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Executive Summary Prepared for

130 Queen Quay East - Terrace and PG

Site Address

130 Queens Quay E



Prepared for:

130 Queens Quay E

Proposal number:

465

Introduction

This report outlines a comprehensive repair plan for issues found at the P4 level of the underground parking garage and the rooftop terrace. Each area has specific issues, and targeted solutions have been proposed to address them effectively.

Parking garage walls exhibited issues with leakage and calcium accumulation at the cold joints.

The rooftop terrace floor was inspected, and seven issues were found: leaking anchor point chambers, water pooling in a corner, damaged garden membrane, two leaking cold joints (conference room and the exterior west wall), loose light fixtures, and cracked and loose pavers.

A detailed and methodical approach is proposed to rectify these issues, ensuring the terrace's structural integrity and aesthetic appeal.

Repair Specifications

P4 of Parking Garage

Foundation Crack with Calcium Discharge: The proposed solution involves repairing the cold joint. Once waterproofed, the area should be painted to match the colour of the surrounding wall.

Foundation Crack Above Parking Spot 368: The proposed solution involves repairing the cold joint. Once waterproofed, the area should be painted to match the colour of the surrounding wall.

Terrace Floor

Leaking Anchor Point Chambers:

All anchor point chambers will be caulked to prevent leakage.

Water Pooling:

Pavers will be removed, the underlying surface resloped, and the pavers reinstalled to correct drainage issues.

Damaged Garden Membrane:

The existing membrane will be replaced following the removal of earth and plants, with a new epoxy membrane applied for robust waterproofing.

Leaking Cold Joints:

Specialised cold joint repair will be performed to seal and waterproof these areas effectively.

Loose Light Bollards:

Loose light fixtures (bollards) will be tightened to restore stability.

Cracked and Loose Pavers:

Cracked pavers will be replaced, and loose pavers will be reset to ensure a level and secure surface.

Conclusion

By implementing the proposed repair solutions for the underground parking garage and the rooftop terrace, both areas will undergo comprehensive restoration, addressing all identified issues and ensuring enhanced functionality, durability, and aesthetic appeal. This targeted approach aims to mitigate existing problems and prevent future issues, thereby optimising performance and longevity.