

From: Mike Lonergan mike@lonergans.net
Subject: Re: [SPAM] Zoo Floor
Date: February 28, 2017 at 7:46 PM
To: Meany Chair chair@meanylodge.org, shawnb63@yahoo.com, Dave Claar recproperties@mac.com

On 2/28/2017 8:16 PM, Meany Chair wrote:

Mike

Dave and I made measurements in the Zoo. It really appears that the floor is cracking and heaving.

What do you see as options for repair? It may be the floor will settle down with spring thaw to an acceptable level and you can ignore things for a while. The only real way to repair is demolish the floor, excavate a minimum of 12" below for a well drained backfill, and repour the floor. This will require temporary support of the outer edges of the balconies as they sit on the floor--not separate footings.

What kinds of effort will it take to make those repairs? Break up concrete, haul it somewhere, excavate dirt, place and compact backfill, and pour concrete. It is possible to split the project doing the demo, and installation of the backfill one year and pouring concrete the next. This would require mechanics to work on gravel for a winter. You will need about 15 devoted people for 5-6 full weekends to do this.

What parts of the work can be done by volunteers? All of it.

What would we need to hire out? Nothing

What do you think are the costs for those repairs? Seventeen yards of concrete for \$2500., forty yards of gravel for \$2000., concrete reinforcing for \$1000., jackhammer rent for \$300., trackhoe rent for \$750., skid steer loader rent for \$750, compactor rent for \$300., linear floor drain for \$2000. There will be miscellaneous things like fuel, forming, temporary supports, etc.

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\$ 9600