



MILESTONE PHASE 1 CONDITION SURVEY REPORT Sand Dollar Condominium

18500 Gulf Blvd., Indian Shores, FL 33785



BillerReinhart Project No. 23 - 077

Issue Date: September 25, 2023

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696 1st Avenue North, Suite 304, St. Petersburg, Florida 33701 – 727.408.6532, 727.408.6533



VIA EMAIL

September 25, 2023

Sand Dollar of Indian Shores Condominium Association, Inc.
c/o Benjamin Epifanio, LCAM PE
3001 Executive Dr. Ste 260
Clearwater, FL 33762

Telephone: 727-573-9300

Email: bepifanio@condominiumassociates.com

Subject: Milestone Phase 1 Structural Condition Survey Report
Sand Dollar Condominium
18500 Gulf Blvd.
Indian Shores, FL 33785

Introduction

Lee Levoir, PE, Austin Getgen, PE, Dalton Cox, EI, and Ben Wollenslegel, EI, of Biller Reinhart Engineering Group, Inc. (BillerReinhart) performed a Milestone Phase 1 condition assessment of the readily accessible exterior wall surfaces, exterior walkways and balconies, staircases, parking garage, and roof. The assessment was conducted on Thursday, September 14, 2023.

The purpose of the structural review, and our site assessment, is to provide an evaluation of the existing condition of the accessible exterior wall surfaces, exterior walkways and balconies, staircases, parking garage, and roof to identify structural integrity and safety concerns and provide an opinion on the presence of substantial structural deterioration at the property. Data collected during the survey will allow BillerReinhart to prepare general structural repair recommendations, and if requested, design specifications for any recommended restoration or waterproofing project. Physical sounding of the accessible elements was performed to assist in identifying areas exhibiting signs of stucco delamination and/or concrete spalling. The Milestone Phase 1 structural review is not a design review of the building. The visual assessment by BillerReinhart was of the structure's current state and did not involve any destructive activity to view inaccessible areas.

Structural Description

According to the Pinellas County Property Appraiser, Sand Dollar Condominium was constructed in 1981. The structure is a 6-story structure, with residential units above a ground level parking garage. The structure contains open walkways at each residential story with a stairwell on the North and South ends of the building. The balconies are located along the West elevation (rear) and on the corners of the East elevation (front),

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of the structure. The building appears to be constructed of cast-in-place concrete mat foundations, concrete masonry unit (CMU) exterior infill walls, elevated filigree precast concrete floor panels and roof slabs supported by reinforced concrete columns, beams and shearwalls. The majority of the exterior walls are finished with stucco and paint. The main roof system is a modified bitumen roof system.

Project History

The following information was gathered:

- The main roof surfaces were roofed over in 2005.
- The walkways and balconies were painted in 2021. The scope of work appeared to be limited to application of paint over a number of older coatings/membrane materials.
- A paint project for the exterior walls was completed in 2021.
- Walkway and balcony guardrails are original to construction.
- Isolated occasions of reported moisture intrusion.

Survey of the Exterior Walls, Staircases, Parking Garage, and Roof

Readily discernible structural elements of the building were visually observed. Photographs were taken during the survey and are included in *Appendix A* of this report. Note that some of the conditions listed below were observed throughout the structure and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request.

Exterior Walls

1. East elevation, North elevation, West elevation, and South elevation exterior wall areas are shown in *Figure A-1* through *Figure A-4*, respectively.
2. Excessive areas of stucco delamination was detected on the ground level beach side columns. The columns exhibiting the most delamination are the 3rd column from the north, the 5th column from the south and 2nd column from the south, along the west elevation.
3. Two detached aluminum pickets and one dislodged aluminum picket were observed at Unit 301 and 201 Southeast balcony areas respectively. Refer to *Figure A-5*.
4. Multiple locations of slab edge spalling and delamination were detected on the accessible slab edges. Refer to *Figure A-6* through *Figure A-9*.
5. Cracking was observed through isolated window lintels. Refer to *Figure A-10* and *Figure A-11*.
6. Areas of stucco delamination were detected sporadically throughout the accessible areas of the exterior walls.
7. Foam band at the East elevation was observed to be deteriorated. Refer to *Figure A-12*.

8. Paint blistering was observed on the walls. Refer to *Figure A-13*.
9. Water was observed to be leaking onto exposed metal wall framing. Refer to *Figure A-14*.

Parking Garage

1. Multiple areas of delamination and spalling were detected on columns. Refer to *Figure A-15 through Figure A-18*.
2. Multiple areas of delamination and spalling were detected on beams. Refer to *Figure A-19 through Figure A-22*.
3. Multiple locations of spalling were detected on the ceiling. Refer to *Figure A-23 through Figure A-25*.
4. Sporadic cracks were observed on the garage ceiling. Refer to *Figure A-26 and Figure A-27*.

Stairwells

1. Overall views of the stairwells are shown in *Figure A-28 and Figure A-29*.

Roof

1. The roof was generally observed to be in fair condition for its age, with significant granular loss throughout. Overall, the general conditions of the roof are shown in *Figure A-30 through Figure A-32*.

Survey of the Walkways and Balconies

The walkways, guardrails, and adjacent wall surfaces were visually observed, and the concrete surfaces and stucco were sounded. Photographs were taken during the survey and are included in Appendix B of this report. Please note that some of the conditions listed below were observed throughout and the selected photographs are representative of the respective conditions. A catalog of all our site photos is available upon request. All walkways were surveyed with physical sounding performed for the 5th and 3rd story walkways and the exposed columns at all walkways. The following Unit balconies were reviewed; 102, 103, 104, 106, 111, 203, 204, 209, 210, 305, 306, 309, 310, 501, and 506.

Walkways

1. The walkways appear to be covered with a number of layers of paint and cementitious coatings.
2. The guardrails were observed to be core mounted aluminum mechanically fastened and original to construction.
3. Sporadic locations throughout the walkways floor finish were observed to be delaminating from the walkway slab. Refer to *Figure B-1*.



4. Isolated areas of delamination were detected on the walkway columns. Refer to *Figure B-2 and Figure B-3*.
5. Peeling paint was observed on the guardrails. Refer to *Figure B-4*.
6. Multiple locations of guardrail repairs were noted on the guardrails. Refer to *Figure B-5 through Figure B-7*.

Balconies

1. The balconies appear to be covered with tile or paint.
2. The guardrails were observed to be core mounted aluminum mechanically fastened.
3. Multiple slab edge delaminations were detected on the balconies. Refer to *Figure B-8 through Figure B-11*.
4. Sporadic locations of slab spalls were noted. Refer to *Figure B-12 and Figure B-13*.
5. Numerous balcony guardrail pickets were observed to be corroded with section loss. Refer to *Figure B-14 through Figure B-17*.
6. Guardrail repairs were noted on the guardrail pickets. Refer to Figure B-18.

Conclusions/Recommendations

Based on the survey of the accessible structural elements, the extent of delaminated stucco areas detected on the West elevation columns was excessive. In order to rule out the presence of substantial structural deterioration, BillerReinhart requires that delaminated stucco on the columns be removed in order to rule out further concealed structural damage to the column. As such, a Milestone Phase 2 is required per Senate Bill No. 154.

Unsafe guardrails conditions including two detached aluminum pickets and one dislodged aluminum picket were observed at Unit 301 and 201 Southeast balcony areas respectively. BillerReinhart believes these guardrail conditions are unsafe and recommend immediate attention with access to these areas be prevented or supplementary support provided until repairs are completed.

BillerReinhart believes that the observed conditions (documented above) are due to long term exposure to environmental conditions such as ultra-violet rays, moisture/humidity, temperature changes, proximity to a large body of salt water, deferred maintenance, age, etc. Based on the conditions observed, BillerReinhart believes that additional concealed deterioration (i.e. concrete and stucco delamination on exterior wall, column and beam surfaces) will likely become apparent upon further investigation during execution of the next restoration project.

Exterior Walls

Based on the detection of multiple areas of stucco delamination within the exterior walls, cracks on the window lintels and slab edge declamations on walkways and balconies. BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of all the exterior wall surfaces including deteriorated concrete structural elements, stucco, sealants, and building painting. Restoration of the exterior wall areas should mitigate potential moisture intrusion and expose any structural deterioration of underlying structural elements in need of repair. BillerReinhart recommends the exterior wall restoration and waterproofing project be undertaken within the next 3-5 years. Should the frequency of moisture intrusion through the building envelope increase, this scope of work may need to be completed earlier.

Parking Garage

The parking garage structures generally appear to be in fair condition, with sporadic concrete spalls and delaminated stucco on the columns, beams and walls. BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of the parking garage areas. BillerReinhart recommends the restoration project be undertaken during the exterior wall restoration and waterproofing project.

Walkways

The walkway structures generally appear to be in fair condition. BillerReinhart recommends the board plan for a global walkway waterproofing and restoration project be performed. This would include removing all existing layers of paint and cementitious finishes, restoration of the structural deck and application of a urethane waterproofing membrane. Urethane waterproofing membranes can withstand the pedestrian traffic that occurs on the walkway and provide the flexibility to expand and contract with the building movements to better protect the concrete structure from potential moisture intrusion and any structural deterioration of underlying structural elements. BillerReinhart recommends the board perform a global walkway waterproofing and restoration project within the next 5-7 years.

Balconies

The surveyed balcony structures were observed to generally be in fair condition with isolated locations of concrete spalls on the concrete slabs. BillerReinhart recommends the board plan for a global balcony waterproofing and restoration project be performed. This would include removing all existing tile or layers of paint and cementitious finishes, restoration of the structural deck and application of a urethane waterproofing membrane. Urethane waterproofing membranes can withstand the pedestrian traffic that occurs on the balconies and provide the flexibility to expand and contract with the building movements to better protect the concrete structure from potential moisture intrusion and any structural deterioration of underlying structural elements. BillerReinhart recommends



the board perform a global balcony waterproofing and restoration project within the next 5-7 years.

Stairwells

The stairwell structures appear to be in good condition. BillerReinhart recommends the periodic maintenance and painting of the stairwell handrails/guardrails/door areas to prevent corrosion formation.

Guardrails

BillerReinhart understands the guardrails are original to the construction of the structure. Under normal conditions the typical life expectancy of a guardrail system is 35-40 years. The existing original guardrails are beyond their normal life expectancy. Based on observations of loose, bent, missing pickets and deteriorating pickets made during the condition survey, BillerReinhart recommends the guardrails be replaced as soon as possible. BillerReinhart recommends monitoring the conditions until the replacement project can be completed.

Roof

The modified bitumen flat roof systems were generally observed to be in fair condition with no reports of water intrusion. BillerReinhart understands, construction was completed in 2005 for the roof over to the existing roof surface with a life expectancy of approximately 20 years. Based on the age of the roof and amount of granular loss BillerReinhart recommends continually monitoring the conditions of the roof and plan for reroof project within the next 1-2 years.

Limited Restoration Project Scope

The text below describes a general recommended scope for an exterior wall restoration project. The project scope addresses current conditions and provides for preventative maintenance of the affected building components.

The project to be undertaken for the repair and maintenance and repair of the structural systems of the condominium structure listed above should include the following scope of work:

1. Concrete repairs
 - a. Concrete surface preparation for areas to be repaired
 - i. Sounding and marking of exterior walls, interior stairwell walls, ceilings, columns, beams, and balcony slabs to be repaired.
 - ii. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound concrete to accommodate concrete repairs.



- iii. Removal of unsound concrete to accommodate concrete repairs.
- b. Concrete repair
 - i. Delaminated areas, spalls, and exposed metal in beams, slab edges and overhead concrete ceiling surfaces.
 - ii. Delaminated areas, spalls, and exposed metal in vertical concrete column surfaces.
 - iii. Delaminated areas, spalls, and exposed metal in vertical concrete wall surfaces.
 - iv. Concrete crack repair via epoxy injection - cracks in wall surfaces having widths equal to or greater than approximately 1/16".
 - v. Concrete crack repair via routing and sealing with sealant for cracks in concrete wall surfaces having widths less than 1/16" (non-structural cracking).
- 2. Masonry repair and restoration shall include the repointing of mortar joints and the replacement of damaged masonry as needed.
- 3. Repair of stucco finishes.
 - a. Sounding and marking of exterior wall areas (including roof level walls), and interior stairwell wall surface areas to be repaired.
 - b. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound stucco to accommodate stucco repairs.
 - c. Removal and replacement of deteriorated stucco areas, clearing or replacement of deteriorated corner bead, cleaning or replacement of deteriorated balcony ceiling trim and/or removal and replacement deteriorated metal lathe (if necessary) of stucco surfaced walls.
- 4. Remove and replace joint sealants, including:
 - a. All perimeter window seals for the unit window systems, common element window system perimeters.
 - b. Perimeter seals for door frames, aluminum louvered vent frames, miscellaneous accessories penetrating wall finishes (light fixtures, etc.),
 - c. Horizontal/vertical surface interfaces (wall and column/slab interface, slab/guardrail interface, etc.),
 - d. Deteriorated metal roof flashing-to-stucco joints,
 - e. Vertical surface interfaces between adjoining exterior wall surfaces,
 - f. Vertical surface construction joint interfaces between adjoining exterior wall surfaces
- 5. Re-coat all previously painted exterior walls including walkway, balcony, garage walls, beams, columns and roof level walls after proper surface and substrate preparation.



Milestone Phase 1 Structural Condition Survey Report

Sand Dollar Condominium

Indian Shores, FL 33785

Note that this project scope may require modification based on observations made during Milestone Phase 2 and project execution/construction should concealed detrimental conditions become apparent.

Closing

A Milestone Phase 2 scope of work is necessary to rule out the presence of substantial structural deterioration for the subject structure and complete the Milestone Survey. BillerReinhart can coordinate the destructive removal of delaminated stucco, which will be performed by Others.

Neither the survey nor this report is intended to cover hidden conditions and defects nor environmental concerns. Unauthorized use of this report, without the permission of BillerReinhart shall not result in any liability or legal exposure to Biller Reinhart Engineering Group, Inc.

BillerReinhart Engineering Group, Inc. reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

Biller Reinhart Engineering Group, Inc.

State of Florida Certificate of Authorization No. 9149

This item has been digitally signed and sealed by Lee Levoir, PE.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Lee Levoir, P.E.
Principal Structural Engineer
Florida P.E. No. 69204



Appendix A

**Building Exterior Walls, Parking Garage, Roof, and
Stairwells**

Photographic Documentation

Milestone Phase 1 Structural Condition Survey Report

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Figure A-1



Figure A-2



Milestone Phase 1 Structural Condition Survey Report
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Figure A-3



Milestone Phase 1 Structural Condition Survey Report

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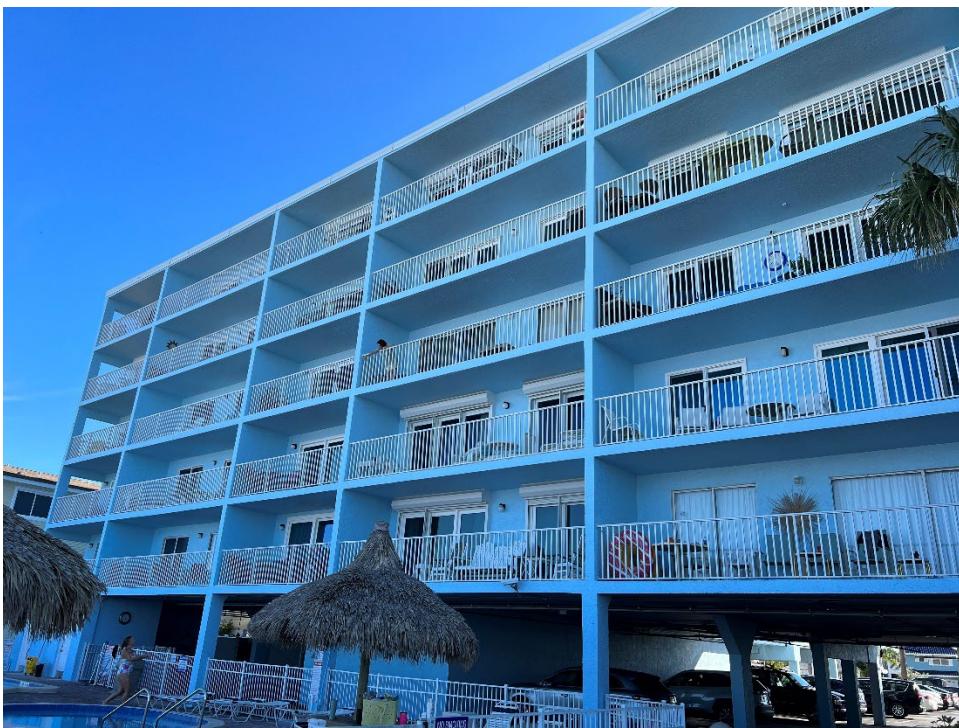


Figure A-4



Figure A-5



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Sand Dollar Condominium
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Figure A-6



Figure A-7



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Indian Shores, FL 33785

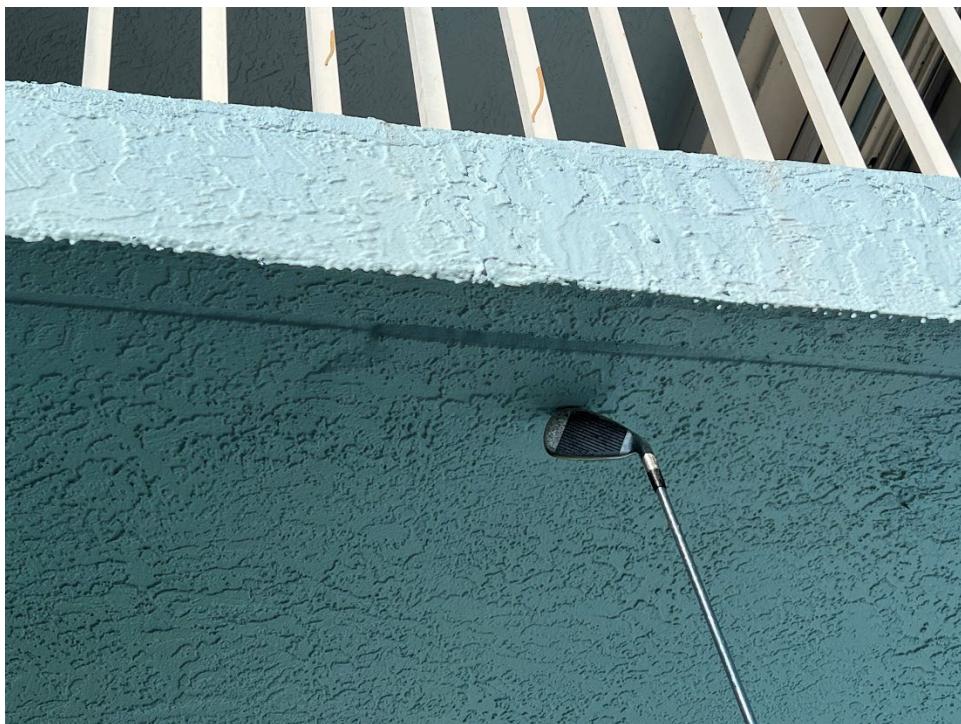


Figure A-8



Milestone Phase 1 Structural Condition Survey Report
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Figure A-9



Milestone Phase 1 Structural Condition Survey Report

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Indian Shores, FL 33785

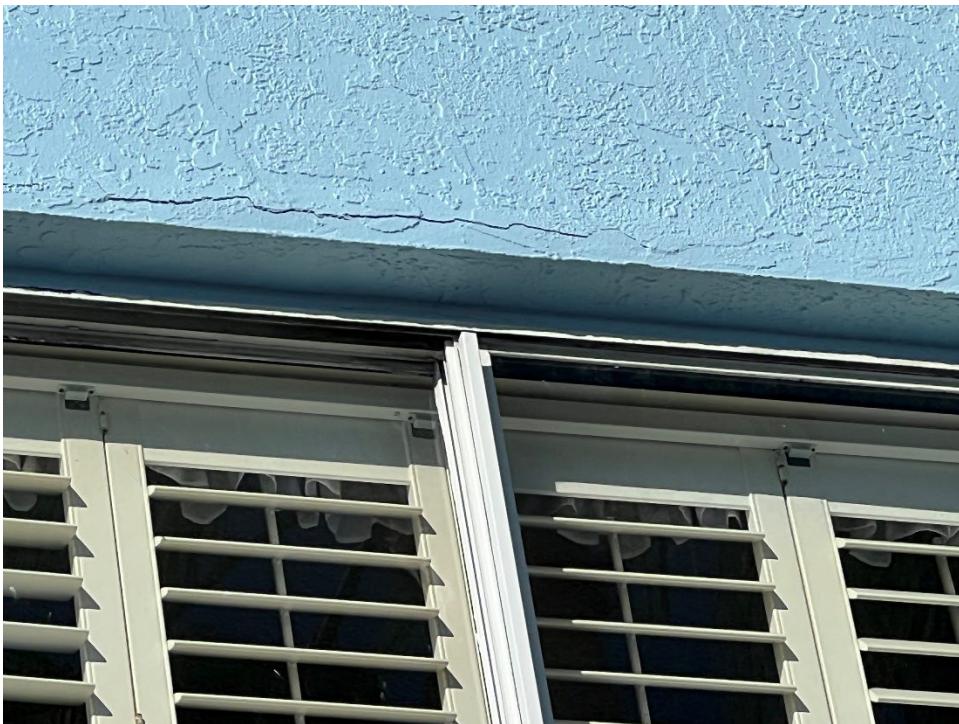


Figure A-10



Figure A-11



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Figure A-12





Figure A-13



Figure A-14

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Sand Dollar Condominium

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Figure A-15



Figure A-16



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Figure A-17



Figure A-18



Milestone Phase 1 Structural Condition Survey Report
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Indian Shores, FL 33785



Figure A-19

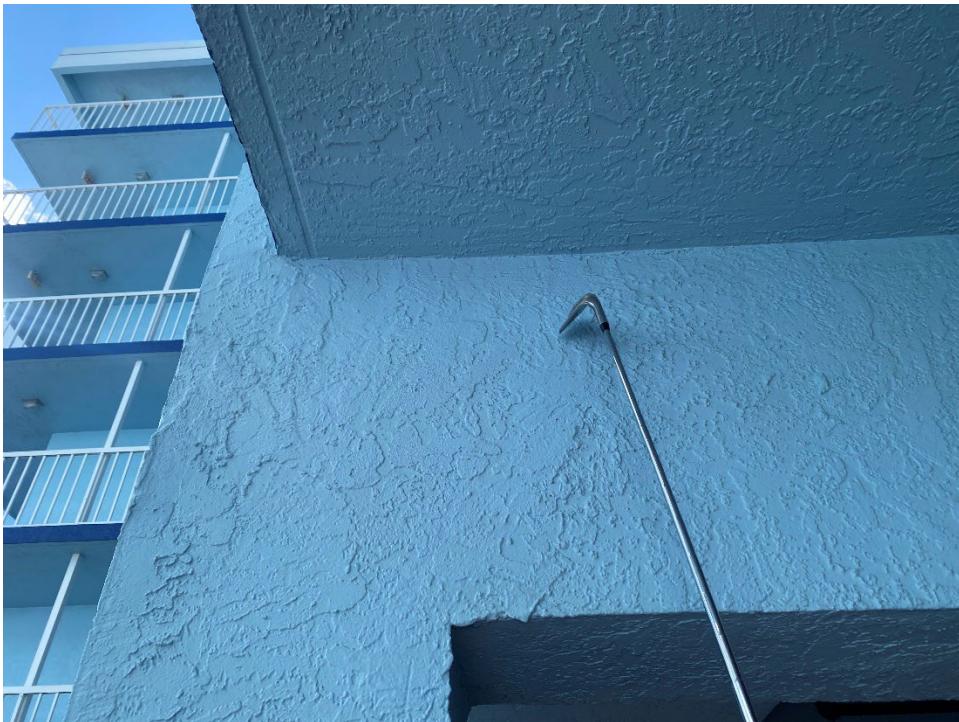


Figure A-20





Figure A-21



Figure A-22



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Sand Dollar Condominium
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Figure A-23



Figure A-24



Milestone Phase 1 Structural Condition Survey Report
Sand Dollar Condominium
Indian Shores, FL 33785



Figure A-25

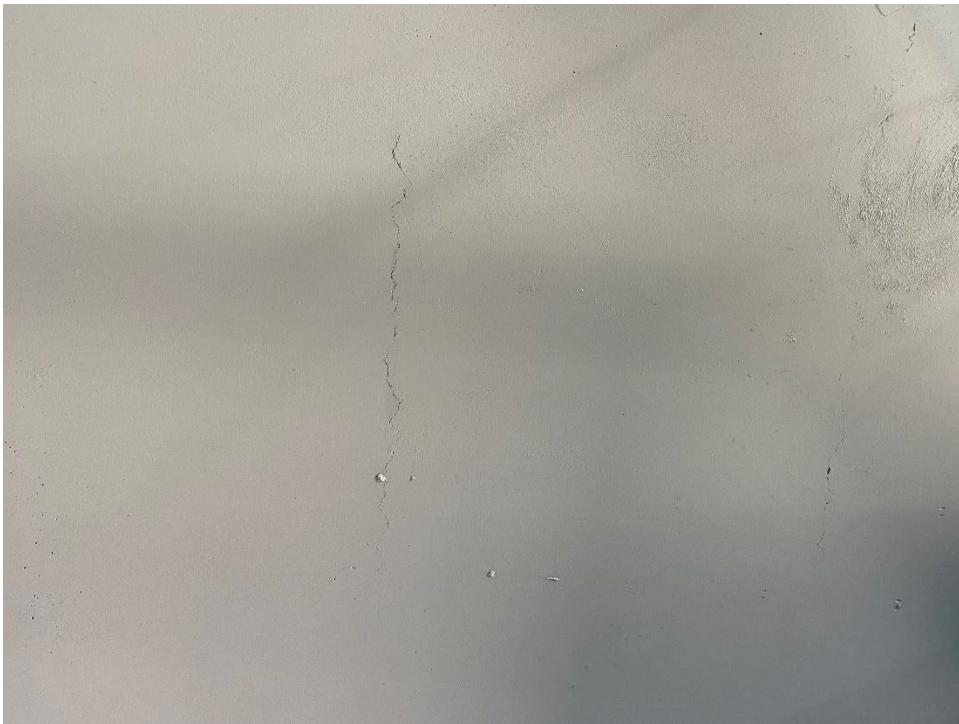


Figure A-26



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Sand Dollar Condominium
Indian Shores, FL 33785



Figure A-27





Figure A-28





Figure A-29



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Figure A-30



Figure A-31



Milestone Phase 1 Structural Condition Survey Report

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Figure A-32



Appendix B

Walkway and Balcony Areas

Photographic Documentation

Milestone Phase 1 Structural Condition Survey Report
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Indian Shores, FL 33785



Figure B-1



Figure B-2



Milestone Phase 1 Structural Condition Survey Report
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Figure B-3



Milestone Phase 1 Structural Condition Survey Report
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Figure B-4





Figure B-5



Figure B-6



Milestone Phase 1 Structural Condition Survey Report
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Figure B-7



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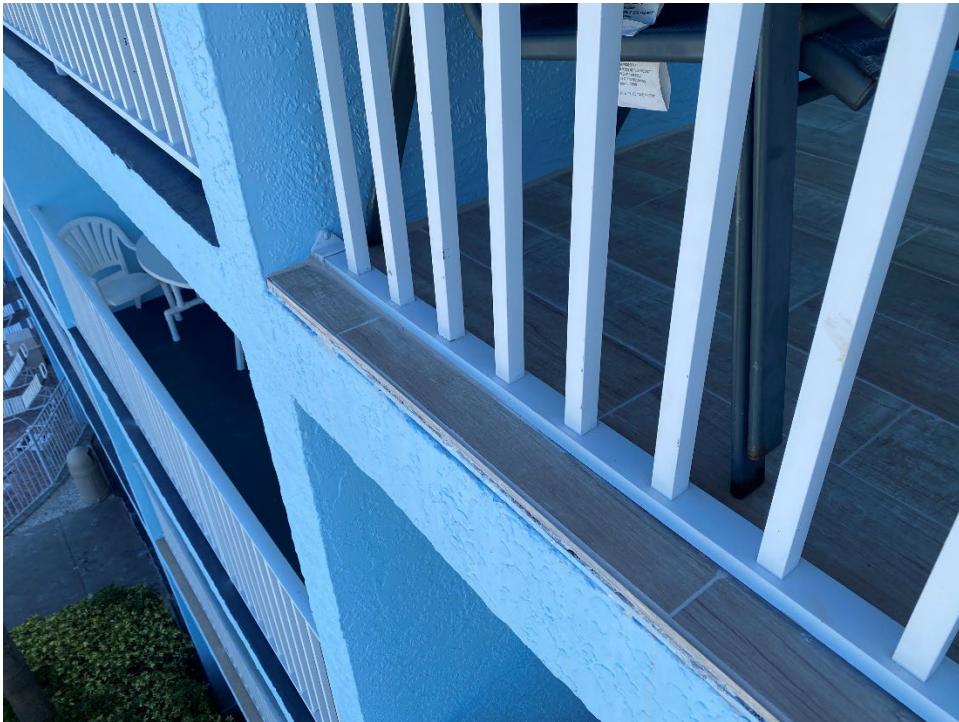


Figure B-8



Figure B-9



Milestone Phase 1 Structural Condition Survey Report
Sand Dollar Condominium
Indian Shores, FL 33785



Figure B-10

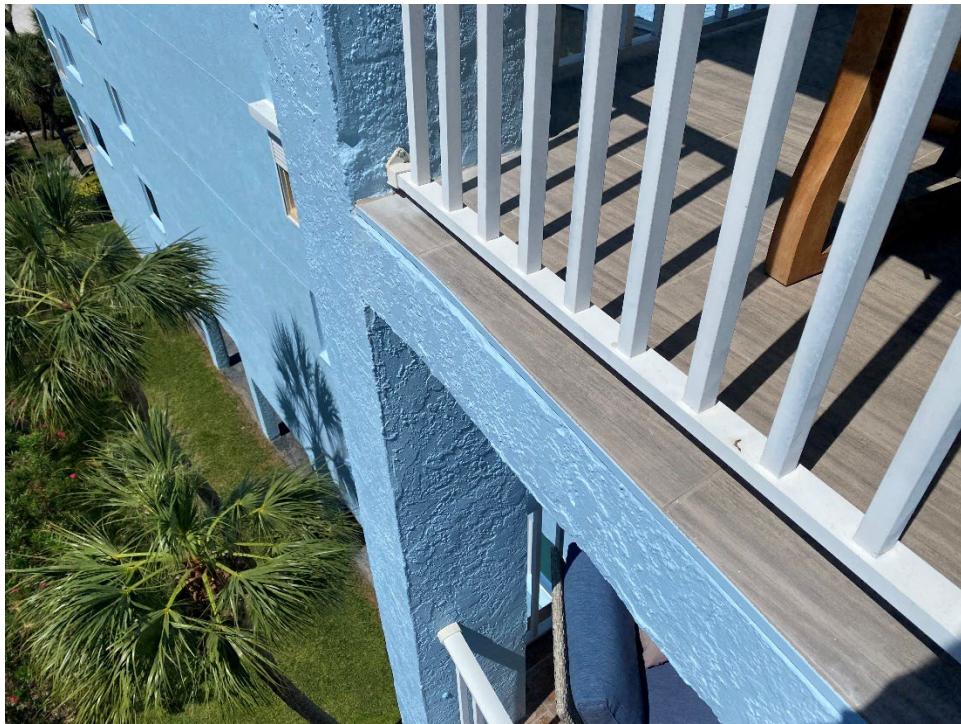


Figure B-11



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Sand Dollar Condominium
Indian Shores, FL 33785



Figure B-12



Figure B-13



Figure B-14



Figure B-15





Figure B-16



Figure B-17

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Sand Dollar Condominium
Indian Shores, FL 33785



Figure B-18

