

Cove Towers Update

November 15, 2018

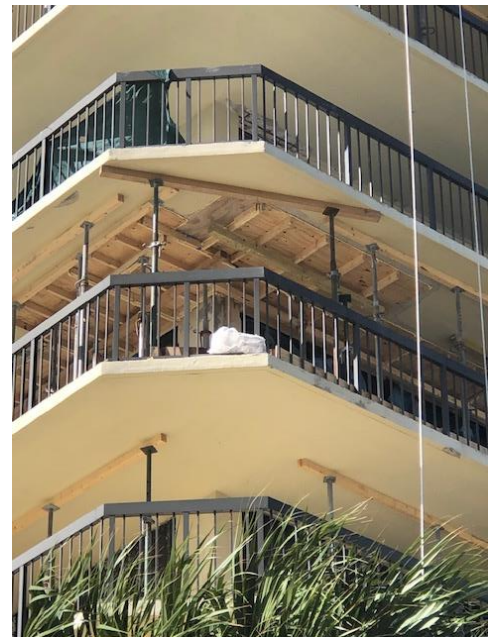
Concrete Restoration – The following will give you an idea of why this work is being done in the building.

Spalling concrete is concrete that has broken up, flaked, or become pitted. This is usually the result of a combination of poor installation and environmental factors that stress the concrete, causing it to become damaged. If not addressed early, they could result in structural damage, such as damage to reinforcing bars positioned inside the concrete. For this reason, it is important to address spalling when it first starts to appear. The signs of spalling are easy to spot. The surface will become rough and flaky and may pit. (See photo) It can be repaired by totally chipping the damaged section of concrete to expose the rusted rebar until a clean section is found to treat it or replace it.



If signs of deterioration are spotted in a balcony slabs, walls or supporting columns, it is best to act quickly to address them. The longer concrete is allowed to crack, pit, chip and flake, the higher the risk of serious damage. Spalling concrete at Cove Towers is structural in nature and has been inspected by structural engineers who are currently overseeing US Structure crews on the ongoing repair project through a set of their specifications to perform any necessary repairs. This is especially important when damage to the concrete results in damage to bars used for reinforcement.

US Structure is in the process of completing all the large repair areas first to minimize the number of trips of the pump trucks delivering concrete. Once the concrete has been poured it requires about a week for a curing process before the wooden forms and pole shores can be removed. During this curing time workers concentrate on other floors performing small repairs to walls, ceilings, floors and columns. For safety reasons only, a few balconies can be done at the time to prevent a collapse of the slab.



Note: Completed – does not mean that the entire work is finished, is simply saying that a task or phase is completed. The sequence of the project as follows:

- 1. Inspection and marking of affected areas**
- 2. Chipping of marked areas to exposed rebar (large concrete slab sections will require pole shoring)**
- 3. Repair of rebar**
- 4. Installation wooden forms to pour concrete**
- 5. When curation period is over, apply stucco coating over new concrete**
- 6. Pressure clean surfaces**
- 7. Paint**

Stack 46 E – current work 2046, 1946, 1046, 946, 746, and 646 next repairs will be done 1446, 1246, 546, 446

Stack 47 E – Started Nov 5, currently in chipping process PH47, through 1547.

Stack 48 E – Large repairs 2148, 2048, 1948, 1048, 548 concrete in place and stucco application will follow. Other crews will work from PH down to 2nd floor on minor repairs.

Stack 49 E – Large repairs completed (concrete in place) on T49, 2149, 1949, 1749, 1249, 1149, 1049, 949 small repairs will follow on other balconies.

Stack 42 W – Wooden forms will be removed from 1542, 1442, 942, 1042, Next units for large repairs are 1742, 1642, 842

Stack 43 W – Currently being worked on small repairs

Stack 44 W – Large concrete repairs are completed on main balconies (concrete only), stucco repairs and floor texture will follow. After these items are completed the stages will be removed to the small balconies.

Stack 45 W – Large concrete repairs completed on 1945, 1845, 1545, 1445 – balconies from PH down to 2nd are being inspected for small repairs.

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