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ENTUITIVE

June 30, 2017

Westmount Place CC 8310969
c/o Sandra Williams
Montgomery Ross & Associates
400, 1414-8th Street SW
Calgary, AB T2R 1J6

Re: Westmount Place (1100-8th Avenue SW)
2017Post Tension System Update
Our Project No.C017-0523

Dear Ms. Williams,

As outlined in our proposal dated May 2, 2017 Entuitive has completed an investigation update testing of the post tensioned strands at the Westmount Place Condominium. The review was completed in conjunction with an expanded investigation of the post tension system at the building. Site work was completed by June 28, 2017. The following is a summary of our review.

1. DESCRIPTION OF STRUCTURE

Westmount Place, located at 1100 8 Ave SW, Calgary, AB, is a 27 story residential/commercial building with a four level underground parking structure. Architectural/ Structural drawings produced by Clark James Coupland Architects dated 1982 detail concrete flat-slab floor slabs supported on column capitals and concrete columns. The columns are reinforced using conventional mild steel. The floor slabs are reinforced using a combination of conventional mild steel and unbonded post-tensioned strands.

We understand a strand replacement program was recently implemented in the parkade in 2016.

2. DESCRIPTION OF POST TENSION SYSTEMS

Unbonded post-tensioned strands are placed in their final locations prior casting of concrete. Once the concrete is placed and cured, the strands are tensioned to provide structural capacity to the floor slab. The strands are fabricated from multiple wires enclosed in a plastic sheathing.

The space between the strand and the sheathing contains grease to lubricate the strand and inhibit corrosion.

Post-tension strands are susceptible to corrosion deterioration in higher-risk exposure conditions such as parking decks, below grade construction, and discontinuities in the building envelope. Moisture can access the strands at end anchorages or through cracks in the concrete where the strand sheath has been compromised. Damage can also occur due to improper handling during construction, strand slippage at the anchors during original stressing, brittle wire cracking, or coring/drilling after construction.

Strand failure (i.e. loss in strand tension) can result from one or more of the above noted occurrences. A loss in strand tension will reduce the load carrying capacity of the structure. Consequently, periodic monitoring is recommended to identify any changes in strand tension in a timely manner.

3. OBSERVATIONS

The following observations and discussion are based on our assessment of the unbonded post-tension strands accessible at inspection recesses installed on the underside of the ground floor and suspended parking level slabs. The exposed lengths of the strands were checked for tension deficiencies by a penetration test. The results of our investigation are presented below.

3.1 EXISTING POST TENSION SYSTEM RECESSES

3.1.1. Ground Floor and Suspended Parking Levels

Penetration testing was completed on 294strands at 81 available inspection recesses in the ground floor and suspended parking levels. One (1) additional inspection recesses was available, however, could not be tested as it was obstructed or inaccessible. As of the current testing, the following tension deficiencies are detected:

Full tension deficiencies:	1
Partial tension deficiencies:	3

As all previously identified fully tension deficient strands were replaced, this represents an increase of one (1) fully tension deficient strand.

3.2 EXPANDED INVESTIGATION

A total of 168 post tensioned strands were inspected at 30 new inspection recesses chipped into the underside of select slabs. Indications of water, emulsified grease, corrosion, or pitting of the strand were reviewed and recorded. The exposed lengths of the strands were checked for tension deficiencies via a penetration test. The results of our investigation are presented below.

Note that the information gathered at the strand inspection recess locations summarized below only reflects the strand condition at the specific locations examined. Conditions of the strands in

areas not exposed may vary from those observed at the recess locations. The level of deterioration observed may not constitute the most server condition of the strand.

3.2.1. Ground Floor and Suspended Parking Levels

STRAND CONDITION SUMMARY TABLE	
STRANDS DISPLAYING PARTIAL TENSION DEFICIENCIES	1 (~1 %)
STRANDS DISPLAYING FULL TENSION DEFICIENCIES	15 (~9 %)
STRANDS DISPLAYING WATER, CORROSION, EMULSIFIED GREASE OR SURFACE PITTING	2 (~1 %)
STRANDS WITH DEFICIENCIES OBSERVED	18 (11 %)
TOTAL NUMBER OF STRANDS OBSERVED	168 (100 %)

4. DISCUSSION

Tension deficiencies could be the result of mechanical damage, strand slippage, stressing defects, or moisture contact during original construction or through defects in the waterproofing. We note that the building foundation walls show heavy signs of moisture seepage so the risk is high that moisture has gained access to the slab edges after original construction, which is consistent with our results. Removal of a tension deficient strand could also be completed to determine the cause of the tension deficiency. In cases where strands have been removed for full length examination, moisture, if present, is typically observed at anchor locations as well as along various locations of the strand (i.e. the strand may be exposed to moisture even though it was not identified in the inspection recess).

Partially tension deficient strands are classified as strands where one or more of the individual wires comprising the strand are tension deficient but at least one of the wires remains under tension. All wires without tension in a strand are classified as fully tension deficient. Indication of partial tension deficiency can be susceptible to variances in the test method and results may vary between inspections.

Overall, a total of 16 fully deficient and 4 partially deficient post-tension strands were detected. This represents approximately 4.5 percent of the strands tested. The fully and partially tension deficient strands have reduced the local load carrying capacity of the slabs. Our office previously completed a capacity review to determine the amount of tolerable strand breakage prior to removal and replacement of the strands being required. We found that any fully tension deficient strands must be replaced to ensure that the slabs can support full design loading. Based on these results, replacement of the fully tension deficient strands detected as part of the current testing must be replaced.

Due to the increase of tension deficiencies in the existing tested strands and the expanded investigation revealing new strand deficiencies; exposing additional strands in areas not tested to date is recommended. Further, regular testing of the strand tension at all existing recesses will provide an indication if loss in tension is occurring and allow a timely initiation of remedial repairs.

5. RECOMMENDATIONS

In light of the above observations and discussion, the following recommendations are presented for your consideration. Please note that GST would be in addition to the budget presented below.

5.1 POST TENSTION SYSTEM MONITORING – GROUND FLOOR AND SUSPENDED PARKING LEVELS

Given the current tension deficiencies noted, tension testing of the post-tension strands at existing recesses is recommended on an annual basis. The next update test should be scheduled for June, 2018. Installation of insulation in the inspection recesses can be completed in conjunction with the update testing

Engineering fee – Update Testing	$5,700

5.2 POST TENSION SYSTEM MONITORING – UPPER FLOORS AND ROOF LEVEL

Our records indicated post tension system monitoring is required for the upper floors on a bi-annual basis. The next update test should be scheduled for June, 2018. Installation of insulation in the inspection recesses can be completed in conjunction with the update testing

Engineering fee – Update Testing	$4,450

5.3 EXPANDED INVESTIGATION

Installation of post-tension inspection recesses on floors not tested to date is recommended. This work can be completed in conjunction with the update testing or strand replacement. The following budget includes a contractor allowance and engineering costs. We note that the expanded investigation can be phased to accommodate budget requirements.

Investigation Budget (Includes Contractor and Engineering Fees)	$ 10,000

5.4 POST-TENSION STRAND REPLACEMENT

Replacement of 16 fully tension deficient strands located in the parkade and ground floor slabs is recommended to restore the slab carrying capacity in these areas. We note that these strands are contained in groups so replacement of adjacent strands will likely be required in order to facilitate replacement of the tension deficient strands and to prevent cross contamination. The cost below includes an allowance for engineering and contingency but excludes GST. We note that the cost could vary depending on the number of additional strands that have to be replaced to access the tension deficient strands.

Order of Magnitude Construction Cost: $80,000 - 125,000

6. CLOSURE

Trusting the above addresses your immediate requirements; we remain available to answer any questions or to proceed with the recommendations presented above.

Sincerely,
Entuitive
APEGA Permit to Practice: P11274



June 30, 2017

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