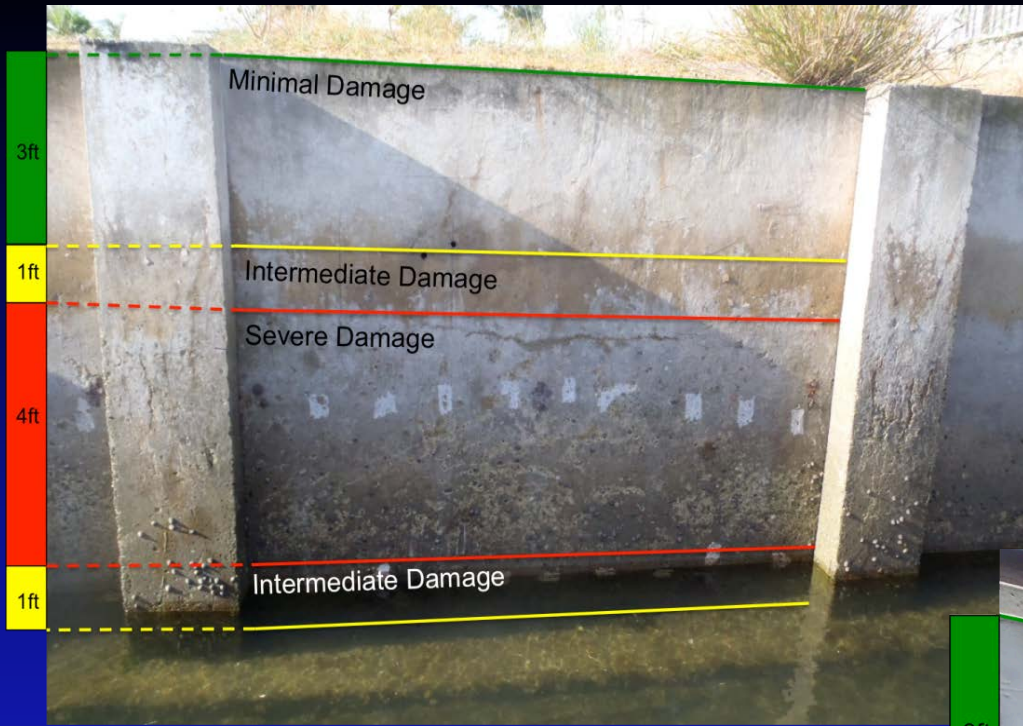
**Cameron Duncan, SE – TranSystems
Senior Waterfront Structural Engineer**

Capital Improvement Program – Work Completed To Date

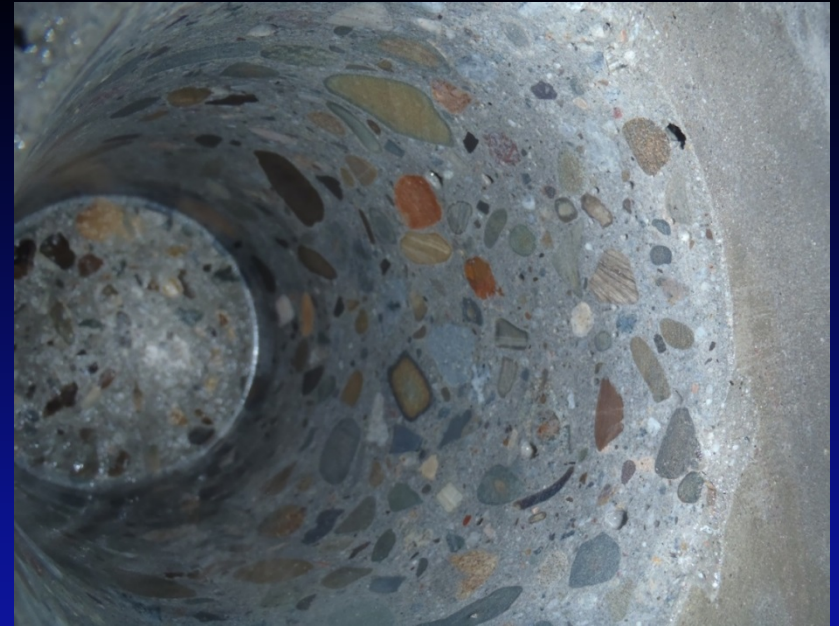
- Wall Assessment - Spring of 2012 (both above and below water)
- Calculation of the Existing Wall Capacity vs. the Load Demand (Earth Pressure, Deck Weight, Seismic Force) to estimate Risk.
- Developed repair alternatives and costs
- Prioritized repairs (High Priority – At risk of near term failures and Long Term Maintenance ranked on a scale of 1-5)
- Ranked the relative condition of each city block in the community.
- Budgets for High Priority Repairs and unit pricing for Long Term Maintenance repairs for 25 years.

Above Water Findings

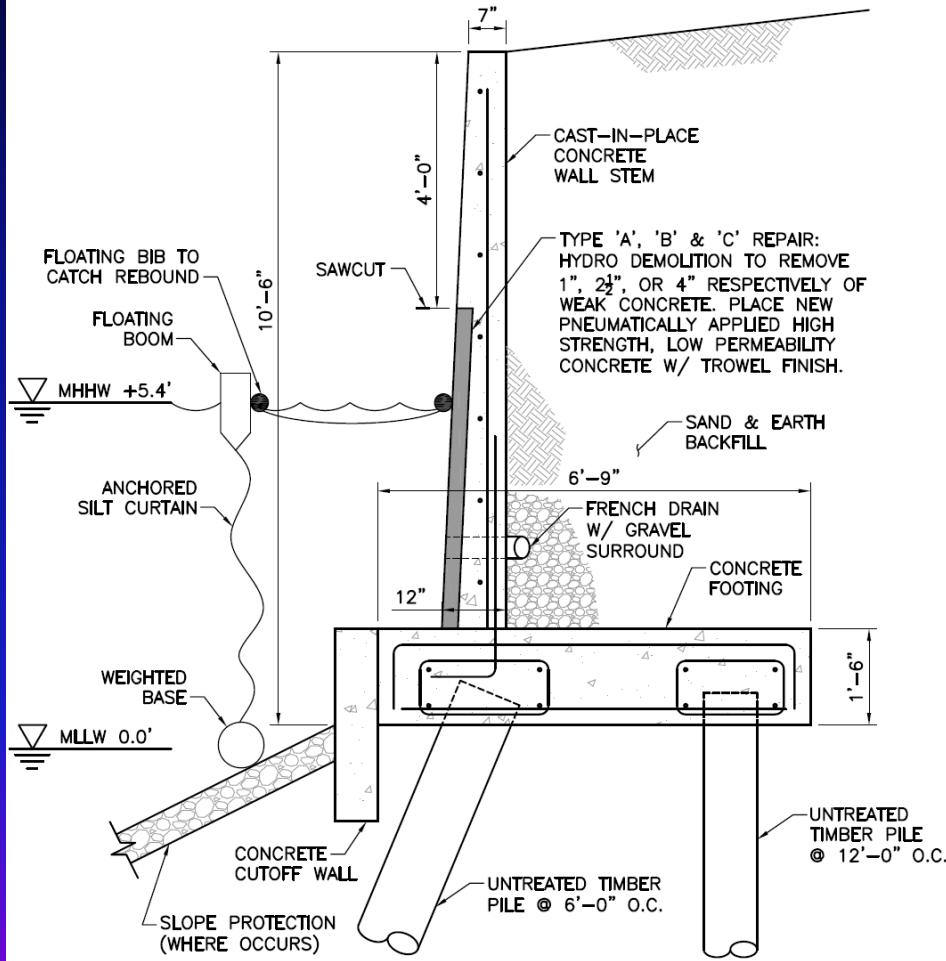
- Seawall Scaling/Erosion is due to an expansive reaction called alkali-silica reactivity. The section loss of weak concrete ranges from 0-4” of depth and varies dramatically by seawall exposure/environmental orientation.
- In general this damage is worse on Zurn walls but structurally significant on both wall types since the steel reinforcing is very close to the surface of the Boise walls.
- The back face of the wall is in significantly better condition than the front face.
- The tie-back rods are generally in good condition.
- The Boise Wall pilasters repairs are performing well but there are additional repairs needed in a timely manner.



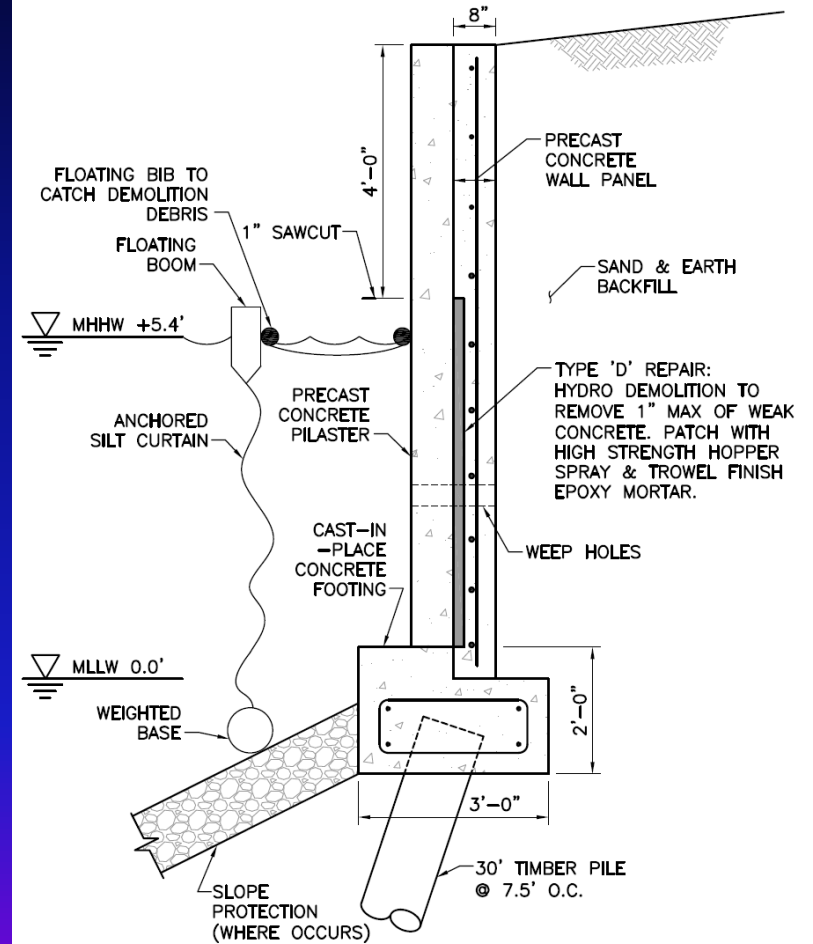
Scaling/Erosion



Wall Face Concept Repairs



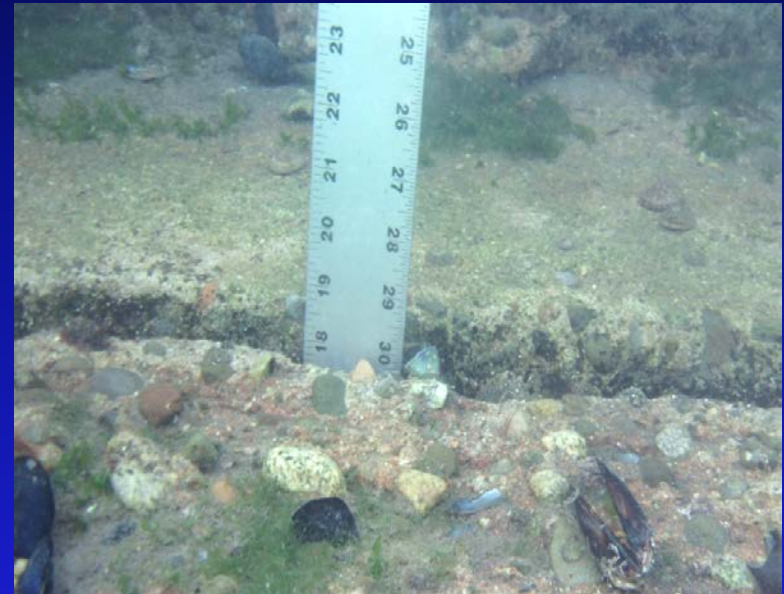
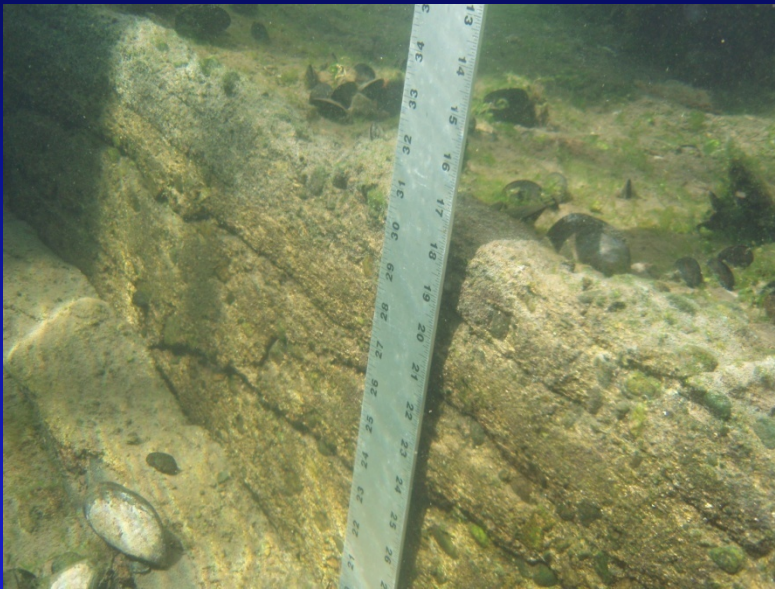
EXAMPLE TYPE 'A', 'B' & 'C' TYPICAL "ZURN" WALL REPAIR SECTION
SCALE: 1/2" = 1'-0"



EXAMPLE TYPE 'D' TYPICAL "BOISE" WALL REPAIR SECTION
SCALE: 1/2" = 1'-0"

Below Water Findings

- Slope repairs are working well, where performed, but a dozen areas of undermining concern were identified by the engineering crew which swam all 7 miles of the seawall in Phase B.



- Continuous 1” wide Separations occur on many Zurn wall foundations between cutoff wall and footing. It is a concern since marine bores may be able to access to timber piling. It is a very inexpensive fix to fill with sand.

Next Step - Capital Improvement Program

- The last step of the Program is to prepare a 25 year timeline of work for the entire community. This involves grouping city blocks of repair work into contract sizes which allow the work to be performed efficiently and at level which can be matched to the available or anticipated funding levels.
- Program Value
 - \$128,000,000 asset replacement cost vs.
 - \$192,000,000 replacement on emergency basis vs.
 - \$44,000,000 program repair cost to extend life 25-40 years.
 - Reduce or Eliminate unanticipated wall failures
 - Significant Cost Savings by avoiding Emergency Repairs
 - Significant Cost Savings by maximizing the remaining life of the seawalls.

High Priority Repairs - Spring 2014

- 2010-2140 Kingsbridge Way Wall Rotation \$532K
- Wall Rotation & Settlement Monitoring Program \$24K
- 125' of Undermined Foundations \$175K
- 240' of Cut-off Wall to Foundation Gap \$30K

High Priority Repairs – Fall 2014

- Concrete Jacket repairs for serious spalling on
(42) Boise pilasters \$200K
- 3900-3966 West Hemlock between Napoli & Ravoli Dr.
(4) Overstressed/Cracked Pilasters, (4) Overstressed
/Cracked Wall Panels, (30) Deteriorating Panels \$1,213K

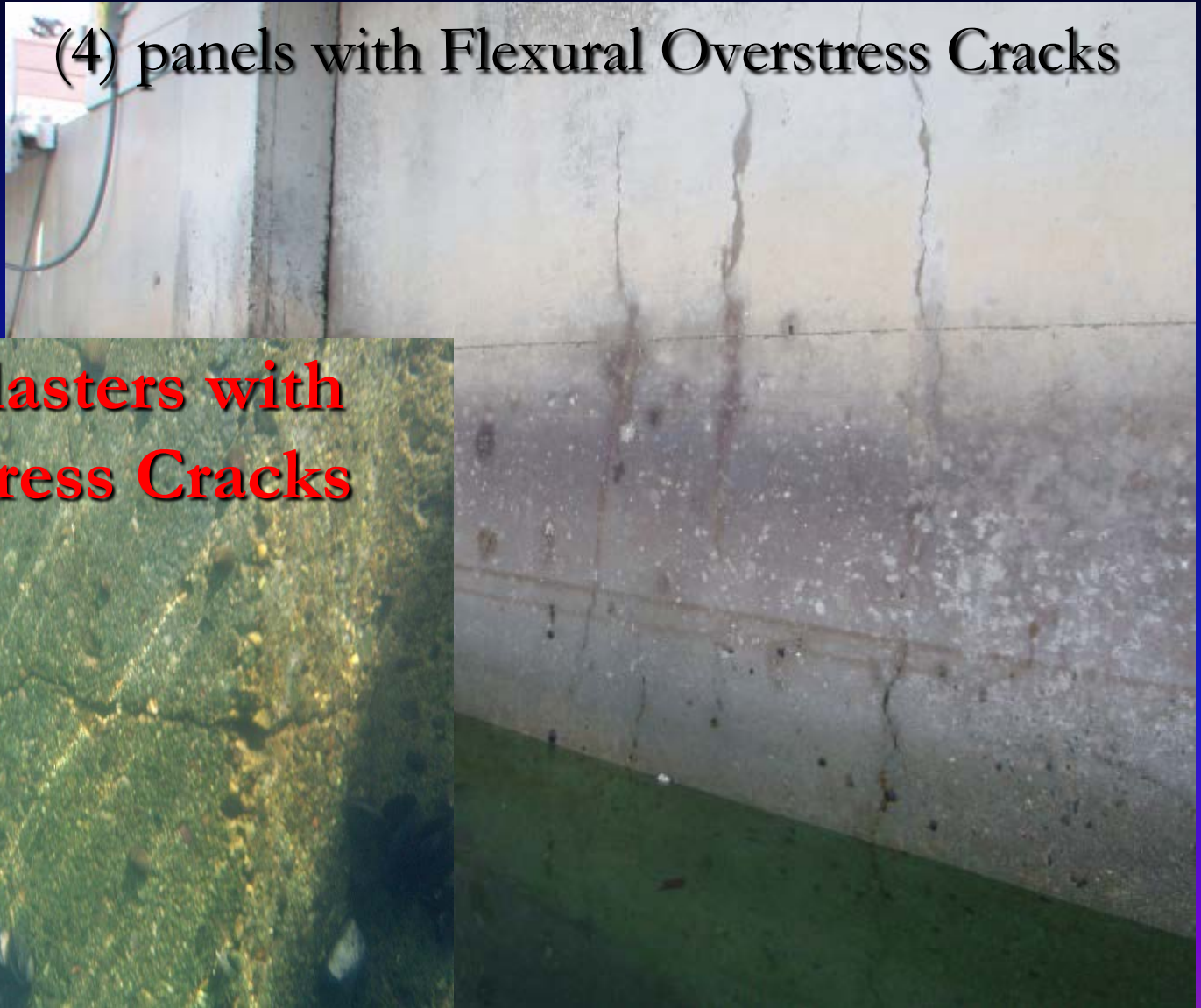


Kingsbridge Way
1.75" of movement, 7
degrees of rotation

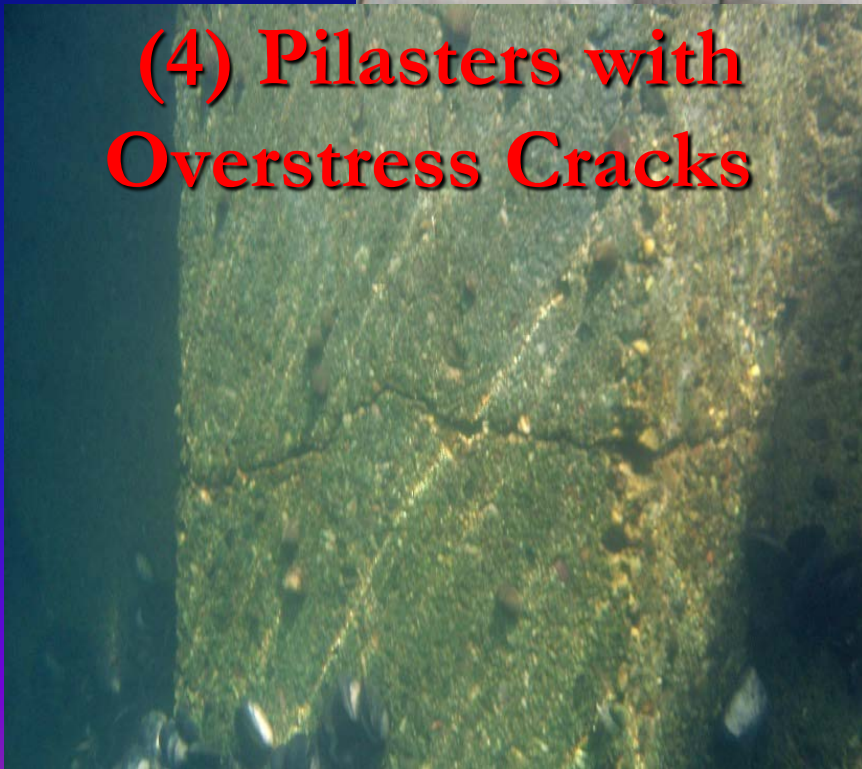


West Hemlock Damage

(4) panels with Flexural Overstress Cracks



**(4) Pilasters with
Overstress Cracks**



Pilot Program – West Hemlock

- The repair industry has numerous unproven or less proven new epoxy bonding products available which may be applicable to repair of the precast Boise wall panels.
- This technology, if proven applicable to the Mandalay Seawalls, will reduce the cost of future repairs and impact on both the community and environment.
- The City, HOA Seawall Committee and TranSystems are currently working to develop a “Pilot Program” for the upcoming West Hemlock repair which will allow us to evaluate the performance of (3) different repair methodologies for their potential application and competition for the future large scale repair contracts necessary to maintain the 7 miles of Mandalay seawalls.

Honored Guest

- Mayor Tim Flynn

Consent Agenda

- 2013 Annual Meeting Minutes
- 2013 Treasurer's Report
- 2014 Proposed Budget



Election of New Officers

- Tom Shideler
- Keith Beckwith
- Elaine Bradish



2013 Board of Directors

President- Bill Clark

Vice President- Bob Freeland

Treasurer- Matthew Steinorth

Secretary- Tom Shideler

Water Quality Chair- Trevor Smith

Landscape Chair- Keith Beckwith

Seawalls- Steve Booth

Special Contributors-

Seawalls- Bill Scarpino

Currents/Website- Debbie Mitchell & Howard
Tamaroff

Water Quality Update

- DR Horton completed their 5-year commitment to testing the water within Seabridge
- Working with City to continue testing
- Working with Seabridge and Westport to create a organization to advocate for better water quality
- Working to expand the area of testing to the entire harbor
- Last testing showed a rise in DDT and decreased oxygen levels

Landscape Update

■ Harbor Boulevard

- Developed plan with city to remove dead vegetation
- Budgeted to replant approximately 150 plants and trees

■ Streets

■ Greenbelts

- Requesting additional dog waste bag dispensers

Landscape Update

- **Monuments**

- Working with the City to come up with a repair or replacement

- **For problems or comments call-**

Charles Gonzales (805) 385-7950

or

Keith Beckwith (805) 338-4466

Seawall Update

The Board's role on behalf of the owners and residents of Mandalay Bay is to:

Monitor Maintenance and Advocate for the Timely Repair and Maintenance of the Mandalay Bay Seawalls and Channels.

Cost of Minimum Seawall Maintenance

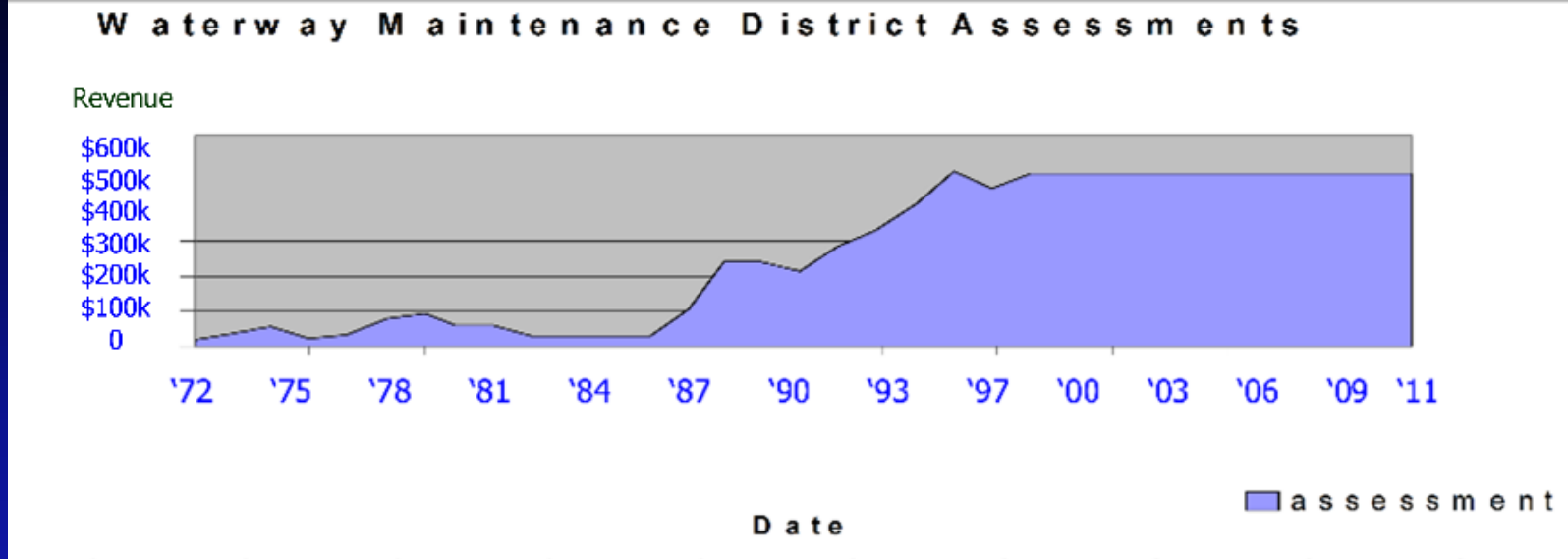
If we only do what's been done in the past to maintain the wall rather than invest in extending the life of the walls

Projected Maintenance and Repair Over Next 10-15 years – Continue:

- to repair pilasters with severe corrosion
- to repair Wall Panel Cracks And Seal Wall Joints
- to repair Weep Holes
- to monitor and provide slope protection to protect foundation piles from marine borers
- Minimum estimated cost- \$15-20 million over the next 10-15 years due to escalating costs and incidence of repair requirements. More than what the current assessment generates.



Current Assessment



- Current assessment unchanged since 1993
- Total annual assessment revenue \$501,706
- Not adequate to cover maintenance costs

New Assessment District

- Current Assessment District Cannot be Amended
- Current Assessment Revenue Did Not Contemplate Wall Life After Forty Years – Where We Are Now
- Must First Secure City Council Approval of a Binding Contract to Fund and Share 50% of the Cost.
- New Assessment District Requires a Homeowner Vote
Pass => 50% of returned ballots



Planned Preservation Campaign

We need to invest in extending the life of the walls

Develop a long Term Plan Based on Capital Improvement Program for both Interim Repairs and Long Range Extension of Service Life.

- TransSystems is Developing the CIP Plan, Timeline and Budget
- Phase A and B have been completed.
- Kingsbridge Remediation in Progress
- City Approval of R&D of Hemlock Remediation in progress.



Seawall Preservation Negotiations with City of Oxnard

Status – On Going for More than Seven Years

- Established Seawall Committee Comprised of City of Oxnard Planning Department Representatives and HOA Representatives
- Developed a Conceptual Joint Oversight and 50:50 Cost Split Framework Draft to Address Assessment Shortfall and Wall Preservation Funding
- Retained Consultant and 3 Phased Assessment Plan
- Completed Phase A - B Non-Invasive Assessment of Sample Walls
- Developing Remediation Plans and Specs to Establish Total Cost
- HOA Funding for Phases A&B comes 50/50 from Current Assessment and City's General Fund

Short Term Action Items: Test Boise Wall Solutions

- Pursue Cost/Time Saving Solutions - Preparing to bid our R&D project on Hemlock to test alternative cost savings approaches.
- Identified the seawalls at greatest risk - Programmed remediation projects for Kingsbridge and Hemlock sections. Work to be completed in 2014.

Seawall Preservation Negotiations with City of Oxnard

Long Term Action Item:

- The Non-Invasive Assessment has been completed. We are now researching all viable Wall Preservation Options, Cost Estimates and Resident Impact
- Select and Promote the Best Solution for Residents
- Gain City Counsel Approval To Fund 50%
- Gain HOA Approval of New Assessment to Fund 50%

Frequently Asked Questions:

- Who owns the Seawalls? **The City of Oxnard.**
- Who is responsible for maintaining the Seawalls? **Not clear.** Our CC&Rs indicate the homeowners and the fact that the City has dedicated the channels as city streets indicates it is the City's responsibility to maintain.
- Why do we have to do anything? **Because the walls are coming to the end of their service life and there is not enough money being generated from the assessment district to continue to keep them intact.**

Frequently Asked Questions:

- What happens if there is a failure? *As in the past, the City would coordinate the repair and funds would come from the current assessment district....not enough money to cover a large failure.*
- - **What is next?** *Your board is working with the City to complete the seawall due diligence, develop a budget and prioritize the work. We, with the city, will explore other sources for funds. Eventually the homeowners will be asked to approve an additional assessment to cover the TBD agreed upon share of the cost.*

Frequently Asked Questions:

■ How can I help?

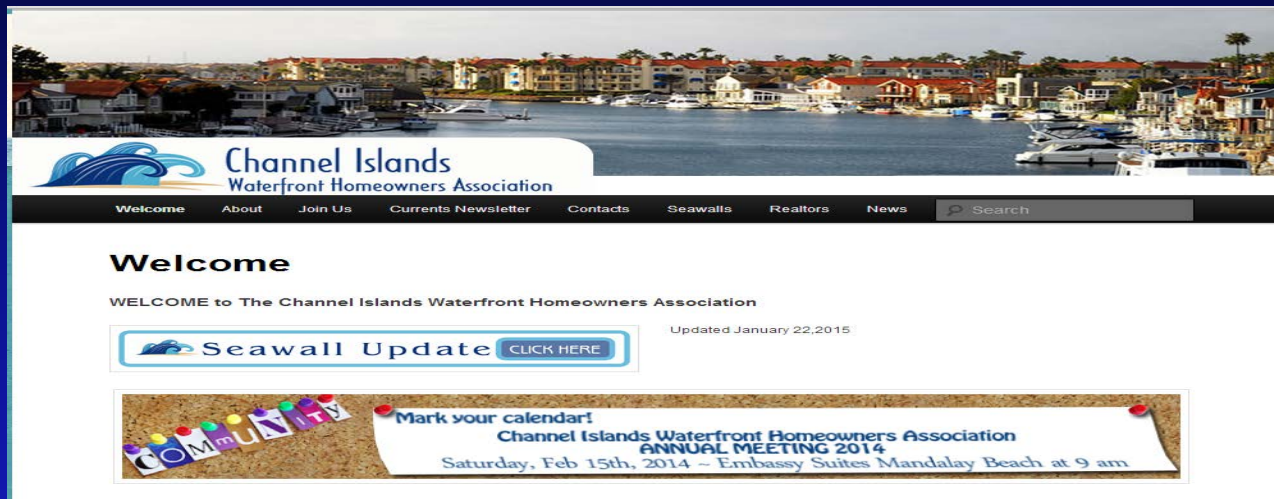
1. Maintain your membership and participate in the HOA.
2. Educate your neighbors about the project.
3. Make sure you let the city council members know how important this issue is to you, and the fact that you would like to see progress made on this issue. The City council has many issues before it. This issue is an expensive issue and one they would rather delay than be forced to act upon it.

■ What should I do to maintain my wall?

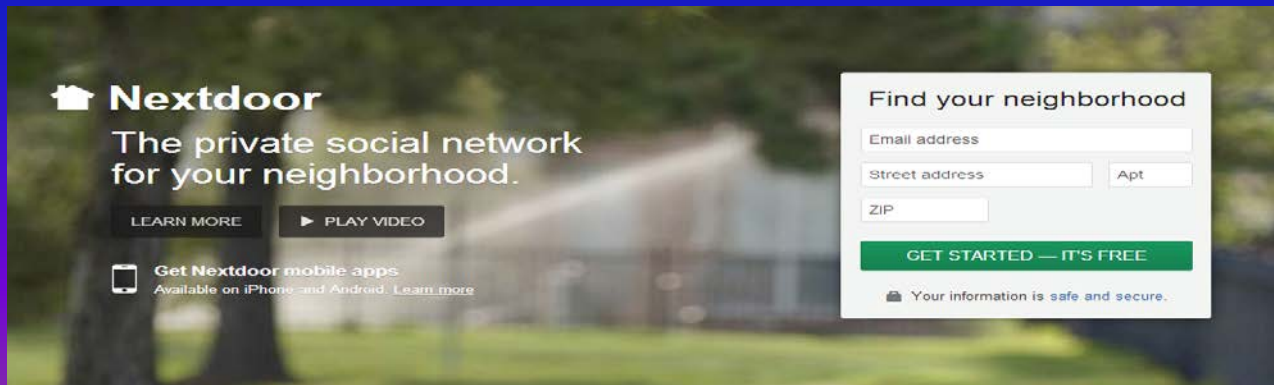
1. Nothing. It is not your wall and you are prohibited from making repairs, penetrating or otherwise disturbing the wall.

Stay Connected

- CIWHOA Website (www.channelislandsca.com)



- Next Door (www.nextdoor.com)



Questions and Answers



Thank You