

From: "Farkas, Andrew L." <[REDACTED]>
To: "[REDACTED]" <jeevacation@gmail.com>
Subject: Fw: American Yacht Harbor Steel Column - Follow Up
Date: Thu, 21 Mar 2013 13:18:50 +0000
Attachments: DPNR_letter_Detail_19Mar13.pdf

Just received. An agenda item for our time together today.

From: Mukamal, Thomas [mailto:[REDACTED]]
Sent: Thursday, March 21, 2013 08:16 AM
To: Farkas, Andrew L.; Garrison, Frank
Cc: Mukamal, Tom
Subject: American Yacht Harbor Steel Column - Follow Up

Andrew / Frank –

Our team has spoken with Paul Ferreras, the structural engineer that we have engaged to assist us in addressing the column failure. Paul seemed capable and I believe his assessment is right on. He submitted for an emergency repair permit on our behalf this afternoon, and will be providing proposals for both a column survey and a general structural visual inspection of the property. As I mentioned to you the other day, Eric Simonton (who is an engineer) will be on site the first half of next week to check on both the repairs and additional testing. This is of course at IGY's cost.

If Mr. Epstein would like, Eric can sit with him or a member of his staff to discuss what he sees next week etc. Please just let me know.

Preliminary Diagnosis of Structural Engineer:

The two 4" schedule 80 ("extra strength", 3/8" thick) columns that failed are typical of the approximately 225 columns that support the various beams and decks at the property. The engineer reviewed the sizing and loading calculations and confirmed that the columns are properly sized for the design loads. The columns are about 20 years old, and are in contact with the ground and in some locations, standing water. Additionally, there is a decorative cast iron base installed around the bottom of the columns for aesthetic purposes that also unfortunately trap moisture against the bottom of the column, causing corrosion. Due to the age of the columns and excessive moisture, the base of the columns in question corroded to a point where the bottom 2 inches of the column failed on Sunday

Note – the column failure may or may not have been facilitated/exacerbated as a result of the quakes in the area during the preceding week leading up to the failure. For convenience, I have attached a report by the engineer as well as his request for an emergency repair permit.

Repair:

The engineer submitted an emergency permit request to DPNR to replace the column (see enclosed email and correspondence) and the request has already been approved. The engineer proposed a design using the same type of column with plates to secure the column to the girders above and foundation below. He has already reviewed the methodology with the contractor. Work can commence immediately as soon as the contractor is scheduled. We expect the work can be completed in the next few days.

Further Investigation:

The engineer is providing 2 proposals for further investigation:

1. A survey of approximately 25% of the columns on site to determine to what extent the other columns on property are experiencing the same corrosion at the base. Upon completion of this survey, we will have a better understanding as to the extent of the problem, whether further surveying is required, and what remedial work will be required.
2. A visual structural inspection of the entire property in order to determine if there are any other structural issues warranting concern and/or remedial action. There is currently no reason to believe that there are further structural concerns, however, this report would potentially alleviate any concern among the property's ownership group.

We expect to receive these proposals by Friday.

Future Repairs:

If future repairs of columns are required there are several different ways to potentially repair the columns rather than replacing, as long as they are addressed before they fail. These repairs would be less expensive and easier than replacement, and would likely involve bolting or welding angle iron and/or support plates onto the bottom of the columns thereby reinforce any corroded sections.

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