

## Marina City Club Parking Garage

Distress Evaluation and Repair Design  
Marina del Rey, California



### CLIENT

Essex Marina City Club, LLC

### CHALLENGE

Due to concerns regarding the severity of deterioration in the primary structural members in one of the complex's parking garages, the client needed to assess the condition of the structure and implement appropriate repairs.

### STRUCTURE

The Marina City Club consists of six mid-rise residential towers, several low-rise structures, and two parking garages. The parking garage examined by WJE is two stories tall, consists of precast and cast-in-place concrete structural elements. It also supports tennis courts, plaza areas, and portions of the residential towers.

### SOLUTION

An assessment of the structure revealed damage to reinforced concrete elements from two primary sources: corrosion of embedded reinforcing steel due to chloride-contaminated water leaking from water softening equipment several stories above, and inadequate ledge bearing support for some precast concrete deck members. WJE developed simple, cost-effective measures to address the problems and assisted with their implementation.