

San Mateo Tennis Court Garage

Project Narrative

BACKGROUND

In 2020, ZFA Structural Engineers were contracted to design and execute a 10-year maintenance plan aimed at extending the life of the garage until 2030. The scope of this maintenance plan included:

- Performing a structural survey
- Installing a steel post support at one (1) location with significant damage
- Waterproofing improvements
- Replacement of corroded anchorage and fence posts
- Concrete spall repair
- Implementing a semiannual maintenance and monitoring program to evaluate existing cracks in the structure and document new/increased damage.

ASSESSMENT

The assessment performed by ZFA in June 2023 confirmed significant movement and identified damage to specific girder locations, cracking at beam supports and spalling at perimeter piers. ZFA Structural Engineers produced design documents to address the damage and the City awarded the construction contract in September 2023.

ADDITIONAL SCOPE

The additional scope as a result of unforeseen conditions that were not visible in June 2023 are as follows:

- Increasing the number of structural steel posts from five (5) to eleven (11) in areas with severe concrete damage and rebar corrosion. **\$55,000 is the estimated for this work.**
- Temporary shoring is required in the garage at each post location to provide beam and girder support during construction. **\$16,000 is estimated for this work.**
- Commissioning of a specialty contractor to provide an x-ray scan of the existing steel reinforcement at the eleven (11) post locations prior to installation is requested by the structural engineer. **\$5,000 is estimated for this work.**

ANTICIPATED ADDITIONAL SCOPE

Additional unforeseen work discovered during the remainder of the construction period is as follows:

- Additional repairs to concrete areas that have been identified during construction. **\$5,000 is estimated for this work.**
- Additional posts, beams, and shoring as required by the structural engineer due to additional damage discovered during concrete repair and potential movement during construction. **\$8,000 is estimated for this work.**
- Removal or alteration of existing live, dead and wind loads at the tennis court level. **\$1,000 is estimated for this work.**