August 18, 2023

Jim Bennett
Country Club Condominium VI at East Bay Association, Inc.
10502 N. Dale Mabry Highway
Tampa, FL 33618

Re: Country Club Condominiums Bldg. VI
Structural Integrity Reserve Study (SIRS)
1200 Country Club Drive
Largo, FL 33771
UES Project No: 0811.2300010.0000

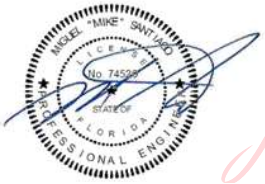
Dear Mr. Bennett:

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(3)(k) for Cooperatives) (effective May 26, 2022) 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 Country Club Condominiums, Bldg. VI Condominium 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 digitally signed by 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 0611.0623.00006, sent June 6, 2023, by Country Club Condominium VI at East Bay Association, Incorporated, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 30-unit residential condominium community located at 1200 Country Club Drive, Largo, FL 33771.

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(3)(k) for Cooperatives) (effective May 26, 2022) 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 professionals Ricardo Solis, P.E. performed this study and visited the site on August 03, 2023. This report is principally based on UES's visual inspection of Country Club Condominiums Building VI 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:

AUGUST 18, 2033

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 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. 627.706.
- 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(3)(k) for Cooperatives) (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ).

5.0 SOURCES OF INFORMATION

Mr. Jim Bennett was interviewed during UES's study.

The interior of units 6101, 6103, 6104, 6201, 6206, 6305, 6401, and 6506 were inspected at the time of inspection.

Mr. Bennett provided UES with the total pooled reserve funds and a roofing quote by Roof Bear.

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

Country Club Condominiums Building VI is located at 1200 Country Club Drive, Largo, Florida in Pinellas County. Building VI is a six-story condominium with a total of 30 residential condominium units on floors 2 through 6 and the ground level (first floor) consisting of a parking garage, storage rooms, and riser equipment room.

The primary vehicle entrance is off of Country Club Drive via a paved driveway. Additionally, there are asphalt-paved drives and surface parking areas located throughout the property. Vehicle access to the parking garage at the ground level is through the south side of the building.

The condominium – Building VI has a concrete-framed superstructure including a combination of concrete beams and columns, concrete shear walls, concrete masonry unit walls (infill), and post-tensioned floor slabs. The foundation of the building consists of a reinforced concrete mat foundation. The structural system of the building is assumed based on a similar building in the same complex in which structural drawings were provided and based on UES visual inspection. The exterior walls are painted, and stucco finished.

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

Landscaping consists of palm trees, shrubs, and grassy areas along the perimeter 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
- The parking garage at the ground level.
- Electrical room(s).
- Fire equipment room(s).
- Roof.
- Common hallways/balconies.
- Common stairwells.
- Building perimeter.
- Windows/Doors.
- Elevator.
- Site landscaping including trees, shrubs, landscaping planters, fountains, hardscape, and lawns.

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 modified bitumen roof. At the time of inspection, the overall condition of the roof was observed to be in poor condition. The roof was observed with granular loss and significant deterioration in the roof membrane throughout the entire roof system. Additionally, roof repairs were also observed. The association is aware of the roof condition and is currently in the process of deciding on a new roof system. See **Appendix C** Photographs No. 5, and 16 through 19 for examples of deficiencies observed. All roof drains were observed to be clean of debris.

Common Components and Required Reserve Expenditures

A modified bitumen roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 20 years. 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 and parapet overflow drains to ensure no debris is clogging the flow of water. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INLCUDING 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 load bearing walls, concrete shear walls, concrete beams and columns, concrete slab mat foundation, and post-tensioned floor slabs. At the time of inspection corroded steel and rust staining was observed along the balcony slab edge located at the 2nd floor balcony. Hairline cracks were observed in the interior wall of the stairwells. Also, a void was observed at the base of the exterior walkway railing post located on the 3rd floor. See **Appendix C** Photographs 7, 20, and 22 through 24.

Common Components and Required Reserve Expenditures

A reinforced concrete structure with proper maintenance has a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to pressure washing exterior concrete surfaces, repainting the building, providing proper sealant at concrete cracks, stucco repairs, application of waterproofing membrane to exterior walkways, and annual visual inspection of all concrete surfaces for signs of spalled concrete, cracks, rust stains, exposed steel reinforcement, and post-tension cables protruding from the side of the building which would be indicative of a broken post-tension cable. See **Appendix A** for estimated cost and estimated contributions required.

8.3 FIREPROOFING/FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system of the building consists of a wet pipe fire sprinkler system. The building also has emergency/exit lighting and fire extinguishers. At the time of inspection, the piping in the parking garage did not exhibit visible surface corrosion. The fire extinguishers were last inspected in March of 2023. The fire riser pipe referenced in **Appendix C** Photograph No. 42 was observed to be significantly corroded. In discussion with Mr. Jim Bennett this pipe is scheduled to get repaired and the money for repair is already allocated for it. See **Appendix C** Photographs 25 through 30 for the fireproofing/fire protection systems.

Common Components and Required Reserve Expenditures

Fire protection systems have a life expectancy of 40 to 50 years with the proper maintenance. However, corrosion issues can cause wet water systems (sprinkler systems) to start failing in 15 to 25 years. Proper maintenance includes but 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 Protective Association (NFPA) and should be inspected annually by a certified technician. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING SYSTEMS

Description and Observations

The visible building plumbing inspected at the time of inspection included: schedule 40 PVC connecting to the roof drains, air conditioning drains, and waste piping. At the time of inspection, no damage or deficiencies were observed to the plumbing systems. Support plumbing hangers in the garage level were observed with significant corrosion in multiple hanger locations. See **Appendix A** Photographs No. 31 through 34.

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. 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 house and fire panels, 1200 Amp main disconnects, air conditioning disconnects on each unit, and electrical conduits. At the time of inspection, no damage or deficiencies were observed to the electrical systems. See **Appendix A** Photographs No. 35 through 38.

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 walkways are covered with a Gemstone Concrete coating and appear to be in good to fair condition. The exterior balconies along the west elevation consist of bare concrete, tile, or waterproof coating. The exterior finish of the building consists of painted stucco finishes and was observed to be in fair condition. Also, at the time of inspection, damage to the stucco finish and surface imperfections were observed along the 1st floor balcony slab edge. Cracks were also observed in the exterior wall stucco finish located in Unit 6506. See **Appendix C** Photographs No. 9, 10, 14, and 15.

Common Components and Required Reserve Expenditures

Waterproofing and exterior paint have 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 two common windows and twenty-four common exterior doors. At the time of inspection, the common exterior doors and windows were observed to be in good condition overall. See **Appendix C** Photographs No. 40 and 41 for examples.

Common Components and Required Reserve Expenditures

Windows and doors have a life expectancy of 25 years with proper maintenance. Proper maintenance includes but 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 deficiency, which may require corrective action:

- **Surface corroded steel and rust staining was observed along the balcony slab edge at the 2nd floor. See Appendix C Photograph No. 7.**
- **Damage to the stucco finish and surface imperfections were observed along the 1st floor balcony slab edge and in the exterior wall stucco finish located in Unit 6506. See Appendix C Photographs No. 9, 10, 14, and 15.**
- **Significant granular loss and significant deterioration was observed in the roof membrane throughout the entire roof system. See Appendix C Photographs No. 16 through 18.**
- **Cracks were observed in the interior stairwell walls. See Appendix C Photographs No. 20 and 24.**
- **A void was observed at the base of the exterior walkway railing post located on the 3rd floor. See Appendix C Photographs No. 22 and 23.**
- **Support plumbing hangers located in the garage level were observed with significant corrosion. See Appendix C Photograph No. 33 as an example.**

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:

RUL = EUL – 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:
    - 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 $1,355,244.

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: $286,321.94
- Proposed Contribution Rate: $31,506 per year
- Planned Increases: 3% per year
- 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(3)(k) for Cooperatives) (effective May 26, 2022) 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

Country Club Condominiums Bldg. VI
Largo, Florida
RA Threshold Funding Model Summary

Report Date	August 10, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	30

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	$286,322

Threshold Funding Model Summary

- This is a 30 unit condominium that is located at 1200 Country Club Drive, Largo Florida 33771.
- The starting balance is a pooled reserve balance provided to UES by Jim Bennett.

Threshold Funding Model Summary of Calculations

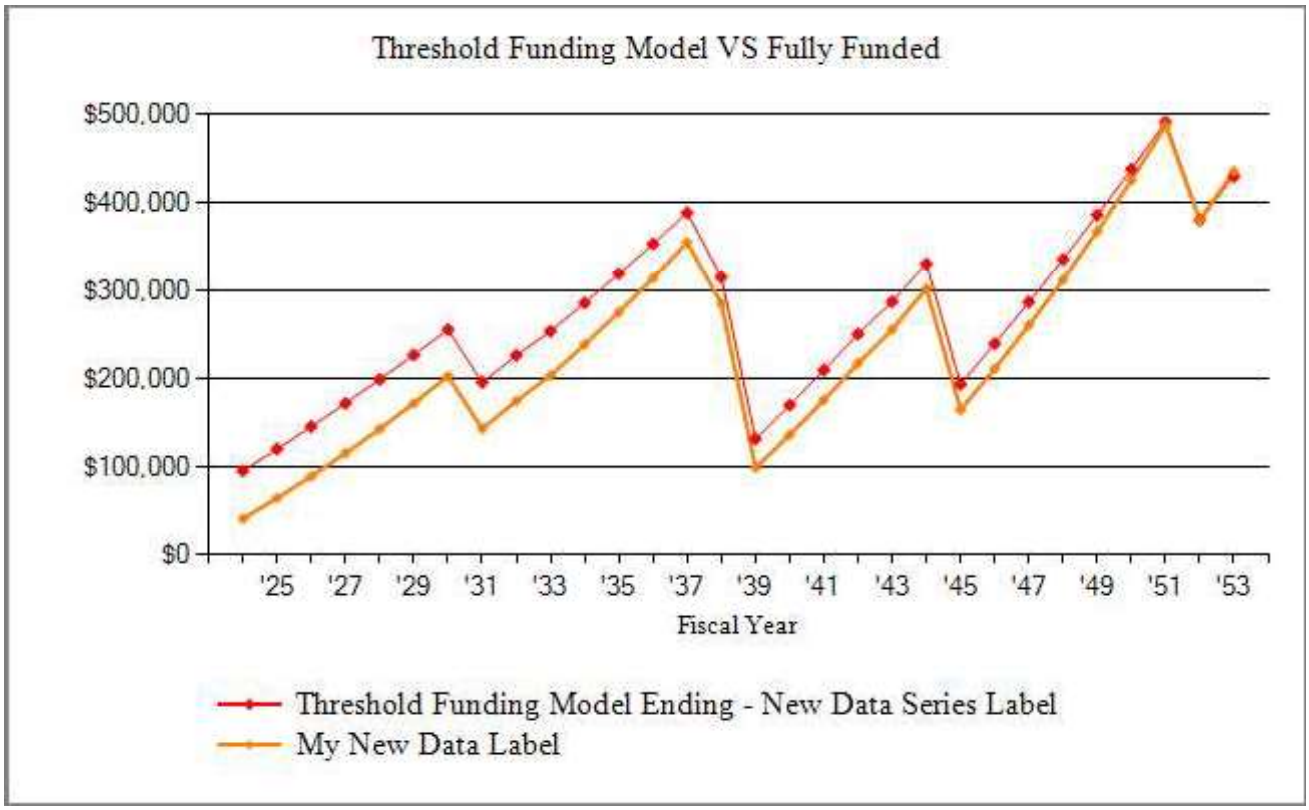
Required Annual Contribution	$31,505.85
$1,050.19 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$31,505.85
$1,050.19 per unit annually	

Country Club Condominiums Bldg. VI
RA Threshold Funding Model Projection

Beginning Balance: $286,322

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	250,200	31,506		222,000	95,828	41,740	230%
2025	257,706	32,451		7,725	120,554	65,009	185%
2026	265,437	33,425		7,957	146,022	89,638	163%
2027	273,400	34,427		8,195	172,254	115,686	149%
2028	281,602	35,460		8,441	199,272	143,216	139%
2029	290,050	36,524		8,695	227,102	172,293	132%
2030	298,752	37,620		8,955	255,766	202,987	126%
2031	307,714	38,748		98,390	196,124	143,526	137%
2032	316,946	39,911		9,501	226,534	174,910	130%
2033	326,454	41,108		13,700	253,942	204,017	124%
2034	336,248	42,341		10,079	286,204	238,866	120%
2035	346,335	43,611		10,382	319,434	275,622	116%
2036	356,725	44,920		10,693	353,660	314,368	112%
2037	367,427	46,267		11,014	388,914	355,191	109%
2038	378,450	47,655		121,007	315,562	285,228	111%
2039	389,803	49,085		232,916	131,731	99,221	133%
2040	401,498	50,558		12,035	170,253	136,500	125%
2041	413,542	52,074		12,396	209,931	175,927	119%
2042	425,949	53,637		12,768	250,799	217,597	115%
2043	438,727	55,246		18,412	287,633	256,190	112%
2044	451,889	56,903		13,546	330,991	302,484	109%
2045	465,446	58,610		195,703	193,898	164,846	118%
2046	479,409	60,368		14,371	239,895	211,497	113%
2047	493,791	62,180		14,802	287,273	260,798	110%
2048	508,605	64,045		15,246	336,072	312,867	107%
2049	523,863	65,966		15,703	386,335	367,826	105%
2050	539,579	67,945		16,174	438,106	425,801	103%
2051	555,766	69,984		16,660	491,430	486,923	101%
2052	572,439	72,083		183,034	380,478	380,478	100%
2053	589,613	74,246		24,744	429,980	435,903	99%

Country Club Condominiums Bldg. VI
RA Threshold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Country Club Condominiums Bldg. VI
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Plumbing							
Plumbing Syst. Routine Maint. and Insp.	2024	1	0	0	2,500	5,000	2,500
Plumbing - Total					$2,500	$5,000	$2,500
Roofing							
New Roof Option - Liquid-Applied Diamond..	2024	15	0	0	142,000	142,000	142,000
Roofing - Total					$142,000	$142,000	$142,000
Painting							
Exterior Painting	2024	7	0	0	65,000	86,122	65,000
Exterior Walkways - Gemstone Concrete Co..	2024	7	0	0	7,500	15,000	7,500
Painting - Total					$72,500	$101,122	$72,500
Load-bearing walls, columns, floors, foundation							
Routine Concrete Patching	2033	10	0	9	3,000	3,000	300
Load-bearing walls, columns, floors, foundation - Total					$3,000	$3,000	$300
Electrical Systems							
Elect. Syst. Routine Maint & Insp.	2024	1	0	0	2,500	5,000	2,500
Electrical Systems - Total					$2,500	$5,000	$2,500
Doors							
Common Exterior Doors Replacement	2045	25	15	21	24,000	24,000	11,400
Doors - Total					$24,000	$24,000	$11,400
Fire Protective Systems							
Fire Protective Syst. Maintenance	2024	1	0	0	2,500	5,000	2,500
Fire Protective Systems - Total					$2,500	$5,000	$2,500
Windows							
Common Exterior Windows Replacement	2045	25	15	21	1,200	1,200	570
Windows - Total					$1,200	$1,200	$570
Total Asset Summary					$250,200	$286,322	$234,270

Excess Funds:

Percent Fully Funded	122%
Current Average Equity per Unit (Total Units: 30)	$1,735

Country Club Condominiums Bldg. VI
RA Annual Expenditure Detail

Description	Expenditures
No Replacement in 2024	
Replacement Year 2025	
Elect. Syst. Routine Maint & Insp.	2,575
Exterior Painting	66,950
Exterior Walkways - Gemstone Concrete Coating	7,725
Fire Protective Syst. Maintenance	2,575
New Roof Option - Liquid-Applied Diamond Pledge NDL Roof	146,260
Plumbing Syst. Routine Maint. and Insp.	2,575
Total for 2025	**$228,660**
Replacement Year 2026	
Elect. Syst. Routine Maint & Insp.	2,652
Fire Protective Syst. Maintenance	2,652
Plumbing Syst. Routine Maint. and Insp.	2,652
Total for 2026	**$7,957**
Replacement Year 2027	
Elect. Syst. Routine Maint & Insp.	2,732
Fire Protective Syst. Maintenance	2,732
Plumbing Syst. Routine Maint. and Insp.	2,732
Total for 2027	**$8,195**
Replacement Year 2028	
Elect. Syst. Routine Maint & Insp.	2,814
Fire Protective Syst. Maintenance	2,814
Plumbing Syst. Routine Maint. and Insp.	2,814
Total for 2028	**$8,441**
Replacement Year 2029	
Elect. Syst. Routine Maint & Insp.	2,898
Fire Protective Syst. Maintenance	2,898
Plumbing Syst. Routine Maint. and Insp.	2,898
Total for 2029	**$8,695**
Replacement Year 2030	
Elect. Syst. Routine Maint & Insp.	2,985
Fire Protective Syst. Maintenance	2,985

Country Club Condominiums Bldg. VI
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Plumbing Syst. Routine Maint. and Insp.	2,985
Total for 2030	**$8,955**
Replacement Year 2031	
Elect. Syst. Routine Maint & Insp.	3,075
Fire Protective Syst. Maintenance	3,075
Plumbing Syst. Routine Maint. and Insp.	3,075
Total for 2031	**$9,224**
Replacement Year 2032	
Elect. Syst. Routine Maint & Insp.	3,167
Exterior Painting	82,340
Exterior Walkways - Gemstone Concrete Coating	9,501
Fire Protective Syst. Maintenance	3,167
Plumbing Syst. Routine Maint. and Insp.	3,167
Total for 2032	**$101,342**
Replacement Year 2033	
Elect. Syst. Routine Maint & Insp.	3,262
Fire Protective Syst. Maintenance	3,262
Plumbing Syst. Routine Maint. and Insp.	3,262
Routine Concrete Patching	3,914
Total for 2033	**$13,700**
Replacement Year 2034	
Elect. Syst. Routine Maint & Insp.	3,360
Fire Protective Syst. Maintenance	3,360
Plumbing Syst. Routine Maint. and Insp.	3,360
Total for 2034	**$10,079**
Replacement Year 2035	
Elect. Syst. Routine Maint & Insp.	3,461
Fire Protective Syst. Maintenance	3,461
Plumbing Syst. Routine Maint. and Insp.	3,461
Total for 2035	**$10,382**
Replacement Year 2036	
Elect. Syst. Routine Maint & Insp.	3,564

Country Club Condominiums Bldg. VI
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036 continued...	
Fire Protective Syst. Maintenance	3,564
Plumbing Syst. Routine Maint. and Insp.	3,564
Total for 2036	**$10,693**
Replacement Year 2037	
Elect. Syst. Routine Maint & Insp.	3,671
Fire Protective Syst. Maintenance	3,671
Plumbing Syst. Routine Maint. and Insp.	3,671
Total for 2037	**$11,014**
Replacement Year 2038	
Elect. Syst. Routine Maint & Insp.	3,781
Fire Protective Syst. Maintenance	3,781
Plumbing Syst. Routine Maint. and Insp.	3,781
Total for 2038	**$11,344**
Replacement Year 2039	
Elect. Syst. Routine Maint & Insp.	3,895
Exterior Painting	101,268
Exterior Walkways - Gemstone Concrete Coating	11,685
Fire Protective Syst. Maintenance	3,895
Plumbing Syst. Routine Maint. and Insp.	3,895
Total for 2039	**$124,637**
Replacement Year 2040	
Elect. Syst. Routine Maint & Insp.	4,012
Fire Protective Syst. Maintenance	4,012
New Roof Option - Liquid-Applied Diamond Pledge NDL Roof	227,868
Plumbing Syst. Routine Maint. and Insp.	4,012
Total for 2040	**$239,904**
Replacement Year 2041	
Elect. Syst. Routine Maint & Insp.	4,132
Fire Protective Syst. Maintenance	4,132
Plumbing Syst. Routine Maint. and Insp.	4,132
Total for 2041	**$12,396**

Country Club Condominiums Bldg. VI
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2042	
Elect. Syst. Routine Maint & Insp.	4,256
Fire Protective Syst. Maintenance	4,256
Plumbing Syst. Routine Maint. and Insp.	4,256
Total for 2042	**$12,768**
Replacement Year 2043	
Elect. Syst. Routine Maint & Insp.	4,384
Fire Protective Syst. Maintenance	4,384
Plumbing Syst. Routine Maint. and Insp.	4,384
Routine Concrete Patching	5,261
Total for 2043	**$18,412**
Replacement Year 2044	
Elect. Syst. Routine Maint & Insp.	4,515
Fire Protective Syst. Maintenance	4,515
Plumbing Syst. Routine Maint. and Insp.	4,515
Total for 2044	**$13,546**
Replacement Year 2045	
Common Exterior Doors Replacement	44,647
Common Exterior Windows Replacement	2,232
Elect. Syst. Routine Maint & Insp.	4,651
Fire Protective Syst. Maintenance	4,651
Plumbing Syst. Routine Maint. and Insp.	4,651
Total for 2045	**$60,832**
Replacement Year 2046	
Elect. Syst. Routine Maint & Insp.	4,790
Exterior Painting	124,547
Exterior Walkways - Gemstone Concrete Coating	14,371
Fire Protective Syst. Maintenance	4,790
Plumbing Syst. Routine Maint. and Insp.	4,790
Total for 2046	**$153,288**
Replacement Year 2047	
Elect. Syst. Routine Maint & Insp.	4,934
Fire Protective Syst. Maintenance	4,934

Country Club Condominiums Bldg. VI
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2047 continued...	
Plumbing Syst. Routine Maint. and Insp.	4,934
Total for 2047	**$14,802**
Replacement Year 2048	
Elect. Syst. Routine Maint & Insp.	5,082
Fire Protective Syst. Maintenance	5,082
Plumbing Syst. Routine Maint. and Insp.	5,082
Total for 2048	**$15,246**
Replacement Year 2049	
Elect. Syst. Routine Maint & Insp.	5,234
Fire Protective Syst. Maintenance	5,234
Plumbing Syst. Routine Maint. and Insp.	5,234
Total for 2049	**$15,703**
Replacement Year 2050	
Elect. Syst. Routine Maint & Insp.	5,391
Fire Protective Syst. Maintenance	5,391
Plumbing Syst. Routine Maint. and Insp.	5,391
Total for 2050	**$16,174**
Replacement Year 2051	
Elect. Syst. Routine Maint & Insp.	5,553
Fire Protective Syst. Maintenance	5,553
Plumbing Syst. Routine Maint. and Insp.	5,553
Total for 2051	**$16,660**
Replacement Year 2052	
Elect. Syst. Routine Maint & Insp.	5,720
Fire Protective Syst. Maintenance	5,720
Plumbing Syst. Routine Maint. and Insp.	5,720
Total for 2052	**$17,159**
Replacement Year 2053	
Elect. Syst. Routine Maint & Insp.	5,891
Exterior Painting	153,177
Exterior Walkways - Gemstone Concrete Coating	17,674

Country Club Condominiums Bldg. VI
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2053 continued...	
Fire Protective Syst. Maintenance	5,891
Plumbing Syst. Routine Maint. and Insp.	5,891
Routine Concrete Patching	7,070
Total for 2053	**$195,595**

Plumbing Syst. Routine Maint. and Insp. - 2024

		1 EA.	@ $2,500.00
Asset ID	1004	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	*No Future Assessments*	
Remaining Life	0		

Plumbing Syst. Routine Maint. and Insp. continued...

Plumbing - Total Current Cost	**$2,500**
Assigned Reserves	**$2,500**
Fully Funded Reserves	**$2,500**

New Roof Option - Liquid-Applied Diamond Pledge NDL Roof - 2025

		1 Lump Sum	@ $142,000.00
Asset ID	1001	Asset Actual Cost	$142,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$146,260.00
Placed in Service	January 2024	Assigned Reserves	$20,991.00
Useful Life	15		
Replacement Year	Deferred 2025	*No Future Assessments*	
Remaining Life	1		

New Roof Option - Liquid-Applied Diamond Pledge NDL Roof continued...

Roofing - Total Current Cost	**$142,000**
Assigned Reserves	**$20,991**
Fully Funded Reserves	**$133,125**

Exterior Painting - 2024

		1 Lump Sum	@ $65,000.00
Asset ID	1006	Asset Actual Cost	$65,000.00
		Percent Replacement	100%
Category	Painting	Future Cost	$65,000.00
Placed in Service	January 2016	Assigned Reserves	$65,000.00
Useful Life	7		
Replacement Year	2024	*No Future Assessments*	
Remaining Life	0		

Exterior Painting continued...

Exterior Walkways - Gemstone Concrete Coating - 2024

		1 Lump Sum	@ $7,500.00
Asset ID	1018	Asset Actual Cost	$7,500.00
		Percent Replacement	100%
Category	Painting	Future Cost	$7,500.00
Placed in Service	January 2016	Assigned Reserves	$7,500.00
Useful Life	7		
Replacement Year	2024	*No Future Assessments*	
Remaining Life	0		

Exterior Walkways - Gemstone Concrete Coating continued...

Painting - Total Current Cost	**$72,500**
Assigned Reserves	**$72,500**
Fully Funded Reserves	**$72,500**

Routine Concrete Patching - 2033

Asset ID	1012	1 Lump Sum	@ $3,000.00
		Asset Actual Cost	$3,000.00
		Percent Replacement	100%
Category	Load-bearing walls, columns, floors, foundation	Future Cost	$3,914.32
Placed in Service	January 2023	Assigned Reserves	*none*
Useful Life	10		
Replacement Year	2033	*No Future Assessments*	
Remaining Life	9		

Load-bearing walls, columns, floors, foundation	
Total Current Cost	**$3,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$300**

Elect. Syst. Routine Maint & Insp. - 2024

		1 EA.	@ $2,500.00
Asset ID	1005	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	*No Future Assessments*	
Remaining Life	0		

Elect. Syst. Routine Maint & Insp. continued...

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

Common Exterior Doors Replacement - 2045

		24 EA	@ $1,000.00
Asset ID	1019	Asset Actual Cost	$24,000.00
		Percent Replacement	100%
Category	Doors	Future Cost	$44,647.07
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	25		
Adjustment	15	*No Future Assessments*	
Replacement Year	2045		
Remaining Life	21		

Common Exterior Doors Replacement continued...

Doors - Total Current Cost	**$24,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$11,400**

Fire Protective Syst. Maintenance - 2024

Asset ID	1003	1 EA.	@ $2,500.00
		Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$2,500.00
Placed in Service	January 2023	Assigned Reserves	$2,500.00
Useful Life	1		
Replacement Year	2024	*No Future Assessments*	
Remaining Life	0		

Fire Protective Syst. Maintenance continued...

Fire Protective Systems - Total Current Cost	**$2,500**
Assigned Reserves	**$2,500**
Fully Funded Reserves	**$2,500**

Common Exterior Windows Replacement - 2045

		2 EA	@ $600.00
Asset ID		Asset Actual Cost	$1,200.00
		Percent Replacement	100%
Category	Windows	Future Cost	$2,232.35
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	25		
Adjustment	15	*No Future Assessments*	
Replacement Year	2045		
Remaining Life	21		

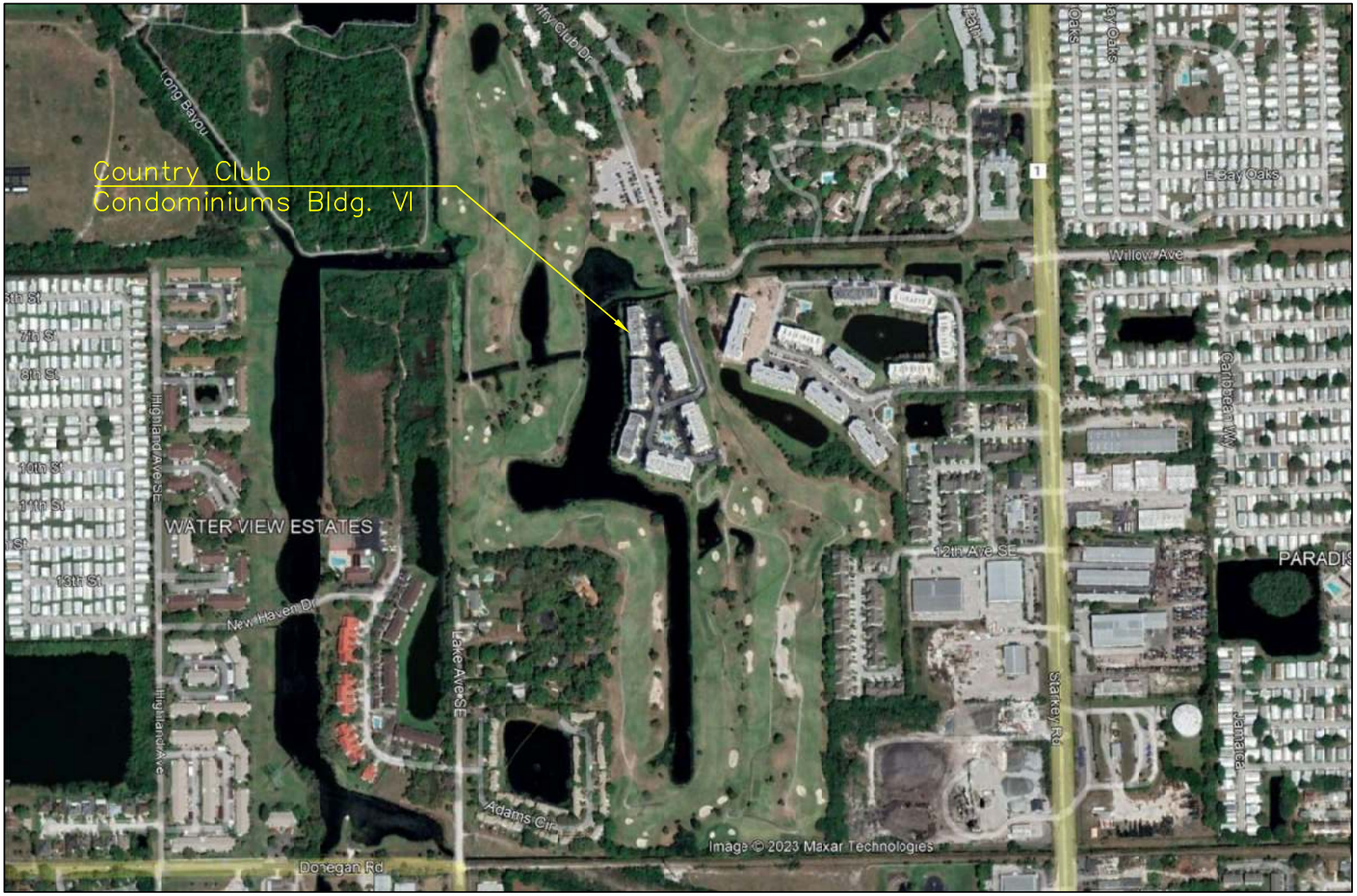
Common Exterior Windows Replacement continued...

Country Club Condominiums Bldg. VI
RA Category Detail Index

Asset ID	Description	Replacement	Page
1019	Common Exterior Doors Replacement	2045	2-26
	Common Exterior Windows Replacement	2045	2-32
1005	Elect. Syst. Routine Maint & Insp.	2024	2-23
1006	Exterior Painting	2024	2-17
1018	Exterior Walkways - Gemstone Concrete Coating	2024	2-19
1003	Fire Protective Syst. Maintenance	2024	2-29
1001	New Roof Option - Liquid-Applied Diamond Pledg..	2025	2-14
1004	Plumbing Syst. Routine Maint. and Insp.	2024	2-11
1012	Routine Concrete Patching	2033	2-22

Total Funded Assets	9
Total Unfunded Assets	0
Total Assets	9

APPENDIX B
SITE LOCATION MAP



SITE LOCATION MAP

UES MILESTONE INSPECTIONS, LLC.

APPENDIX B

APPENDIX C
PHOTOGRAPHS

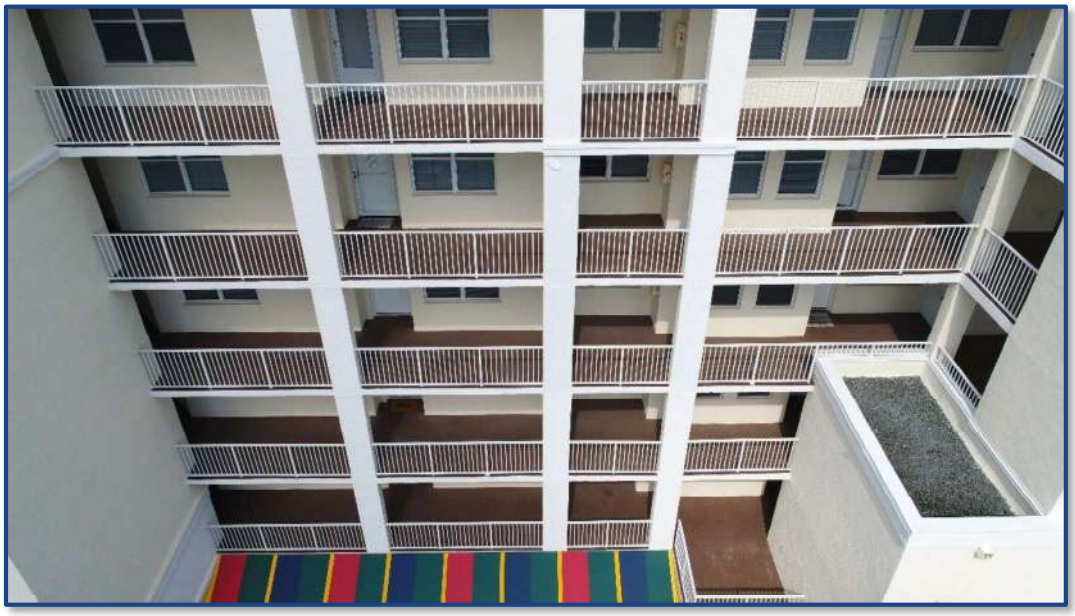
Photograph No. 1: East (front) elevation.

Photograph No. 2: North elevation.

Photograph No. 3: West elevation

Photograph No. 4: South elevation.

Photograph No. 5: Roof.



Photograph No. 6: General view of the exterior walkways.

Photograph No. 7: View of surface corrosion and rust staining along the balcony edge located at the 2nd floor balcony.

Photograph No. 8: General view of the exterior balconies.

Photograph No. 9: View of stucco damage and separation along the 1st floor balcony slab edge.

Photograph No. 10: View of bubbling in the exterior stucco finishes located along the exterior balcony edge.

Photograph No. 11: Screened balcony of Unit 6201.

Photograph No. 12: Exterior balcony of Unit 6101.

Photograph No. 13: Screened balcony of Unit 6506.

Photograph No. 14: View of crack in the exterior wall stucco finish located in the balcony of Unit 6506.

Photograph No. 15: View of crack in the exterior ceiling finish located in the balcony of Unit 6506.

Photograph No. 16: View of granular loss and significant deterioration in the roof membrane.

Photograph No. 17: View of granular loss and significant deterioration in the roof membrane.

Photograph No. 18: View of granular loss and significant deterioration in the roof membrane.

Photograph No. 19: View of previous roof patch repair.

Photograph No. 20: View of cracks in the interior wall of Stair 1 Floor 5.

Photograph No. 21: General view of the cast in place concrete stairs.

Photograph No. 22: View of void at the exterior walkway railing post located on the 3rd floor.

Photograph No. 23: Close-up view of Photograph 22.

Photograph No. 24: View of crack in the interior wall of Stair 1 Floor 2.

Photograph No. 25: Fire sprinkler head.

Photograph No. 26: Fire alarm system.

Photograph No. 27: Fire extinguisher

Photograph No. 28: Fire riser system.

Photograph No. 29: Fire alarm pull station.

Photograph No. 30: View of fire alarm pull station, fire extinguisher, and emergency exit sign.

Photograph No. 31: General view of the plumbing located at the garage floor.

Photograph No. 32: General view of the plumbing located at the garage floor.

Photograph No. 33: View of corroded plumbing hangers located in the garage level.

Photograph No. 34: General view of the plumbing located at the garage floor.

Photograph No. 35: Electrical panels, meters, and conduits.

Photograph No. 36: Electrical meters.

Photograph No. 37: Electrical meter and panel.

Photograph No. 38: Electrical conduits.

Photograph No. 39: General view of the exterior walkway.

Photograph No. 40: General view of a common window.

Photograph No. 41: General view of a common door.

Photograph No. 42: Corroded fire riser pipe.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

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

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity 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 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 was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and 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
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS 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

4

Licenses

- Professional Engineer, FL #95850

Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 4 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.