

Channel Islands Waterfront Homeowners Association Annual Meeting February 10, 2018





Seawall Maintenance & Repair 2018 CIWHA Annual Meeting



Speaker:

**Eric Newman, SE – TranSystems
Waterfront Structural Engineer**

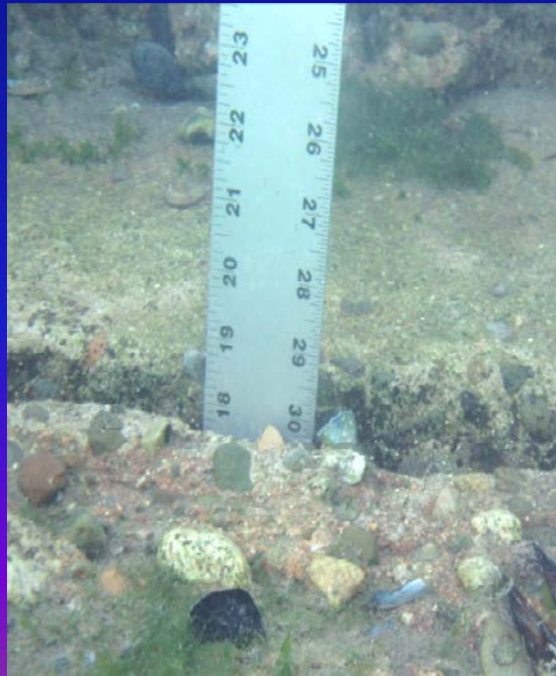
Seawall Condition

- Wall Settlement / Rotation
- Overstress Cracking
- Concrete Erosion / Spalling
- Siltation Buildup
- Weep Holes / Soil Loss
- Footing Undermining / Slope Protection



Recently Completed Projects

- 2012 Condition Assessment
- 2014 Slope Protection & Filling Footing Gaps
- 2016 Kingsbridge Way



Current Projects

- Seawall Monitoring Program
- West Hemlock Street Wall Repairs
- Pilaster Jacket Repairs
- Maintenance Dredging



3900 – 3966 West Hemlock Street

- (4) Boise wall panels and (4) pilasters with Flexural Overstress Cracks
- Field Investigation of Concrete, Rebar, Soil & Drainage
- Pilot Program will explore using varying repair methods to identify the “best value solution” for future use on Boise walls.



Pilaster Jacket Repairs



- Repair (74) of the worst condition pilasters by installing concrete jackets similar to previous jacket repairs
- Repairs grouped together to reduce costs and limit dock moves



Maintenance Dredging

- Performed a Hydrographic Survey of the seafloor for the entire community including bathymetric data in channels and mooring clearances at docks.
- Identified the areas in need of Maintenance Dredging
- Design & Environmental Permits this year
- Dredging next year

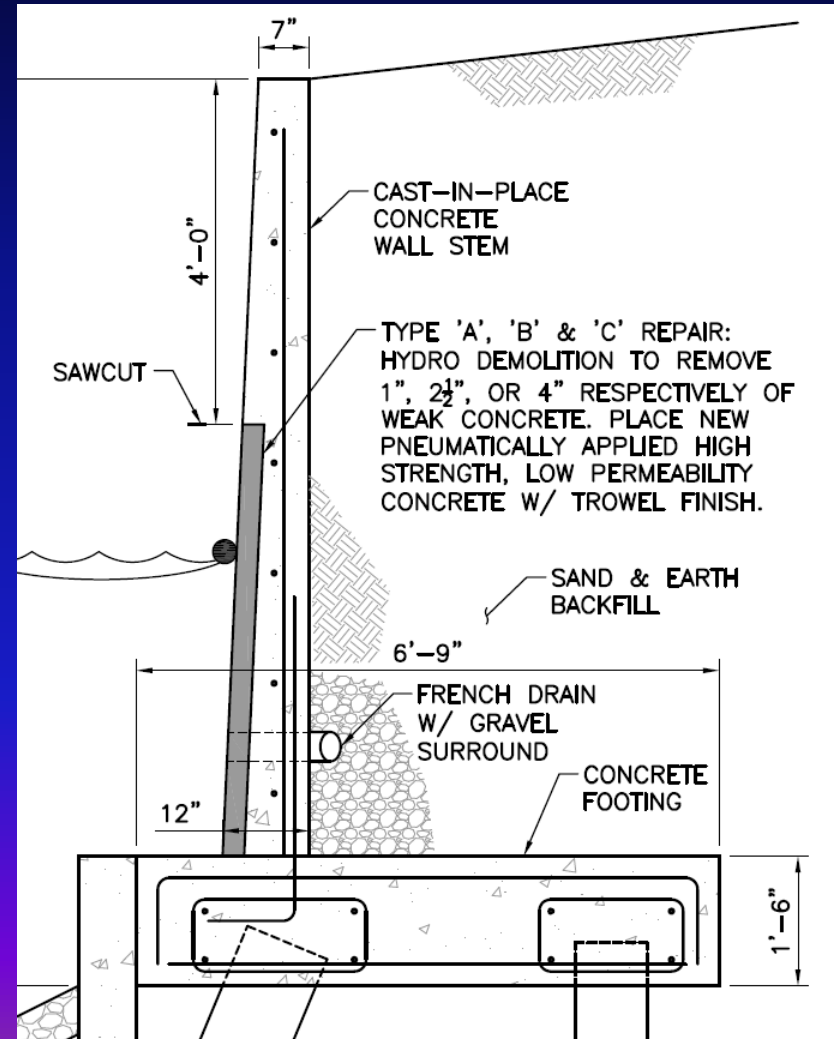


Phase C – Project Timelines

- Fall 2017, projects planned for next 25 years with priorities, cost estimates & schedules
- \$87 Million needed over next 25 years
 - Last year reported \$60 Million needed
 - More conservative approach
 - Added 2 more projects for program starting in 2019
 - Previous estimates based on some incomplete data
 - Weep Hole repairs added

Next Projects

- Begin repair of worst condition Zurn Walls
- Begin repair of worst condition Boise Walls
- Slope repairs at locations with high undermining potential
- Repair additional Boise Pilasters
- Survey & Repair Weep Holes



Weep Holes

- Some weep holes not draining water
- Some weep holes leaking sand
- Some weep holes located either too high or too low to be effective



Questions



Honored Guest

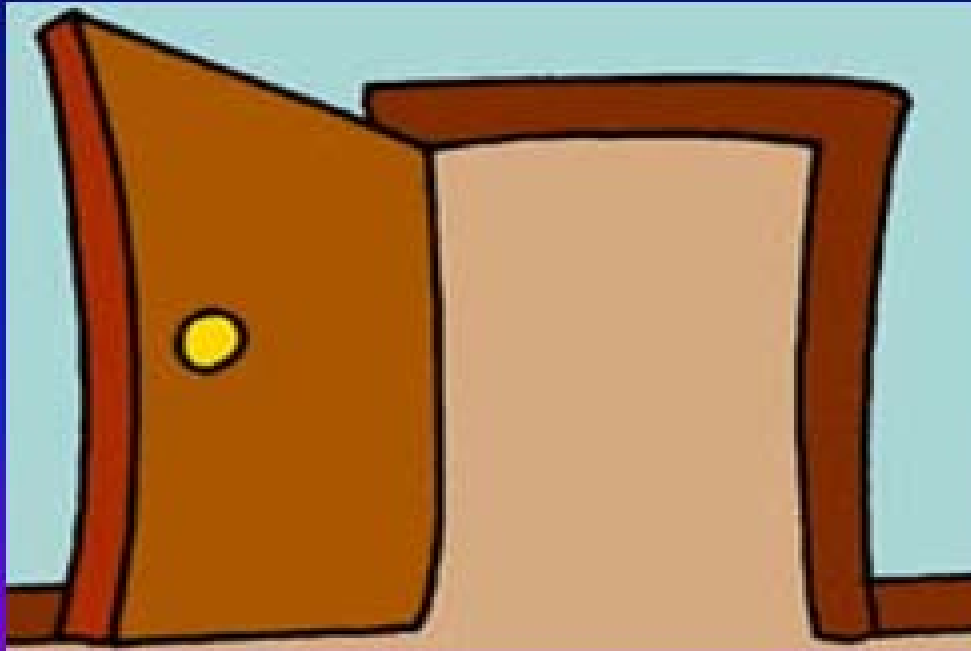
- City Mayor- Tim Flynn



Honored Guests

- Officer Mike Kohr (805) 432-8372
 - Beat 21 Coordinator
- Steve Boychuck (805) 385-7943
 - Code Compliance Manager

Closed Session for Homeowners Only



2017 Board of Directors

President- Bill Clark

Vice President- Bob Freeland

Treasurer- Matthew Steinorth

Secretary- Tom Shideler

Landscape Chair- Keith Beckwith

Seawalls/Website- Debbie Mitchell

Waterways- Lee Hilbert

Business Meeting- Consent Agenda

- 2017 Annual Meeting Minutes
- 2017 Treasurer's Report
- 2018 Proposed Budget



Election of New Officers

- Keith Beckwith
- Debbie Mitchell
- Tom Shideler



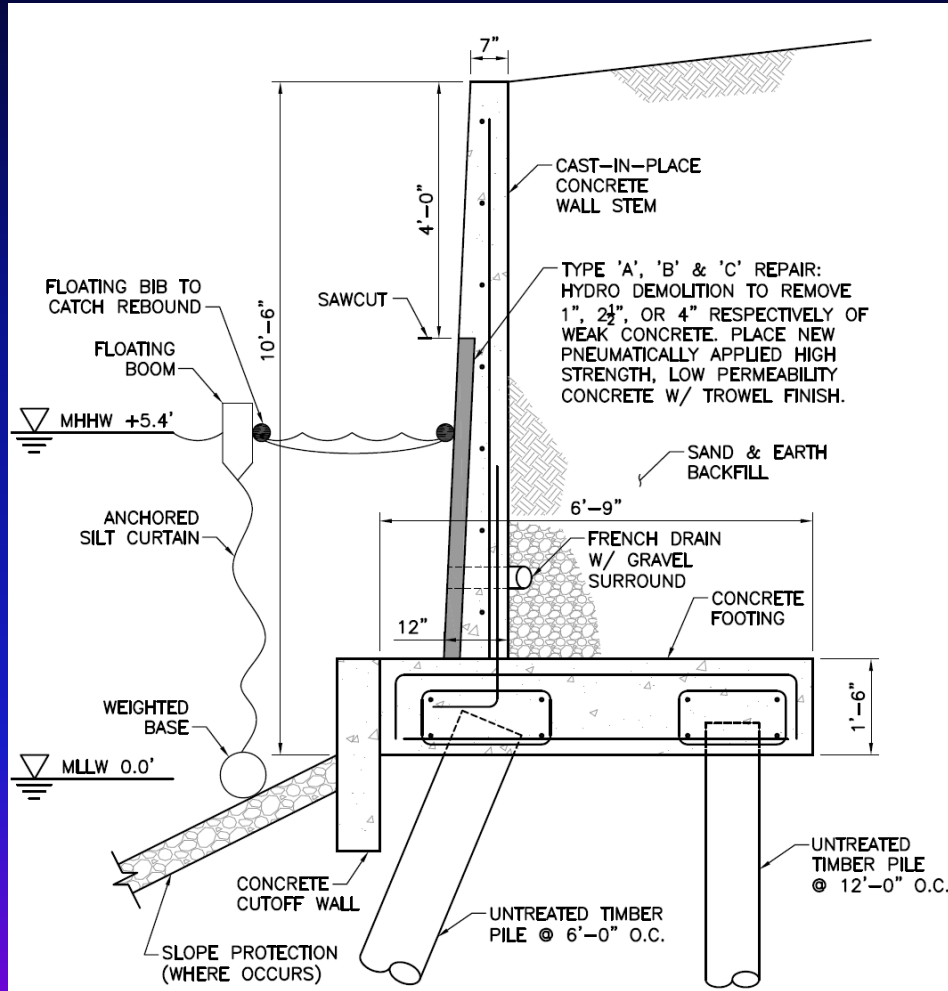
Seawall Update

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.**

Zurn and Boise Seawalls

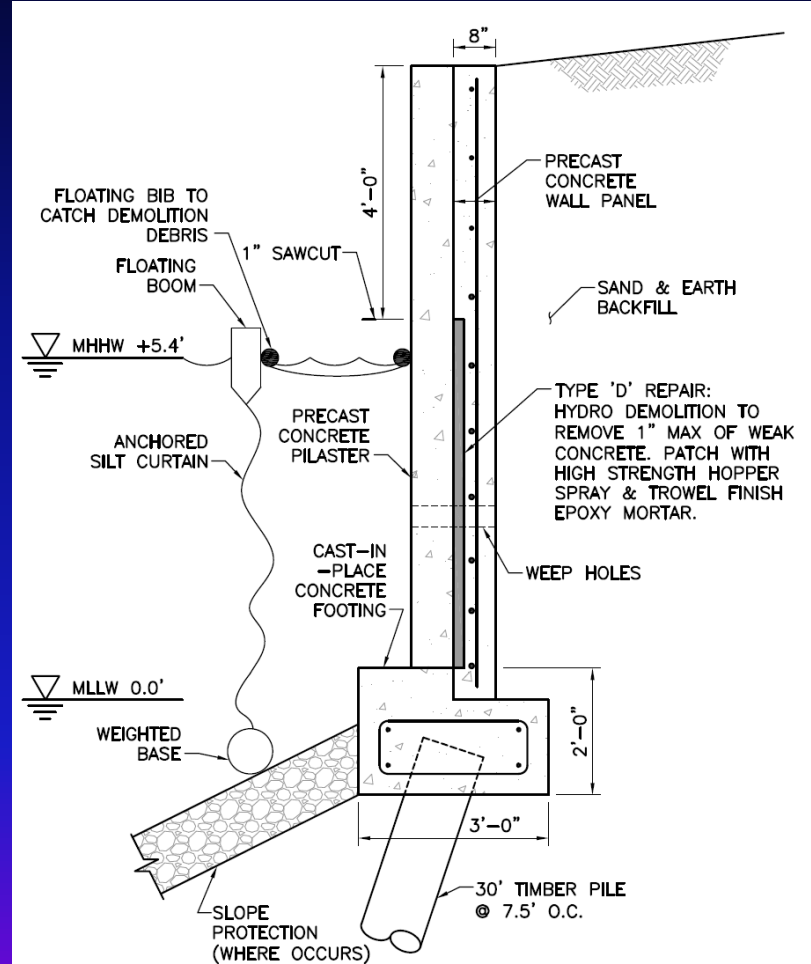
(West of Peninsula Road)



EXAMPLE TYPE 'A', 'B' & 'C' TYPICAL "ZURN" WALL REPAIR SECTION

SCALE: $\frac{1}{2}$ " = 1'-0"

(East of Peninsula Road)



EXAMPLE TYPE 'D' TYPICAL "BOISE" WALL REPAIR SECTION

SCALE: $\frac{1}{2}$ " = 1'-0"

Seawall Service Life

- Our seawalls were not built with the engineering and concerns for strength and longevity that today's permitting standards would require.
- All reinforced concrete structures have a finite service life.
- For this class of steel reinforced structure it is somewhere between late 30 and early 40 years.

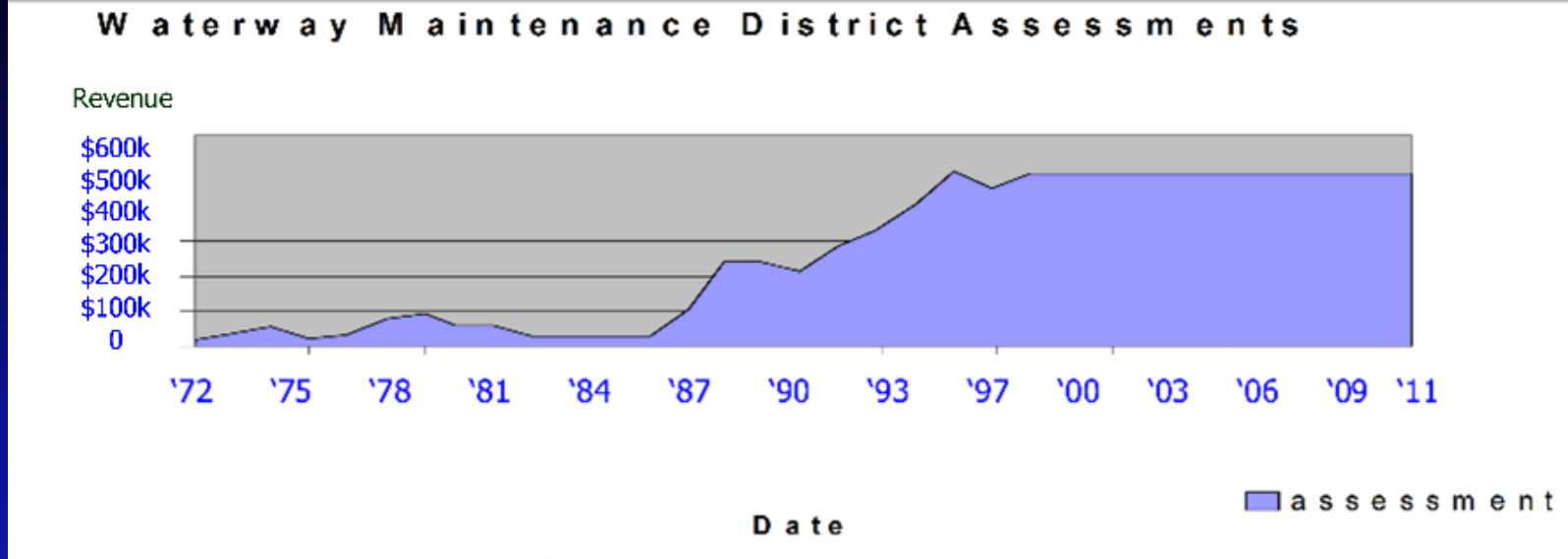
Seawall Service Life

We are at the end of the service life of
the seawalls.

Waterway Capital Improvement Program

- TransSystems has prepared 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 matched to the available funding.
- **Program Value**
 - \$128,000,000 asset replacement cost vs.
 - \$192,000,000 replacement on emergency basis vs.
 - \$90,000,000 program repair cost to extend life 25-40 years.
 - Purpose is to eliminate unanticipated wall failures and lengthen the lifespan of the seawalls

Current Assessment



- Current assessment unchanged since 1993
- Total annual assessment revenue \$501,706
- Not adequate to cover maintenance costs
- Cost sharing plan with the City

Future Assessment District

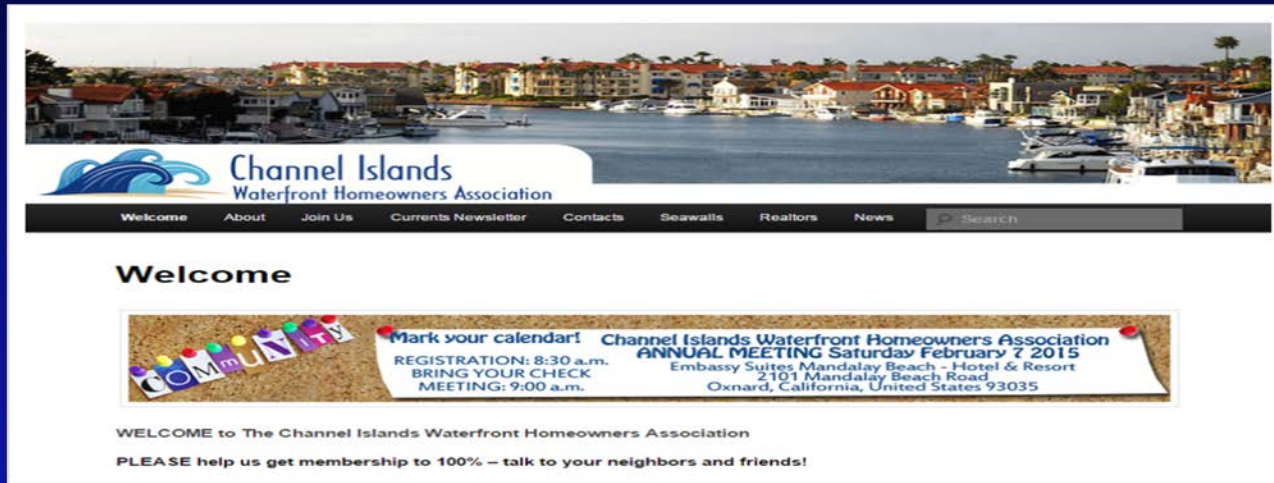
- New Assessment District
 - Incorporate old Assessment District-Landscaping
 - Fund maintenance and repairs to the seawalls
 - Fund future dredging
 - 50/50 split with the City
 - Require a vote of registered voters in our area
 - Increase in property taxes

Landscape Update

- Removal of dead trees along Harbor
- Replacement vegetation and irrigation
- New Contractor
- For questions, please call-
Keith Beckwith (805) 338-4466

Stay Connected

- CIWHOA Website (www.channelislandsca.com)



- Next Door (www.nextdoor.com)



Questions and Answers



Thank You

