

SEAWALL UPDATE

Early in 2019 we hired Turrell, Hall & Associates to do an inspection of the seawall which encloses the man-made island over which our buildings are built. The seawall was built in the early 1970's, well before the buildings were constructed. A copy of Turrell's report can be found in the Owners Only section of our website ardissonenaples.com. The username and password needed to access the Owners Only section are ardisson and gsb4400 respectively.

The report observes that the age of our seawall, close to 50 years, is significantly older than the 30-year normal useful life of a seawall. Over the last 10 plus years we have made repairs to the seawall as cracks have developed and the material contained within the wall has begun to leach out through the cracks. While the buildings themselves do not rest on the soil contained within the wall, the driveway and the floor of the parking areas do and our infrastructure of water and sewer lines and electrical and communications conduit run through the material. As the report points out, a failure of the seawall is not an option. A significant failure could be catastrophic and render some or all of our units uninhabitable.

At the end of the report, Turrell Hall presents several options for short term and long-term actions we can take to preserve the seawall and greatly extend its life. We cannot replace the northern, eastern, and southern sections of the wall or build another seawall to entomb those portions of the wall. The wall is too far under the buildings and there is not enough access to do that option. To replace or entomb or riprap the western section behind the docks, we would have to remove the docks. One of the long-term options suggested by Turrell Hall is to riprap the northern, eastern, and southern sections. A riprap entails placing rocks against the existing seawall to provide support and prolong the life of the wall by many years.

A couple of months ago, Turrell Hall called and told us that Park Shore Landings across the bay and the Village were going to make repairs to their walls next summer. Park Shore Landings is going to build a new seawall outside their existing seawall (entomb their wall) and the Village is planning to riprap its northern section and entomb the seawall on the east side near the Park Shore Drive bridge. Park Shore Landings and the Village are working together to obtain bids and Turrell Hall suggested that we join in with them in the bidding process. To do that we have to spend about \$6,000 to obtain permits and create plans that can be used by contractors to develop bids. The rationale for our joining with the Village and Park Shore Landings is that Park Shore can be used as a staging area for the riprap work on the Village and Ardisson seawalls. If we or the Village wanted to do the work separately from Park Shore Landings, the staging would probably have to be done a long way from our property and the material barged in at much greater cost.

We decided to have Turrell Hall do the work necessary to obtain the permits and the bids. We will not be obligated to sign a contract and do the work. The permits are good for five years and are easily renewed. We are asking that the bids for our work include an estimate of the cost if we decided to do our work separately at another time. The plan is to have the bids back by early December. I believe we will have some time to discuss the cost and meet with Turrell Hall before we have to make a decision. The Turrell Hall report shows an estimated cost of \$735,000 to riprap the northern, eastern, and southern portions of the wall. By getting this bid we will know the real cost and we will be better able to decide to do the work now or begin reserving for the work that will need to be done in the near future. Installing helicals in the western dockside portion of the wall would not be part of this bid.

While this is the type of maintenance work that does not require a vote by the owners, the magnitude of the project is such that owner input is very important. We hope to have enough information in hand to have a discussion at the Budget Meeting, or soon thereafter, about the cost and the advantages and potential savings of doing the work next summer in conjunction with Park Shore and the Village. We will keep you posted.

On Behalf of the Board
Bob McDorman, President