



*During concrete restoration at Holiday Surf and Racquet Club.*

a remedy that was less dramatic and costly than tearing out the afflicted balconies and rebuilding, with all of the noise, mess and loss of use that implies.

This method was one that had first been tried in 1989 in Mobile Shores, Alabama. In addition to adding to the structural integrity of the buildings, it had held up beautifully, promised to outlast any concrete patch remedy, and it looks good too! This method involved using stainless steel sheathing for end caps and extending interior structural reinforcements and anchoring it all to the existing healthy steel core and concrete structure along with the usual repair to balcony floors and adjoining walls, correcting the original structural defects and offering a solid, long lasting foundation to the cosmetic surface work.

George Atchison coordinated the restoration work. The sheet metal work for the end caps was subcontracted, but he was able to do the rest with his staff and is very pleased about how the railings integrated into the new structure and the relative ease with which the wall cracks and floor repair are being accomplished.

According to Dan it may be a bit more expensive than the traditional restoration in the beginning, but it is much less than the

cost of rebuilding the balconies. It is costing Holiday Surf and Raquet Club about one million dollars now, but in the long run, they feel this is prudent because the new concrete and overall balcony integrity will have a far longer service life and there is no lost usage of the property, no jackhammer noise and no mess from extensive demolition and rebuilding.

The work is expected to be complete this fall. Jerry says they are very pleased. Originally faced with a much more expensive situation, he was relieved to present the board with a viable proposal that costs much less. Reserves covered over half of the cost and they were able to finance the rest, resulting in a much gentler special assessment for all.

According to Dan Smith and George Atchison even though the current codes are more sensitive to balcony structure and the inevitable concrete deterioration, you need to inspect often and call as soon as you see the telltale rust marks to avoid further damage and expense. The board will also need to keep informed of the

anticipated costs involved in restoring your balconies and other concrete to have a realistic financial plan to address the situation. MR

*After the work was completed.*

