

Phase I Structural Assessments

Phase II Structural Forensic Evaluations

Structural Intergrity Reserve Studies

January 18, 2024

T.C. Sayles
Sea Island South Condominium IV Association, Inc.
c/o Ameri-Tech Community Mgmt., Inc.
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33763

Re: Sea Island South Condominium IV

Structural Integrity Reserve Study (SIRS) 750 Island Way, Clearwater, Florida 33767 UES Project No: 0811.2300027.0000 – Task 14

Dear Ms. Sayles,

UES Milestone Inspections, LLC (UES) has completed the mandatory Structural Integrity Reserve Study ("SIRS") as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS)718.112(2)(g) (or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's Structural Integrity Reserve Study. UES appreciates this opportunity to provide professional services to Sea Island South Condominium IV Association, Inc. Pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted, UES Milestone Inspections, LLC Registry #36640

This item has been digitally signed and sealed by Miguel A. Santiago, P.E., S.I., and Ricardo Solis, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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1.0 INTRODUCTION

Per authorization of UES proposal 6011.1023.00043 by Sea Island South Condominium IV Association, Inc., UES has conducted a Structural Integrity Reserve Study (SIRS) of the 31-unit residential condominium community located at 750 Island Way, Clearwater, FL 33767.

This report must be reviewed in its entirety to understand UES findings and their limitations. The Appendices are an integral part of this report and must be included during review. Please refer to the Appendices for definitions of common terms of reference used within.

UES has conducted the reserve study in general accordance with the National Reserve Study Standards published by the Association of Professional Reserve Analysts (APRA) and in general accordance with Florida Statute 718.112(2)(g)(or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted by a Florida licensed Professional Engineer(s). Please refer to **Appendix D** for the qualifications of the project team.

UES's professional Ricardo Solis, P.E. performed this study and visited the site on November 20, 2023. This report is principally based on UES's visual inspection of Sea Island South Condominium III and a review of relevant association documents.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, UES understands their accuracy will likely vary beyond Year 5. Long-term physical plant maintenance projections are intended only to indicate the pattern of reserve expenditures and to guide financial planning. UES agrees with the Association of Professional Reserve Analyst recommendations that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

PLEASE NOTE THAT PURSUANT TO FS 718.112(2)(G) (OR 719.106(3)(K) FOR COOPERATIVES) AN ASSOCIATION MUST HAVE A STRUCTURAL INTEGRITY RESERVE STUDY COMPLETED AT LEAST EVERY 10 YEARS AFTER THE CONDOMINIUM'S CREATION FOR EACH BUILDING ON THE CONDOMINIUM PROPERTY THAT IS THREE STORIES OR HIGHER IN HEIGHT. AS A RESULT, THE NEXT SIRS WILL NEED TO BE COMPLETED BY:

<u>JANUARY 18, 2034</u>

2.0 EXECUTIVE SUMMARY

In summary, as a result of UES's site inspection, we find the common area components to be in good general condition and well-maintained overall excluding the roof which was observed to be in poor condition. UES observed some deficiencies which are noted in subsequent sections herein. UES has included an inventory of "common area" components the Association has responsibility over which will require periodic repair or replacement over the term of this evaluation. UES has developed the opinions of the remaining useful life of each component and has estimated their current cost of required reserve expenditures for their repair or replacement. UES's projections have been included as annual reserves over its estimated remaining useful life.

3.0 PURPOSE AND SCOPE OF SERVICES

An association must have a **Structural Integrity Reserve Study (SIRS)** completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- Roof.
- Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. <u>627.706</u>.
- Fireproofing and fire protection systems.
- Plumbing.
- Electrical systems.
- Waterproofing and exterior painting.
- Windows and exterior doors.
- Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the visual inspection portion of the structural integrity reserve study.

Integration into any existing association reserve fund summaries is NOT included in this scope.

The assessment was based on non-intrusive, non-destructive observations of the readily accessible areas of the property and the information available at the time of UES's site visit. Therefore, UES's descriptions, conclusions and recommendations were based solely on the observations of the various components and experience with similar projects. UES makes no representations that this report is a building code, safety, regulatory, environmental, or all-encompassing compliance inspection report.

The intent of this reserve study is to determine a structural integrity reserve needs plan for the Association, evaluate the current rate of contribution to the reserve fund, and, if required, to suggest alternate funding strategies. This study is in addition to the full reserve study required by (FS)718.301(4)(p).

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate reserve fund allocations, and for informing the individual Owners of the Association's required reserve expenditures and the resulting financial opinion.

For purposes of financial planning, Association-responsible expenses are typically divided into two categories:

- Operation and maintenance (O&M) of commonly held elements of real property and other assets.
 These O&M expenses usually include taxes, insurance, property management costs and other service fees.
- Reserve expenditures for major periodic repairs or replacement of commonly- held elements.

Normal, recurring O&M costs are typically paid by the individual Owners through periodic assessments or service fees equal to their share of the annual budget, which is estimated based on cost projections of either actual or average levels of expense. Some additional contingency amounts may be included in annual O&M budgets to result in a year-end surplus which is carried forward year-to-year to cover variations in annual costs or any uninsured losses. This carry-over is often referred to as an operating reserve.

These O&M costs, the funding and operating reserves are not typically considered by a Reserve Study. Long-term reserve expenditures, the funding plan and ensuring adequate Reserve Fund balances are the focus of this Reserve Study. Studies of this nature are important to ensure that a community will have sufficient funds for long-term, periodic reserve expenditure requirements to help preserve the value of the community and the units within it.

4.0 LEVEL OF SERVICE

Per the Association of Professional Reserve Analysts (APRA) there are three levels of Service

- I. Full Study
- II. Update with Site Visit Study
- III. Update without Site Visit Study

For the purpose of this evaluation, UES has conducted a full study which has included the evaluation of common area elements as dictated by Florida Statute (FS) 718.112(2)(g) (or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

5.0 SOURCES OF INFORMATION

Missy Booe and T.C. Sayles were interviewed during the site inspection and via email.

The interiors of the units were not inspected at the time of this inspection.

The following document was provided:

- Sea Island South IV Condominium Threshold Completion Letter by Elevated Engineering Services, LLC dated January 12, 2021.
- Threshold Inspection Reports dated:
 - o December 7, 2020, to December 11, 2020
 - o December 14, 2020, to December 18, 2020
 - o December 21, 2020, to December 25, 2020
 - o December 28, 2020, to January 1, 2021
 - o January 4, 2021, to January 8, 2021

UES engineers determined expected and replacement useful lives (EUL & RUL) of the common area components required as part of the SIRS and cost estimates for reserve expenditure budgets based on UES's evaluation of actual conditions and experience with similar building systems. In addition, UES also utilizes the following industry publications for data:

- On-Line RS Means Construction Cost Data
- Fannie Mae Expected Useful Life Tables
- National Association of Home Builders Life Expectancy of Components

6.0 PROPERTY DESCRIPTION

The condominium property is located in Clearwater, Pinellas County, Florida. The 8-story building was built in 1975 and consists of a total of 31 residential condominium units. Based on the provided structural drawings by Consulting Structural Engineers the building consists of exterior and interior concrete masonry unit (CMU) walls, concrete columns, concrete beams, reinforced concrete floor and roof slabs. The building is assumed to be supported on a deep foundation. The exterior walls are painted, and stucco finished.

The primary vehicle entrance is off of Island Way at the east end of the site via a paved driveway. Additionally, there are asphalt-paved drives and surface parking areas under carports located to the east of the building.

Underground utility services include public water and sewer, electric power, telephone, and broadband cable.

Landscaping consists of palm trees, shrubs, and grassy areas along the perimeter of the building. The condominium pool is located to the south of the building. The Gulf of Mexico is located to the west of the building.

7.0 COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Component Inventory. Condominium Association common components include:

- Building structure.
- Trash room.
- Meter room.
- Pump room.
- Pool equipment room.
- Storage rooms.
- Clubhouse great room.
- Elevator equipment room.
- Laundry room.
- Roof.
- Common stairwells.
- Building perimeter.
- Windows/Doors.

Individual Unit Owners are responsible for maintenance & repairs of their units including the mechanical, plumbing, electrical components, doors, and windows within their respective units.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 **ROOF**

Description and Observations

The roof system of the building is composed of a Polyurethane roof system which was recoated in 2014. At the time of inspection, ponding was observed in multiple areas, significant deterioration was observed in the roof membrane in multiple areas, and air bubbles in the roof membrane were also observed. Overall, the roof was observed to be in poor condition. UES was informed that bids are currently being accepted for a new roof to be installed in the spring of 2024. UES was informed that the new roof would be a thermoplastic polyolefin (TPO) roof system.

Common Components and Required Reserve Expenditures

A polyurethane roof system roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 10 years before being recoated. Proper maintenance includes but not limited to visually inspecting the roof at least once a year to ensure water is properly draining and not ponding and visually inspecting roof drains to ensure no debris is clogging the flow of water. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INLCLUDING LOAD-BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS

Description and Observations

Pursuant to FS 627.706, "Primary structural member" means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure and "Primary structural system" means an assemblage of primary structural members.

The building is composed of concrete masonry unit walls, concrete columns, concrete beams, and reinforced concrete floor and roof slabs. UES was provided with letters from Elevated Engineering Services, LLC regarding the Balcony Repair Project performed in 2020 and 2021. At the time of inspection, no damage was observed to the primary structural members of the building. However, structural damage (significant corrosion) was observed to the steel framing members located on the roof. See **Appendix C** for referenced photographs.

Common Components and Required Reserve Expenditures

A reinforced concrete masonry unit structure with proper maintenance has a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to pressure washing exposed exterior concrete surfaces, providing proper sealant at concrete cracks, and visual inspection of all exposed concrete surfaces for signs of spalled concrete, cracks, and exposed steel reinforcement. See **Appendix A** for estimated cost and estimated contributions required.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system of the building consists of a fire riser system with hose valve connections, fire alarm system with fire extinguishers and emergency/exit lighting. The centrifugal fire pump was last inspected September 11, 2023, by Piper Fire Protection. The fire extinguishers were last inspected in March of 2023 by Piper Fire Protection. The fire alarm system was last inspected on May 12, 2023, by Commercial Fire & Communications. At the time of inspection, the fire pump components were observed with surface corrosion and were reported to be in working condition with no issues.

Common Components and Required Reserve Expenditures

Fire protection systems have a life expectancy of 40 to 50 years with proper maintenance. However, corrosion issues can cause wet water systems to start failing in 15 to 25 years. Proper maintenance includes but is not limited to routine inspections by a certified technician that looks for signs of wear and tear, corrosion, and damaged parts. Fire extinguishers should be recharged every 6 years according to the National Fire Protection Association (NFPA) and should be inspected annually by a certified technician. Additionally, emergency exit lighting shall be checked yearly to ensure that the light bulbs do not need to be replaced. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

The visible building plumbing inspected at the time of inspection included PVC and cast iron. Additionally, a domestic booster pump and water softener/filtration system was observed to be in good condition overall. At the time of inspection, no damage or deficiencies were observed to the plumbing systems nor reported.

Common Components and Required Reserve Expenditures

Plumbing systems have a life expectancy of 50 years with proper maintenance. Proper maintenance includes but not limited to routine inspections by certified personnel that looks for signs of damage or corrosion, and assuring all plumbing fixtures work properly. Booster pumping systems have a life expectancy of 15 to 20 years and water softener systems have a life expectancy of 10 to 15 years. See **Appendix A** for estimated cost and estimated contributions required.

8.5 ELECTRICAL SYSTEMS

Description and Observations

The visible electrical systems inspected at the time of inspection included labeled panels, main disconnects, air conditioning disconnects on each unit, electrical panels, and electrical conduits. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

Common Components and Required Reserve Expenditures

Electrical systems have a life expectancy of 20 to 30 years with proper maintenance. Proper maintenance includes not limited to routine inspections by certified personnel who examines the condition of circuit breakers, ensures all connections are proper, and spot checks electrical components to ensure they are properly working. See **Appendix A** for estimated cost and estimated contributions required.

8.6 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

The exterior finish of the building consists of painted stucco finishes. Isolated cracks in the exterior stucco finishes were observed on the east elevation. The overall condition of the exterior finishes was observed to be in good condition.

Common Components and Required Reserve Expenditures

Exterior paint has a life expectancy of approximately 7 to 10 years with proper maintenance. Proper maintenance includes but not limited to pressure washing exterior surfaces, routine inspections of exterior finishes to ensure paint peeling, bubbling and other imperfections are not present, and to seal all cracks and gaps with proper sealant. See **Appendix A** for estimated cost and estimated contributions required.

8.7 WINDOWS AND EXTERIOR DOORS

Description and Observations

The building consists of 19 common windows and 68 common doors. The doors and windows were observed to be in good condition overall. UES was informed that the entire building envelope had all openings, windows and doors, replaced with Miami-Dade Grade components in 2023.

Common Components and Required Reserve Expenditures

Windows and doors have a life expectancy of 25 years with proper maintenance. Proper maintenance includes but is not limited to routine cleaning of windows and routine inspection to ensure cracks and gaps are not present. See **Appendix A** for estimated cost and estimated contributions required.

8.8 DEFERRED MAINTENANCE ITEMS AS DICTATED BY FLORIDA STATUTE (FS)553.899.

Description and Observations

There are no additional deferred maintenance items in which failure to replace or maintain would negatively affect the items listed above.

9.0 CURRENT DEFICIENCIES

Based on UES's observations, UES identified the following construction deficiencies, which may require corrective action:

- Cracks in the stucco finishes observed on the east elevation. See Appendix C Photographs No. 5 and 6.
- Ponding stains, deterioration, and bubbling in the roof membrane observed in multiple locations. See Appendix C Photographs No. 14 through 17.
- Significantly corroded steel stair framing members observed on the roof. See Appendix C Photographs No. 18 through 27.

10.0 EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

For components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

Component's Frequency of Reserve Expenditure = Component's EUL

The remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

The condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In UES's experience, the effective age and actual RUL of an installed item vary greatly from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. UES's opinion of the effective age, EUL and RUL of each common component included in the SIRS is based on UES's evaluation of its existing condition and consideration of the aforementioned factors.

As a result, in preparing the Reserve Expenditure schedule for the SIRS, UES factored in the following considerations:

- Accelerate the schedule of work for components found to be in poorer condition than expected for their age.
- Defer work for components observed to be in unusually good condition.

In reality, reserve repair and replacement work for some components is often spread over a number of years. This may be done because not all on-site installations of a particular type of component age or deteriorate at the same rate; Or work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate, UES will spread some budgets over multiple years. However, it is beyond the scope of this reserve study to prioritize the need for work between a number of buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, UES has based these opinions of the remaining service life and expected frequency and schedule of repair for each common component on some or all of the following:

- Actual or assumed age and observed existing condition.
- Association's or Property Manager's maintenance history and plan
- UES experience with actual performance of such components under similar service and exposure
- UES experience managing the repairs and replacements of such components. The following documentation was used as a guide for UES's considerations:
 - o Fannie Mae Expected Useful Life Tables
 - National Association of Home Builders Life Expectancy of Components

10.2 ESTIMATES OF COST

In developing UES's estimate of reserve expenditure for most common components included in the SIRS, UES has estimated a quantity of each item and a unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'. Unless directed to take a different approach, UES assumes that contract labor will perform the work and apply appropriate installers mark-ups on supplied material and equipment. When required, UES's estimated costs include demolition and disposal of existing materials, and protection of other portions of the property. When appropriate for large reserve projects, UES has included soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit. UES's opinions of unit and lump sum costs are based on some or all the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided reserve budgets developed by others
- UES project files on repairs and replacements at other properties

In addition, UES uses the following publications to guide the considerations:

- On-Line R S Means Construction Cost Data
- Marshall & Swift Valuation Service Facility Cost Index

Annual aggregated reserve expenditure budgets have been calculated for all years during the study period by inflating the annual amounts of current dollar cost estimates and compounding for inflation at 3.0% per year.

11.0 FINANCIAL ANALYSIS

Please refer to **Appendix A** which contains UES's outline illustrating the findings.

11.1 RESERVE EXPENDITURE PROJECTIONS

Based on UES's explorations and estimates described in Section 8 of this report, UES has identified likely reserve expenditures throughout the term.

In summary, the 30-year total of projected reserve expenditure budgets, at an inflation rate of 3% is \$1,915,084.

11.2 CURRENT FUNDING

UES's analysis is based on initial information provided by the Association's Board. The parameters of the analysis are listed below:

• Fiscal year Starting Date: January 1st, 2024

• For Designated Year: 2053

• Starting Balance: \$73,623 (starting balance provided by T.C. Sayles and only

includes applicable components)

• Proposed Contribution Rate: \$ 290,602 in 2024, \$56,556 in 2025, and 43,865 in year 2026

Planned Increases: 3% per year starting in year 2026

• Planned Special Assessments: NA

Projected Average Return on Investment: NA

Projected Rate of Inflation: 3%

12.0 STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** as defined in (FS) 719.103(24), using methods and procedures and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the AHJ.

UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as UES's education, knowledge, training, and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

APPENDIX A COMMON AREA BUILDING COMPONENT INVENTORY FINANCIAL EXHIBITS RESERVE REPORT

Sea Island South Condominium IV

Clearwater, Florida

RA Threshold Funding Model Summary

| | | Report Parameters |
|---|--------------------------------------|--|
| Report Date | December 18, 2023 | |
| | | Annual Assessment Increase 3.00% |
| Budget Year Beginning Budget Year Ending | January 1, 2024 December 31, 2024 | Interest Rate on Reserve Deposit 0.00% |
| Total Units | 31 | 2024 Beginning Balance \$73,623 |

Threshold Funding Model Summary

- This is an 31 unit condominium that is located at 750 Island Way, Clearwater, Florida 33767.
- The starting balance was provided to UES by T.C. Sayles and only includes applicable components.

Threshold Funding Model Summary of Calculations

Required Annual Contribution \$290,602.00
\$9,374.26 per unit annually
Average Net Annual Interest Earned \$0.00
Total Annual Allocation to Reserves \$290,602.00
\$9,374.26 per unit annually



HeathSea Island South Condominium IV RA Threshold Funding Model Projection

Beginning Balance: \$73,623

| υ | | , | | | Projected | Fully | |
|------|-----------|--------------|----------|--------------|-----------|----------|---------|
| | Current | Annual | Annual | Annual | Ending | Funded | Percent |
| Year | Cost | Contribution | Interest | Expenditures | Reserves | Reserves | Funded |
| | | | | | | | |
| 2024 | 539,500 | 290,602 | | 47,500 | 316,725 | 417,538 | 76% |
| 2025 | 555,685 | 56,556 | | 316,725 | 56,556 | 141,389 | 40% |
| 2026 | 572,356 | 43,865 | | 7,957 | 92,464 | 176,114 | 53% |
| 2027 | 589,526 | 45,181 | | 8,195 | 129,449 | 212,795 | 61% |
| 2028 | 607,212 | 46,536 | | 64,717 | 111,269 | 193,555 | 57% |
| 2029 | 625,428 | 47,932 | | 8,695 | 150,507 | 232,671 | 65% |
| 2030 | 644,191 | 49,370 | | 8,955 | 190,922 | 273,960 | 70% |
| 2031 | 663,517 | 50,852 | | 9,224 | 232,550 | 317,517 | 73% |
| 2032 | 683,422 | 52,377 | | 9,501 | 275,426 | 363,441 | 76% |
| 2033 | 703,925 | 53,948 | | 114,168 | 215,207 | 305,388 | 70% |
| 2034 | 725,043 | 55,567 | | 10,079 | 260,694 | 354,262 | 74% |
| 2035 | 746,794 | 57,234 | | 79,593 | 238,335 | 334,507 | 71% |
| 2036 | 769,198 | 58,951 | | 10,693 | 286,592 | 386,673 | 74% |
| 2037 | 792,274 | 60,719 | | 25,699 | 321,612 | 426,543 | 75% |
| 2038 | 816,042 | 62,541 | | 11,344 | 372,809 | 484,037 | 77% |
| 2039 | 840,523 | 64,417 | | 11,685 | 425,542 | 544,596 | 78% |
| 2040 | 865,739 | 66,350 | | 12,035 | 479,856 | 608,353 | 79% |
| 2041 | 891,711 | 68,340 | | 12,396 | 535,800 | 675,446 | 79% |
| 2042 | 918,463 | 70,390 | | 97,890 | 508,300 | 658,341 | 77% |
| 2043 | 946,017 | 72,502 | | 30,686 | 550,116 | 711,847 | 77% |
| 2044 | 974,397 | 74,677 | | 13,546 | 611,248 | 786,573 | 78% |
| 2045 | 1,003,629 | 76,918 | | 572,041 | 116,125 | 290,312 | 40% |
| 2046 | 1,033,738 | 79,225 | | 14,371 | 180,979 | 355,642 | 51% |
| 2047 | 1,064,750 | 81,602 | | 14,802 | 247,779 | 424,631 | 58% |
| 2048 | 1,096,692 | 84,050 | | 120,951 | 210,878 | 388,563 | 54% |
| 2049 | 1,129,593 | 86,571 | | 120,392 | 177,057 | 354,262 | 50% |
| 2050 | 1,163,481 | 89,169 | | 16,174 | 250,051 | 428,618 | 58% |
| 2051 | 1,198,385 | 91,844 | | 16,660 | 325,235 | 507,116 | 64% |
| 2052 | 1,234,337 | 94,599 | | 40,039 | 379,795 | 566,372 | 67% |
| 2053 | 1,271,367 | 97,437 | | 88,371 | 388,861 | 580,183 | 67% |
| | | | | | | | |



| Description | Expenditures |
|--|--|
| Replacement Year 2024 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Steel stair replacement | 2,500 2,500 2,500 40,000 |
| Total for 2024 | \$47,500 |
| Replacement Year 2025 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance New TPO Roof Plumbing System Routine Maint. and Insp. Total for 2025 | 2,575 2,575 309,000 2,575 \$316,725 |
| Replacement Year 2026 | |
| Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2026 | 2,652 2,652 2,652 \$7,957 |
| Replacement Year 2027 | |
| Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. | 2,732 2,732 2,732 |
| Total for 2027 | \$8,195 |
| Replacement Year 2028 Elect. Syst. Routine Maint & Insp. Exterior Paint Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2028 | 2,814 56,275 2,814 2,814 \$64,717 |
| Panlacoment Veer 2020 | • |
| Replacement Year 2029 Elect. Syst. Routine Maint & Insp. | 2,898 |



| Description | Expenditures |
|--|---|
| Replacement Year 2029 continued Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2029 | 2,898 2,898 \$8,695 |
| Replacement Year 2030 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2030 | 2,985 2,985 2,985 \$8,955 |
| Replacement Year 2031 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2031 | 3,075 3,075 3,075 \$9,224 |
| Replacement Year 2032 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2032 | 3,167 3,167 3,167 \$9,501 |
| Replacement Year 2033 Centrifugal Fire Pump Replacement Domestic Booster Pump Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Routine Concrete Patch Repair Routine Stucco Repairs Total for 2033 | 65,239 26,095 3,262 3,262 3,262 6,524 6,524 \$114,168 |
| Replacement Year 2034 Elect. Syst. Routine Maint & Insp. | 3,360 |



| Description | Expenditures |
|--|---------------------|
| Replacement Year 2034 continued | |
| Fire Protective Systems Maint. Allowance | 3,360 |
| Plumbing System Routine Maint. and Insp. | 3,360 |
| Total for 2034 | \$10,079 |
| Replacement Year 2035 | |
| Elect. Syst. Routine Maint & Insp. | 3,461 |
| Exterior Paint | 69,212 |
| Fire Protective Systems Maint. Allowance | 3,461 |
| Plumbing System Routine Maint. and Insp. | 3,461 |
| Total for 2035 | \$79,593 |
| Replacement Year 2036 | |
| Elect. Syst. Routine Maint & Insp. | 3,564 |
| Fire Protective Systems Maint. Allowance | 3,564 |
| Plumbing System Routine Maint. and Insp. | 3,564 |
| Total for 2036 | \$10,693 |
| Replacement Year 2037 | |
| Elect. Syst. Routine Maint & Insp. | 3,671 |
| Fire Protective Systems Maint. Allowance | 3,671 |
| Plumbing System Routine Maint. and Insp. | 3,671 |
| Water Softener/Filtration System | 14,685 |
| Total for 2037 | \$25,699 |
| Replacement Year 2038 | |
| Elect. Syst. Routine Maint & Insp. | 3,781 |
| Fire Protective Systems Maint. Allowance | 3,781 |
| Plumbing System Routine Maint. and Insp. | 3,781 |
| Total for 2038 | \$11,344 |
| Replacement Year 2039 | |
| Elect. Syst. Routine Maint & Insp. | 3,895 |
| Fire Protective Systems Maint. Allowance | 3,895 |
| Plumbing System Routine Maint. and Insp. | 3,895 |
| Total for 2039 | \$11,685 |



| Description | Expenditures |
|--|---|
| Replacement Year 2040 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2040 | 4,012 4,012 4,012 \$12,035 |
| 10121 101 2040 | \$12,033 |
| Replacement Year 2041 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2041 | 4,132 4,132 4,132 \$12,396 |
| D. J. (1) 2042 | |
| Elect. Syst. Routine Maint & Insp. Exterior Paint Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2042 | $4,256$ $85,122$ $4,256$ $4,256$ $\hline{$\mathbf{\$97,890}}$ |
| | ŕ |
| Replacement Year 2043 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Routine Concrete Patch Repair Routine Stucco Repairs | 4,384 4,384 4,384 8,768 8,768 |
| Total for 2043 | \$30,686 |
| Replacement Year 2044 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. | 4,515 4,515 4,515 |
| Total for 2044 | \$13,546 |
| Replacement Year 2045 Elect. Syst. Routine Maint & Insp. | 4,651 |



| Description | Expenditures |
|--|---|
| Replacement Year 2045 continued Fire Protective Systems Maint. Allowance New TPO Roof Plumbing System Routine Maint. and Insp. Total for 2045 | 4,651 558,088 4,651 \$572,041 |
| Replacement Year 2046 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2046 | 4,790 4,790 4,790 \$14,371 |
| Replacement Year 2047 Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2047 | 4,934 4,934 4,934 \$14,802 |
| Replacement Year 2048 Common Exterior Door Replacement Common Window Replacement Elect. Syst. Routine Maint & Insp. Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2048 | 28,459 77,246 5,082 5,082 5,082 \$120,951 |
| Replacement Year 2049 Elect. Syst. Routine Maint & Insp. Exterior Paint Fire Protective Systems Maint. Allowance Plumbing System Routine Maint. and Insp. Total for 2049 | 5,234 104,689 5,234 5,234 \$120,392 |
| Replacement Year 2050 Elect. Syst. Routine Maint & Insp. | 5,391 |



| Description | Expenditures |
|--|---------------------|
| Replacement Year 2050 continued | |
| Fire Protective Systems Maint. Allowance | 5,391 |
| Plumbing System Routine Maint. and Insp. | 5,391 |
| Total for 2050 | \$16,174 |
| Replacement Year 2051 | |
| Elect. Syst. Routine Maint & Insp. | 5,553 |
| Fire Protective Systems Maint. Allowance | 5,553 |
| Plumbing System Routine Maint. and Insp. | 5,553 |
| Total for 2051 | \$16,660 |
| Replacement Year 2052 | |
| Elect. Syst. Routine Maint & Insp. | 5,720 |
| Fire Protective Systems Maint. Allowance | 5,720 |
| Plumbing System Routine Maint. and Insp. | 5,720 |
| Water Softener/Filtration System | 22,879 |
| Total for 2052 | \$40,039 |
| Replacement Year 2053 | |
| Domestic Booster Pump | 47,131 |
| Elect. Syst. Routine Maint & Insp. | 5,891 |
| Fire Protective Systems Maint. Allowance | 5,891 |
| Plumbing System Routine Maint. and Insp. | 5,891 |
| Routine Concrete Patch Repair | 11,783 |
| Routine Stucco Repairs | 11,783 |
| Total for 2053 | \$88,371 |



Centrifugal Fire Pump Replacement - 2033

| | | 1 EA. | @ \$50,000.00 |
|-------------------|--------------------|---------------------|---------------|
| Asset ID | 1018 | Asset Actual Cost | \$50,000.00 |
| | | Percent Replacement | 100% |
| CategoryFire | Protective Systems | Future Cost | \$65,238.66 |
| Placed in Service | January 1975 | Assigned Reserves | none |
| Useful Life | 50 | | |
| Adjustment | 8 | Annual Assessment | \$6,475.36 |
| Replacement Year | 2033 | Reserve Allocation | \$6,475.36 |
| Remaining Life | 9 | | |

Replacement of fire pump motor shall be evaluated by a certified technician to determine actual remaming useful life and to determine if replacement or refurbishment is warranted.

Fire Protective Systems Maint. Allowance - 2024

| | | 1 EA. | @ \$2,500.00 |
|-------------------|--------------------|---------------------|--------------|
| Asset ID | 1004 | Asset Actual Cost | \$2,500.00 |
| | | Percent Replacement | 100% |
| CategoryFire | Protective Systems | Future Cost | \$2,500.00 |
| Placed in Service | January 2023 | Assigned Reserves | \$2,500.00 |
| Useful Life | 1 | | |
| Replacement Year | 2024 | Annual Assessment | \$2,300.27 |
| Remaining Life | 0 | Reserve Allocation | \$2,300.27 |

| Fire Protective Systems - Total Current Cost | \$52,500 |
|--|----------|
| Assigned Reserves | \$2,500 |
| Fully Funded Reserves | \$44,741 |

PAGE 9

| Elect. Syst. Routine N | Maint & Insp 2024 | 1 EA. | @ \$2,500.00 |
|------------------------|--------------------|---------------------|--------------|
| Asset ID | 1003 | Asset Actual Cost | \$2,500.00 |
| | | Percent Replacement | 100% |
| Category | Electrical Systems | Future Cost | \$2,500.00 |
| Placed in Service | January 2023 | Assigned Reserves | \$2,500.00 |
| Useful Life | 1 | | |
| Replacement Year | 2024 | Annual Assessment | \$2,300.27 |
| Remaining Life | 0 | Reserve Allocation | \$2,300.27 |

| Electrical Systems - Total Current Cost | \$2,500 |
|--|---------|
| Assigned Reserves | \$2,500 |
| Fully Funded Reserves | \$2,500 |



| Domestic Booster Pump | p - 2033 | 1 Lump Sum | @ \$20,000.00 |
|-----------------------|--------------|---------------------|---------------|
| Asset ID | 1020 | Asset Actual Cost | \$20,000.00 |
| | | Percent Replacement | 100% |
| Category | Plumbing | Future Cost | \$26,095.46 |
| Placed in Service | January 1975 | Assigned Reserves | none |
| Useful Life | 20 | | |
| Adjustment | 38 | Annual Assessment | \$2,590.14 |
| Replacement Year | 2033 | Reserve Allocation | \$2,590.14 |
| Remaining Life | 9 | | |

Replacement of domestic booster pump shall be evaluated by a certified technician to determine actual remaining useful life and to determine if replacement or refurbishment is warranted.

Plumbing System Routine Maint. and Insp. - 2024

| | | 1 EA. | @ \$2,500.00 |
|-------------------|--------------|---------------------|--------------|
| Asset ID | 1005 | Asset Actual Cost | \$2,500.00 |
| | | Percent Replacement | 100% |
| Category | Plumbing | Future Cost | \$2,500.00 |
| Placed in Service | January 2023 | Assigned Reserves | \$2,500.00 |
| Useful Life | 1 | | |
| Replacement Year | 2024 | Annual Assessment | \$2,300.27 |
| Remaining Life | 0 | Reserve Allocation | \$2,300.27 |
| | | | |

Water Softener/Filtration System - 2037

| | | I Lump Sum | @ \$10,000.00 |
|-------------------|------------|---------------------|---------------|
| Asset ID | 1019 | Asset Actual Cost | \$10,000.00 |
| | | Percent Replacement | 100% |
| Category | Plumbing | Future Cost | \$14,685.34 |
| Placed in Service | March 2022 | Assigned Reserves | none |
| Useful Life | 15 | | |
| Replacement Year | 2037 | Annual Assessment | \$1,009.12 |
| Remaining Life | 13 | Reserve Allocation | \$1,009.12 |
| | | | |



Plumbing - Total Current Cost
Assigned Reserves
\$2,500
Fully Funded Reserves
\$20,730



| New TPO Roof - 2025 | | 1 Lump Sum | @ \$300,000.00 |
|---------------------|---------------|---------------------|---------------------|
| Asset ID | 1017 | Asset Actual Cost | \$300,000.00 |
| | | Percent Replacement | 100% |
| Category | Roofing | Future Cost | \$309,000.00 |
| Placed in Service | January 2024 | Assigned Reserves | \$26,123.00 |
| Useful Life | 20 | | |
| Replacement Year | Deferred 2025 | Annual Assessment | <u>\$252,696.27</u> |
| Remaining Life | 1 | Reserve Allocation | \$252,696.27 |

Roofing - Total Current Cost \$300,000 Assigned Reserves \$26,123 Fully Funded Reserves \$285,714



| Exterior Paint - 2028 | | 1 Lump Sum | @ \$50,000.00 |
|-----------------------|--------------|---------------------|--------------------|
| Asset ID | 1009 | Asset Actual Cost | \$50,000.00 |
| | | Percent Replacement | 100% |
| Category | Painting | Future Cost | \$56,275.44 |
| Placed in Service | January 2021 | Assigned Reserves | none |
| Useful Life | 7 | | |
| Replacement Year | 2028 | Annual Assessment | <u>\$12,567.82</u> |
| Remaining Life | 4 | Reserve Allocation | \$12,567.82 |

Painting - Total Current Cost
Assigned Reserves
Fully Funded Reserves
\$21,429



| Routine Concrete Pa | atch Repair - 2033 | 1 EA. | @ \$5,000.00 |
|---------------------|----------------------------|---------------------|-----------------|
| Asset ID | 1016 | Asset Actual Cost | \$5,000.00 |
| | | Percent Replacement | 100% |
| Category | Building Components | Future Cost | \$6,523.87 |
| Placed in Service | January 2023 | Assigned Reserves | none |
| Useful Life | 10 | | |
| Replacement Year | 2033 | Annual Assessment | <u>\$647.54</u> |
| Remaining Life | 9 | Reserve Allocation | \$647.54 |

| Building Components - Total Current Cost | \$5,000 |
|---|------------|
| Assigned Reserves | \$0 |
| Fully Funded Reserves | \$500 |



Common Exterior Door Replacement - 2048

| | | 7 Lump Sum | @ \$2,000.00 |
|-------------------|--------------|---------------------|--------------|
| Asset ID | 1001 | Asset Actual Cost | \$14,000.00 |
| | | Percent Replacement | 100% |
| Category | Doors | Future Cost | \$28,459.12 |
| Placed in Service | January 2023 | Assigned Reserves | none |
| Useful Life | 25 | | |
| Replacement Year | 2048 | Annual Assessment | \$1,059.28 |
| Remaining Life | 24 | Reserve Allocation | \$1,059.28 |

Doors - Total Current Cost
Assigned Reserves
Fully Funded Reserves
\$560



Common Window Replacement - 2048

| | | 19 Lump Sum | @ \$2,000.00 |
|-------------------|--------------|---------------------|--------------|
| Asset ID | 1011 | Asset Actual Cost | \$38,000.00 |
| | | Percent Replacement | 100% |
| Category | Windows | Future Cost | \$77,246.17 |
| Placed in Service | January 2023 | Assigned Reserves | none |
| Useful Life | 25 | | |
| Replacement Year | 2048 | Annual Assessment | \$2,875.19 |
| Remaining Life | 24 | Reserve Allocation | \$2,875.19 |

Windows - Total Current Cost
Assigned Reserves

Fully Funded Reserves
\$38,000
\$0
\$1,520



| Routine Stucco Repair | rs - 2033 | 1 Lump Sum | @ \$5,000.00 |
|-----------------------|--------------------------|---------------------|-----------------|
| Asset ID | 1013 | Asset Actual Cost | \$5,000.00 |
| | | Percent Replacement | 100% |
| Category | Exterior Finishes | Future Cost | \$6,523.87 |
| Placed in Service | January 2023 | Assigned Reserves | none |
| Useful Life | 10 | | |
| Replacement Year | 2033 | Annual Assessment | <u>\$647.54</u> |
| Remaining Life | 9 | Reserve Allocation | \$647.54 |

Exterior Finishes - Total Current Cost
Assigned Reserves
Fully Funded Reserves
\$5,000
\$5,000



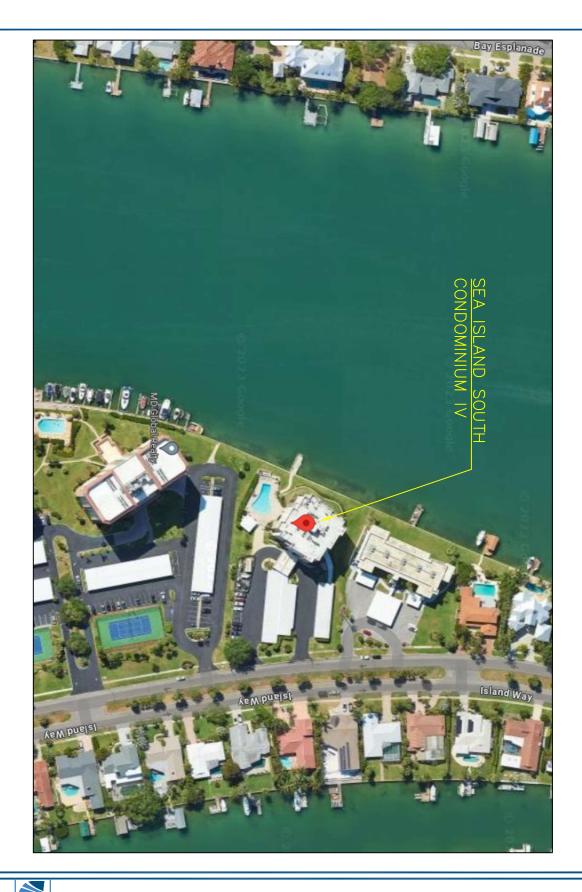
| Steel stair replacement - 2024 | | 1 Lump Sum | @ \$40,000.00 |
|--------------------------------|--------------|---------------------|---------------|
| Asset ID | 1021 | Asset Actual Cost | \$40,000.00 |
| | | Percent Replacement | 100% |
| Category | Steel Stairs | Future Cost | \$40,000.00 |
| Placed in Service | January 1975 | Assigned Reserves | \$40,000.00 |
| Useful Life | 50 | | |
| Adjustment | -1 | Annual Assessment | \$3,132.94 |
| Replacement Year | 2024 | Reserve Allocation | \$3,132.94 |
| Remaining Life | 0 | | |

| Steel Stairs - Total Current Cost | \$40,000 |
|-----------------------------------|----------|
| Assigned Reserves | \$40,000 |
| Fully Funded Reserves | \$40,000 |

HeathSea Island South Condominium IV RA Category Detail Index

| Asset ID Description | | Replacement | Page |
|-----------------------|--|-------------|------|
| 1018 | Centrifugal Fire Pump Replacement | 2033 | 9 |
| 1001 | Common Exterior Door Replacement | 2048 | 16 |
| 1011 | Common Window Replacement | 2048 | 17 |
| 1020 | Domestic Booster Pump | 2033 | 11 |
| 1003 | Elect. Syst. Routine Maint & Insp. | 2024 | 10 |
| 1009 | Exterior Paint | 2028 | 14 |
| 1004 | Fire Protective Systems Maint. Allowance | 2024 | 9 |
| 1017 | New TPO Roof | 2025 | 13 |
| 1005 | Plumbing System Routine Maint. and Insp. | 2024 | 11 |
| 1016 | Routine Concrete Patch Repair | 2033 | 15 |
| 1013 | Routine Stucco Repairs | 2033 | 18 |
| 1021 | Steel stair replacement | 2024 | 19 |
| 1019 | Water Softener/Filtration System | 2037 | 11 |
| | Total Funded Assets | 13 | |
| Total Unfunded Assets | | _0 | |
| | Total Assets | 13 | |

APPENDIX B
SITE LOCATION MAP



NISPECTIONS, LLC.

SITE LOCATION MAP

APPENDIX C PHOTOGRAPHS



Photograph No. 1: East (front) elevation.



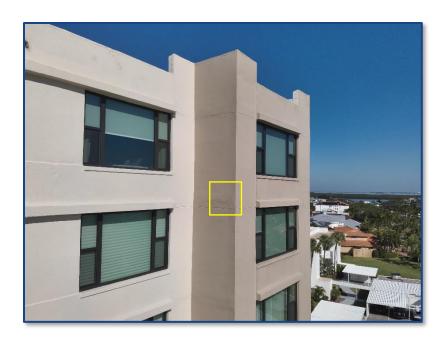
Photograph No. 2: South elevation.



Photograph No. 3: West elevation.



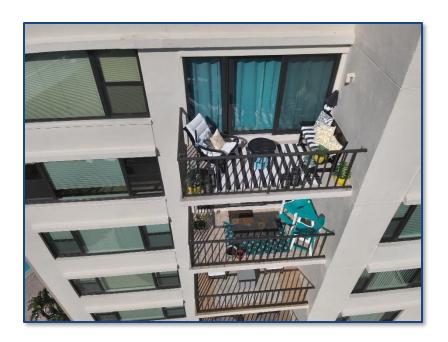
Photograph No. 4: North elevation.



Photograph No. 5: Cracks in the stucco finishes on the east elevation.



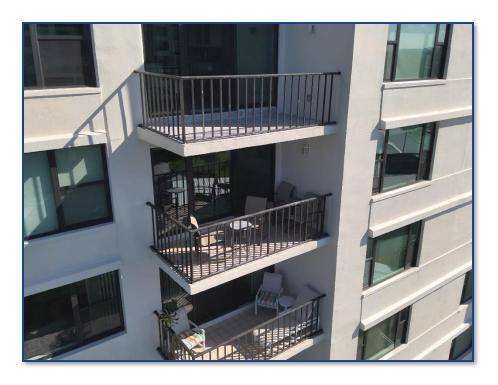
Photograph No. 6: Close-up view of Photograph No. 5.



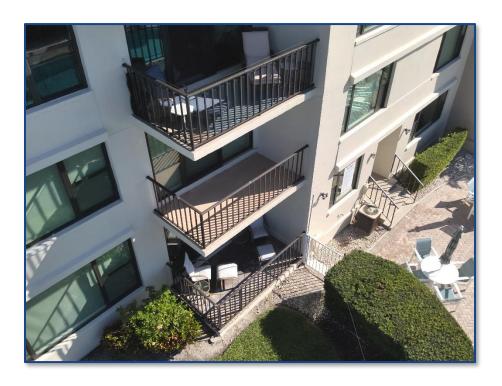
Photograph No. 7: General view of the balconies.



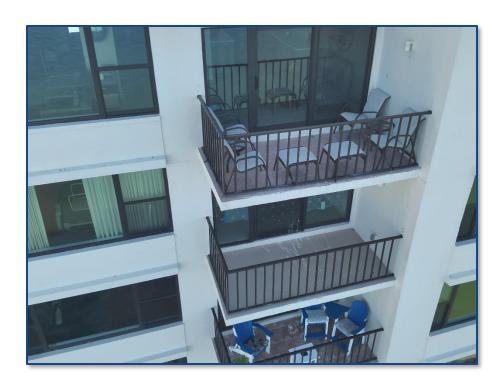
Photograph No. 8: General view of the balconies.



Photograph No. 9: General view of the balconies.



Photograph No. 10: General view of the balconies.



Photograph No. 11: General view of the balconies.



Photograph No. 12: General view of the balconies.



Photograph No. 13: General view of the roof.



Photograph No. 14: View of ponding stains in the roof membrane.



Photograph No. 15: View of deterioration in the roof membrane.



Photograph No. 16: View of ponding on the roof.



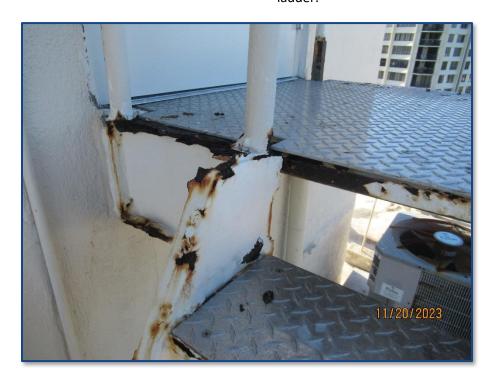
Photograph No. 17: View of bubbling in the roof membrane.



Photograph No. 18: General view of the vertical fixed steel ladder and steel stairs.



Photograph No. 19: View of corrosion in the steel framing stairs and vertical fixed ladder.



Photograph No. 20: View of significantly corroded steel stair framing members.



Photograph No. 21: View of significantly corroded steel stair framing members.



Photograph No. 22: View of significantly corroded steel stair framing members.



Photograph No. 23: View of significantly corroded steel stair gratings.



Photograph No. 24: View of significantly corroded steel stair framing members.



Photograph No. 25: View of significantly corroded steel stair framing post.



Photograph No. 26: View of significantly corroded steel ladder framing members.



Photograph No. 27: View of significantly corroded steel ladder framing members.



Photograph No. 28: View of the concrete masonry unit walls and concrete column.



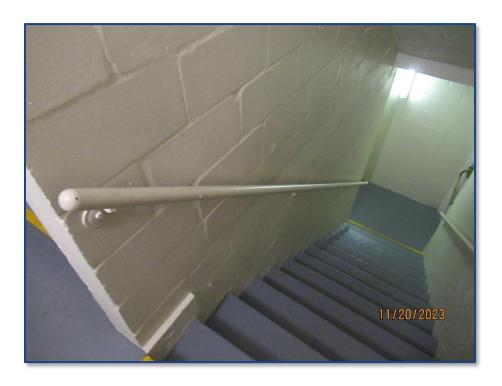
Photograph No. 29: View of the concrete masonry unit walls, concrete column, and concrete beam.



Photograph No. 30: General view of the interior hallway.



Photograph No. 31: General view of the concrete stairs.



Photograph No. 32: General view of the concrete stairs and hand rail.



Photograph No. 33: Fire extinguisher and fire alarm pull station.



Photograph No. 34: Fire extinguisher and fire hose valve.



Photograph No. 35: Fire pump motor and valves.



Photograph No. 36: Emergency exit sign.



Photograph No. 37: Fire extinguisher.



Photograph No. 38: Plumbing.



Photograph No. 39: Plumbing.



Photograph No. 40: Plumbing.



Photograph No. 41: Electrical meters.



Photograph No. 42: Electrical panel.



Photograph No. 43: Electrical breakers.



Photograph No. 44: Electrical conduits.



Photograph No. 45: Fire alarm panel.



Photograph No. 46: Electrical disconnects.



Photograph No. 47: Water pump system.



Photograph No. 48: Common fire door.

APPENDIX D QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.



Phase II Structural Forensic Evaluations Structural Intercrity Reserve Studies

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property • ACI AGGREGATE & FIELD-TESTING condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project • ACI CONCRETE was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and • FDOT SOILS TECHNICIAN structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & **CERTIFICATIONS**

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- **TECHNICIAN**
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.



Education

BS, Civil Engineering (Emphasis in Structural Engineering) - University of South Florida

Years of Experience

5

Licenses

Professional Engineer, FL #95850

Certifications

■ FAA Remote Pilot #4504445

Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 5 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of low-rise commercial/industrial buildings, residential homes, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, tilt-up construction, structural steel, light gauge steel, load-bearing masonry, and timber. Mr. Solis' forensics experience includes investigations of residential sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes and sinkholes. Additionally, Mr. Solis has experience in Enercalc, MathCAD, RISA, and AutoCAD.

PROJECT EXPERIENCE

Infinity Business Park

Orlando, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of multiple tilt wall buildings in the business park. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

Gratigny Logistics Center Buildings

Miami, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of two 220,000-SF tilt wall buildings in Miami. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

Marion Street Office Building

Tampa, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this four-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Wish Farms

Plant City, Florida

Mr. Solis was responsible for the structural foundation design, detailing, coordination, and quality control of this 118,000-SF pre-engineered metal building. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Amazon Warehouse

Seffner, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of the light gauge stud framing canopies and front entry. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Winthrop Town Center Buildings

Riverview, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this two-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

SELECTED THRESHOLD EXPERIENCE

UT Delaware Parking Garage - 6-story building Tampa, FL

BMW Wesley Chapel - 7-story building Wesley Chapel, FL

Central Pasco Apartments - 4-story building Pasco County, FL

SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE

Anchor Point Condominiums - 3-story building Apollo Beach, FL

Arenda De Madeira Condominiums - 6-story building Maderia Beach, FL

Banyan Point Condominiums - (6)3-story buildings Punta Gorda, FL

Belleair Sands Condominiums - 3-story building Belleair Beach, FL

Boca Vista Condominiums - 8-storybuilding Madeira Beach, FL

Carlton Vero Beach Condominiums - (6) 4-story buildings Indians River Shores, FL

Charlevoi Condominiums - (2)3-story buildings Punta Gorda, FL

Ciega Cove Condominiums - 8-story building South Pasadena,FL

Coquina Reef Condominiums - (2)3-story buildings Bradenton Beach, FL

Cordova Greens IV Condominiums - 3-story building Seminole, FL

Country Club Condominiums - (6)6-story buildings Largo, FL

The Fountains Condominiums - 3-story building Indian River Shores, FL

Garden Bay Condominiums - 4-story building Cocoa Beach, FL

Gateway Square Condominiums - (2)3-story buildings St. Petersburg, FL

SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE CONT.

Golf Lake Condominiums - 6-story building Largo, FL

Gulf Island Beach & Tennis Condominiums - (2)10-story buildings Hudson, FL

Heather Ridge West Condominiums - (3)3-story buildings Dunedin, FL

Hidden Lagoon Beach Club - 7-story building Sarasota, FL

The Landing Condominiums - (18)3-story buildings Altamonte Springs, FL

Land's End at Sunset Beach Condominiums - (10) 4-story buildings

Treasure Island, FL

Park Plaza Condominiums - 5-story building Pinellas Park, FL

Penthouse Greens Condominiums - (2)3-story buildings Largo, FL

Sea Island South - 8-story building Clearwater, FL