

Concrete Restoration

Holiday Surf and Racquet Club Uses Innovative Method

by Susan Peik

DESTIN, Florida — Salt water and concrete do not mix well. Many associations will need to deal with repair, restoration and replacement at some point, so it's a good idea to plan ahead. Perform periodic inspections, keep the reserves in order and hopefully it will go as smoothly as possible, and not break the budget.

Jerry Stalnaker, manager of Holiday Surf and Racquet Club said that after 30 years, the seven story layout of 166 waterfront units at Holiday needed some concrete work. Located directly on the Gulf of Mexico, the exposures

that faced the water were damaged the worst. About a year and a half ago they noticed some unusual cracking of balcony floors, adjoining walls, and the telltale rust stains of structural concrete distress.

When the contractor, George Atchison, of Phoenix Coatings began work, and opened up the concrete floor of the balconies for the necessary restoration he discovered that the rebar ended a full eight inches short of the balcony edge. This was a hidden flaw that dated back to the original construction, creating a situation that did not bode well for long-term structural integrity. Concrete extensions had been poured without additional steel reinforcement within the recommended proximity to the balcony edges to make up for the shortfall. A side effect of this issue was the safety railings and screens were only attached to the concrete, and part of the side walls adjacent to the balconies

were also lacking in the recommended structural support, which accounted for the unusually entailed settling cracks, pointing to expensive and extensive repairs now.

This was not just another concrete restoration job. This case called for some creative ingenuity and re-engineering if there was to be any integrity and longevity. Jerry called Dan Smith, of Cornerstone Engineering. This was not the first time Dan had seen something like this. There was already



Jerry Stalnaker, manager of Holiday Surf and Racquet Club in Destin, Florida.