

Seapointe Village Master Project Plan

2005

Major rehabilitation of the plaza deck, per compliance to design and construction codes and standards, was undertaken in accordance to the Transition Settlement Agreement. 70,000 sf of plaza deck was rehabbed and included the installation of a water proof system. 5,000 sf of the ocean front hot tubs was not included, at the time, since it was determined that this area could be managed given proactive maintenance and no structural deterioration was observed. The SV Master Council retains the structural design engineer to make annual plaza deck inspections in order to monitor: the performance of the water proof system; the effectiveness of the annual maintenance program; and the integrity of structural members.

2014

The structural professional engineer's annual plaza deck inspection report, (August 26, 2013, summary report January 24, 2014) reveals water leaks under the spa and pool area, 2,220 sf. The water leaks are managed by repairing water pipes, install new drains in the crawl space, repair damage concrete walls and ceilings in the spa crawl areas. In managing the water leaks of the west foundation wall at south plaza, the report states, "Due to the hidden nature of the water leaks at this area, it is very difficult to manage the leaks. The effectiveness of the water management measures are questionable."

2015

The structural engineer's report, June 19, 2015, states, Spa area – "The ongoing leaks under the spa area have started to affect the structural condition of the precast concrete planks and girders. Corroded reinforcing bars were observed at the bottom of the planks. Also, continuous water leaks at the girder supports has corroded the steel base plates and caused spalling at the top of the columns. A repair program for the water proofing system at the spa area should be initiated in order to prevent further damage to the plaza deck." "Alternative repair methods of managing the water leaks by installing additional drains and joint caulking is not effective for the long run. Structural damage to the deck has already begun."

The structural engineer's report dated July 8, 2015 of recommended repairs include:" removal and replacement of the spa area, 3,300 sf including removal of the existing spas, planters, and other features; prepare deck slab and repair as required; install new waterproofing membranes and drains; reinstall spas and planters.; Partial removal of the waterfalls along the west foundation wall at south plaza and install new waterproof membrane etc.; and repair all the columns' corroded beam bearing plates."

The SV Master Council, upon the recommendations of the professional structural engineer and from the findings of his report, commences the RFQ process to retain design professional consultants for the removal and replacement of the hot tubs in order to rehabilitate the plaza deck structure and install water proof membrane.

2016

The design professionals inspected the hot tub area, main pool pump room, main pool water feature & lagoon area and made recommendations for needed repairs of these areas and prepared plans and specifications. These water feature assets, 29 years old, are showing signs of deterioration, failure and not up to current codes. For example, cracks in the ocean front water feature gunite rock wall, cracks in the supporting walls behind the waterfalls, leaks in the water pipes connecting to the waterfall. The water lagoon also has leaking water pipes. The main pool pump / heater room is difficult to maintain, equipment beyond their useful life, unsafe with insufficient ventilation and not up to current codes.

The SV Master Council solicits Requests for Proposals for the construction of the Seapointe Village Plaza Renovation. Four proposals were received, reviewed and the bids tabulated by SV's construction manager. The range of the bids were \$2.4 million to \$4.2 million. The unknown conditions of the project were a contributing factor of the significant range of bids. After careful review of the submitted tabulation of bids and recommendations from their professionals, the SV Master Council rejected all the bids, since they were significantly above the preconstruction estimate of \$1.5 million.

The SV Master Council wanted to reevaluate a more cost effective alternate plan for the hot tub plaza deck renovation. The SV Master Council solicited RFQ's to retain for design professionals that had exhibited excellence in designing and completing resort & aquatic feature projects in NJ, the surrounding areas and beyond too. Also, since Seapointe Village will be 30 years old, and many of the assets are reaching their useful life and in need of replacing, it was determined to develop a master concept plan that would include these features and assets. For example, additional assets including the gazebo above grills on plaza deck, gazebo above elevated deck at the ocean front pool, walkways over the dunes, main entry gatehouse and main entrance hardscape and water features, Garden and Centre Court pools and hot tubs, perimeter walls, and roadways are all approaching time for rehabilitation and/or replacement. Having a master plan would be helpful in showcasing how all these features can be integrated in Seapointe Village maintaining a family resort consistent and updated to current codes, maximizing the utilization of existing unused areas, improving the existing amenities and prioritizing their replacement.

The annual structural engineer's report, August 31, 2016, indicated that further plaza deck deterioration corrosion from moderate to severe; progressed in more areas compared to observations of 2015; "Though the plaza deck under the spa area exhibits certain degree of deterioration, (as indicated in his report), the deck does not exhibit significant structural distress such as excessive cracking, spalling, deflections, movements, or widespread reinforcement corrosion. Therefore, in our opinion the structural integrity of the plaza deck is not compromised at this time. However, a continuous deck deterioration will eventually affect the structural integrity and safety of the deck." Therefore, a repair program for the waterproofing system at the spa is needed. The repair plan includes removal of the spas and install new waterproofing membrane reinstall the spa structures as well as structural repairs of the plaza deck.

2017

The SV Master Council directed the new design professionals to consider a plan that would be more cost effective than the previous plan considering alternate materials & construction methods, relocating the hot tubs in a less costly construction location than above the existing main pool pump room, for example. The revised concept plan was developed in the spring. It was posted on the SV's website and presented for owners' feedback at three open house meetings during the summer. It was discussed, also, at the SV Master open meetings.

The new concept plan included: the existing baby pool would be converted into a smaller more controlled waterfall which would flow into the main pool, eliminating the need for the very expensive new receiving pond due to structural and code requirements. The baby pool would be relocated to where the existing waterfall pool exists, moving this closer to the lifeguard station, promoting greater safety and efficiency in guarding the pool, and bring this area into compliance with current codes. The crow's nest area is iconic but underutilized. The area would be incorporated into a raised deck for seating, and move it out of the fence-in pool area so it would be open all the time. Eliminating the crow's nest would increase the viewing deck area over the pool and enhance ocean views. Shade areas would be added to this area. One of the new concept alternatives addresses site line concerns by eliminating the crow's nest structure. Also, one of the new concepts alternatives includes three (3) hot tubs, and one includes two larger hot tubs.

The SV Master Council has engaged Merrell & Garaguso, the low bidder of the original project 2016 & the contractor of the plaza deck rehabilitation project of 2005, to collaborate with our design professional in developing construction costs of the revised new concept plan.

When the construction costs are developed for the new concept plan, the SV Master Council will present it to the SV owners. It is the intention of the SV Master Council to present to the SV

owners two concept plans for consideration to implement, i.e., the revised new (2018) concept plan and the 2016 concept plan. The selected concept plan will include the rehabilitation of the plaza deck, as recommended by SV structural engineer.