

550 Front Street
San Diego, CA.

P-1 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-1 Level)

Item

I Slab to wall transition leak & stains @ PS 70A: (Defect # 1)

- 1 Remove existing slab coating in area of repair
- 2 Sandblast wall in area of repair
- 3 Sandblast slab in area of repair
- 4 Remediate transition in accordance with CF DETAIL NUMBER 8. (XYPEX must cure minimum of 21 days)
- 5 Repaint wall to match surrounding area
- 6 Replace floor coating to match existing

II Leakage from wall / concrete soffit @ PS 70: (Defect # 2)

- 1 Sandblast to clean area of repair
- 2 Apply strip seal over all cracks
- 3 Drill & install injection devices or nozzles (Ports)
- 4 Inject Elastomeric grout as per Manufacturers requirements: (Stratthane or equal) (Submit resin choice for approval)
- 5 Remove injection devices after resin has cured
- 6 Remove strip seal
- 7 Feather grind area of repair to match existing surrounding material profile
- 8 Paint area of repair to match surrounding area

P-1 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-1 Level)

Item

III Leakage from cracks @ Ceiling & Wall Areas in NW Mechanical Room: (Defect # 3)

- 1 Sandblast to clean area of repair
- 2 Apply strip seal over all cracks
- 3 Drill & install injection devices or nozzles or ports in accordance with CF DETAIL NUMBER 2
- 4 Inject Elastomeric grout as per Manufacturers requirements: (Strathane or equal) (Submit resin choice for approval)
- 5 Remove injection devices after resin has cured
- 6 Remove strip seal
- 7 Remediate wall to ceiling transition in accordance with CF DETAIL NUMBER 8 (Inverted) (XYPEX must cure minimum of 21 days)
- 8 Feather grind area of repair to match existing surrounding material profile
- 9 Paint area of repair to match surrounding area as required

IV Overhead Leak Below Museum Construction: (Defect # 4)

- 1 Sandblast to clean area of repair
- 2 Apply strip seal over all cracks
- 3 Drill & install injection devices or nozzles (Ports)
- 4 Inject Elastomeric grout as per Manufacturers requirements: (Strathane or equal) (Submit resin choice for approval)
- 5 Remove injection devices after resin has cured
- 6 Remove strip seal
- 7 Feather grind area of repair to match existing surrounding material profile

P-1 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-1 Level)

Item

V **Ceiling Cracks & Leaks in Electrical Room: (Defect # 5)**

- 1 Sandblast to clean area of repair
- 2 Apply strip seal over all cracks
- 3 Drill & install injection devices or nozzles or ports in accordance with CF DETAIL NUMBER 2
- 4 Inject Elastomeric grout as per Manufacturers requirements: (Strathane or equal) (Submit resin choice for approval)
- 5 Remove injection devices after resin has cured
- 6 Remove strip seal
- 7 Feather grind area of repair to match existing surrounding material profile

VI **Cracks / Efflorescence @ Structural Slab & Ceiling - PS 36M: (Defect # 6)**

- 1 Sandblast to clean area of repair
- 2 Apply strip seal over all cracks
- 3 Drill & install injection devices or nozzles or ports in accordance with CF DETAIL NUMBER 2
- 4 Inject Elastomeric grout as per Manufacturers requirements: (Strathane or equal) (Submit resin choice for approval)
- 5 Remove injection devices after resin has cured
- 6 Remove strip seal
- 7 Feather grind area of repair to match existing surrounding material profile

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P-1 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-1 Level)

VII Rain Water Leaking Through Slab Below Museum: (Defect # 7)

- 1 Sandblast to clean area of repair
- 2 Apply strip seal over all cracks
- 3 Drill & install injection devices or nozzles or ports in accordance with CF DETAIL NUMBER 2
- 4 Inject Elastomeric grout as per Manufacturers requirements: (Stratthane or equal) (Submit resin choice for approval)
- 5 Remove injection devices after resin has cured
- 6 Remove strip seal
- 7 Fabricate & install positive water seal around slab penetration
- 8 Feather grind area of repair to match existing surrounding material profile

Note: In addition to the site specific repairs in P-1, walls must be repainted in the repaired areas & floor and traffic coatings must be repaired and blended in to match existing surrounding areas.

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End of P - 1 Garage Level Remediation Scope Of Work

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P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)

Item

P-2 Subterranean Level Garage ---- Remediation Scope *** SITE SPECIFIC REPAIRS *******

Item

VIII Coating Delamination In Drive Aisle: (Defect # 8)

- 1 Cut out & Remove delaminated coating 2 ft. beyond failed area
- 2 Sandblast slab to provide bonding profile in area of repair
- 3 Apply epoxy primer
- 4 Apply traffic coating to match existing (Submit material specifications & sample for approval before work begins)

IX Ramp Water Stained At Wall: (Defect # 9)

- 1 Cut out & Remove delaminated coating 2 ft. beyond failed area
- 2 Sandblast slab / wall transition to provide bonding profile in area of repair
- 3 Apply epoxy primer
- 4 Apply traffic coating to match existing (Submit material specifications & sample for approval before work begins)

X Leakage & Stains on Structural Slab & Ceiling: (Defect # 10)

- 1 Remove build up of material smeared on ceiling slab from prior repair activity - grind ceiling flat / smooth
- 2 Sandblast to clean area of repair
- 3 Apply strip seal over all cracks - full length
- 4 Drill & install injection devices or nozzles or ports in accordance with CF DETAIL NUMBER 2
- 5 Inject Elastomeric grout as per Manufacturers requirements. (Stratthane or equal) (Submit resin choice for approval)
- 6 Remove injection devices after resin has cured
- 7 Remove strip seal
- 8 Feather grind area of repair to match existing surrounding material profile

P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)

Item

XI Leakage at Stair 3 from Parking Level 2 to Parking Level 3: (Defect # 11)

- 1 Sandblast Entire wall
- 2 Repair wall cracks using injected grout in accordance with CF DETAIL NUMBER 2
- 3 After grout has cured, Remove strip seal / additionally seal crack in accordance with CF DETAIL NUMBER 7
- 4 After XYPEX has cured for 21 days, waterblast to remove efflorescence and deposits
- 5 After waterblasting, implement and apply materials in accordance with CF DETAIL 9

XII Leakage and Stains @ PS 169 (Defect # 12)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XIII Wall Leakage & Stains @ PS 189 (Defect # 13)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)
Item

XIV Leakage / stains @ structural slab to foundation wall @ PS 209 (Defect # 14)

1 * (Continuous Repair from PS-152 to PS-217)*****

2 Sandblast area to be repaired

Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:

CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9

Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XV Driveway Coating Damage / Delaminated / HL Crack @ PS 132 (Defect # 15)

1 Remove coating to expose entire length of structural slab crack

2 Install strip seal top and bottom of slab

3 Drill and install injection ports

4 Inject SIKADUR 35 Hi-Mod LV Epoxy Resin to restore structural integrity of slab

5 Remove strip seals

6 Grind slab surface flat and level

7 Reinstall traffic coating

XVI Driveway stains in area of previous repairs @ PS 174 (Defect # 16)

1 * (Continuous Repair from PS-152 to PS-217)*****

2 Sandblast area to be repaired

3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:

4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9

5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)
Item

XV II Structural Slab Ceiling Crack / Stain / Efflorescence (Defect # 17)

- 1 Remove coating to expose entire length of structural slab crack on both sides of slab
- 2 Install strip seal top and bottom of slab
- 3 Drill and install injection ports
- 4 Inject SIKADUR 35 HI-Mod LV Epoxy Resin to restore structural integrity of slab
- 5 Remove strip seals
- 6 Rout cracks / seal area and crack as specified in CF DETAIL NUMBER 14 & CF DETAIL NUMBER 15
- 7 After 21 day XYPEX cure, install SIKAGARD 62 Moisture Insensitive Epoxy coating as shown on CF DETAIL NUMBER 15

XVIII Leak & Stains / Crack @ Ceiling & Structural Slab in PS 195: (Defect # 18)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XIX Construction Joint Leak @ PS 152 (Defect # 19)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)
ITEM

XX Construction Joint Leak @ PS 156 (Defect # 20)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below.
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXI Wall Leak @ PS 160 (Defect # 21)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below.
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXII Construction Joint Leak @ PS 167 (Defect # 22)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below.
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXIII Wall Leak @ PS 164 (Defect # 23)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below.
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

P-2 Subterranean Level Garage ----- Remediation Scope (Site Specific @ P-2 Level)
ITEM

XXIV Wall Leak @ PS 175 (Defect # 24)

1 * (Continuous Repair from PS-152 to PS-217) *****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXV Wall Leak @ PS 176 (Defect # 25)

1 * (Continuous Repair from PS-152 to PS-217) *****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXVI Wall Leak @ PS 177 (Defect # 26)

1 * (Continuous Repair from PS-152 to PS-217) *****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXVII Wall Leak @ PS 177 (Defect # 27)

1 * (Continuous Repair from PS-152 to PS-217) *****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- Repaint walls to match surrounding areas - Blend floor color & texture to match existing

P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)

ITEM

XXVIII Wall Leaks @ PS 191 (Defect # 28)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repair walls to match surrounding areas - Blend floor color & texture to match existing

XXX Wall Leak @ PS 203 (Defect # 29)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repair walls to match surrounding areas - Blend floor color & texture to match existing

XXX Wall Leaks @ PS 205 (Defect # 30)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repair walls to match surrounding areas - Blend floor color & texture to match existing

XXXI Wall Leaks @ PS 154 (Defect # 31)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below:
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repair walls to match surrounding areas - Blend floor color & texture to match existing

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P-2 Subterranean Level Garage ---- Remediation Scope (Site Specific @ P-2 Level)

ITEM

XXXII Wall Leaks @ PS 158 (Defect # 32)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below.
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

XXXIII Wall Leaks @ PS 172 (Defect # 33)

1 * (Continuous Repair from PS-152 to PS-217)*****

- 2 Sandblast area to be repaired
- 3 Remediate Cracks, Joints, Transitions, Wall & Elevated Slab in accordance with Construction Forensics Details noted below.
- 4 CF DETAIL NUMBER 1, CF #2, CF #3, CF #4, CF #5, CF #6, CF #7 & CF #9
- 5 Repaint walls to match surrounding areas - Blend floor color & texture to match existing

Note: In addition to the site specific repairs in P-2, walls must be repainted in the repaired areas & floor and traffic coatings must be repaired and blended in to match existing surrounding areas.

Note: P-2 garage will be out of service during repairs / remediation until Pinnacle Homeowners representative accepts the completed work.

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End of P - 2 Garage Level Remediation Scope Of Work

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P-3 Subterranean Level Garage ---- Remediation Scope

P-3 Scope includes All East, West & South walls and the entire Floor Area

ITEM Preparation ***

- 1 Sandblast East Wall, West Wall & South Walls, floor to overhead slab to remove paint & repair material left on the walls
- 2 Remove existing Epoxy Coating on the slab on grade (Entire P-3 level)
- 3 Remove Storage Room contents and fenced cages (All Storage Rooms) (Provide suitable storage facilities)
- 4 Remove all floor coverings that would impede a monolithic waterproofing remediation
- 5 Sandblast or beadblast all of slab on grade surface including Storage Rooms (11) / Stairwells / Fire Pump Room / Elevator Lobby
- 6 Sandblast 12" up on all columns and return walls
- 7 Remove 1st course block where slab joints or cracks intersect interior walls
- 8 Remove components / equipment that would impede a monolithic waterproofing remediation

Waterproofing ***

- 1 Remediate all wall cracks in accordance with CF DETAIL NUMBER 1, CF #1, CF #2 & CF #7 (East, West & South walls)
- 2 Remediate all wall joints in accordance with CF DETAIL NUMBER 3, CF #4 & CF #7 (East, West & South walls)
- 3 Remediate all wall surfaces in accordance with CF DETAIL NUMBER 5, CF #6 & CF #10 (East, West & South walls)
- 4 Remediate all SOG cracks in accordance with CF DETAIL NUMBER 13 & CF #15 (Parking, Drive Aisles, Enclosed Rooms & Stairwells)
- 5 Remediate all SOG Joints in accordance with CF DETAIL NUMBER 12 & CF #15 (Parking, Drive Aisles, Enclosed Rooms & Stairwells)
- 6 Remediate entire SOG in accordance with CF DETAIL NUMBER 17 & CF #17 (Parking, Drive Aisles, Enclosed Rooms & Stairwells)
- 7 Re-sandblast as required after Grout Injection to provide clean / bondable surfaces on SOG & Walls
- 8 Remediate all Column Bases and Base of Interior Walls in accordance with the specifications shown in CF DETAIL NUMBER 8
- 9 Complete the Remediation of all Walls and Slab On Grade in accordance with CF DETAIL NUMBER 10

P-3 Subterranean Level Garage ---- Remediation Scope

P-3 Scope includes All East, West & South walls and the entire Floor Area

Post Waterproofing****

- 1 Dry pack to replace blocks removed to remediate SOG joints & cracks
- 2 Install 60 mil non-skid Epoxy coating to all floor surfaces not in parking or drive aisles (Storage Rooms / Mechanical Rooms / Electrical Room / Fire Pump Room / Stairwells / Lobbies)
- 3 Reinstall Storage Room cages / lockers -- Attachment bolts / studs @ floor must be set in XYPEX and epoxy in a manner that is consistent with the new on-grade waterproofing system (Attachment method / system must be approved by the Architect prior to work).
- 4 Reinstall electrical / mechanical components removed for remedial work.
- 5 Re-B66install Fire Pump equipment / components removed for remedial work.
- 6 Install 70 mil Exoxy Coating with non-skid aggregate finish in vehicle parking area and 90 mils in drive aisles
- 7 Repaint all waterproofed wall area to match previous conditions
- 8 Repaint all interior return walls
- 9 Repaint interior of Storage Rooms / Electrical Room / Mechanical Rooms / Fire Pump Room / Stairwells / Lobbies)
- 10 Repaint structural support columns to match previous condition
- 11 Lay out and re-stripe parking areas & drive aisles
- 12 Lay out and paint parking space numbers
- 13 Provide for return of all Storage Room Contents (Homeowners Private Property)

Notes: ***

- 1 **P-3 garage will be out of service until all remediation activities are completed and the Pinnacle Homeowners Representative accepts the completed work.**
- 2 Remediation Contractor to provide auxillary fire protection while Fire Pump Room is immobilized (Contact San Diego Fire Department)
- 3 A Grouting Technical Supervisor must be in attendance during all grouting operations (Not affiliated with the Remediation Contractor)
- 4 A Technical Representative from each waterproofing material supplier must oversee the application of their material)
- 5 Technical Representatives & Technical Supervisors must file daily reports with the Architect and / or Homeowners Representative

*** **End of Remediation Scope** ***