February 16, 2023

Port Royale of Indian Shores Condominium Association, Inc.
19941 Gulf Boulevard
Indian Shores, FL 33785

Attention: [redacted]
Phone:
Email:

Structural Integrity Reserve Study (SIRS)
UES Project No: 2211.2200005

Dear Mr. Swann and Board of Directors

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 Port Royale of Indian Shores 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

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Digitally signed by Ali T Mustafa
Date: 2023.03.13 12:02:49 -04'00'

ALI T MUSTAFA LICENSE No. 93315 STATE OF FLORIDA PROFESSIONAL ENGINEER

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1.0 INTRODUCTION

Per authorization of UES proposal No. 2211.1022.00014, sent on October 14, 2022, UES has conducted a Structural Integrity Reserve Study of the five unit residential condominium community called ***Port Royale of Indian Shores Condominium Association, Inc***., located at the address referenced above.

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) and other qualified supporting staff. Please refer to **Appendix D** for the qualifications of the project team.

UES's professionals Inspector , Ali Mustafa, PE, performed this study and visited the site on November 15, 2022 . This report is principally based on UES visual inspection of Port Royale Condominiums 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: 2033

2.0 EXECUTIVE SUMMARY

In summary, as a result of UES's site inspection and review of available documentation, we find the common area components to be in good to fair general condition and well-maintained. UES observed some deficiencies and deferred repairs 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 primary structural members and primary structural systems as those terms are defined in s. 627.706.
- Floor.
- Foundation.
- Fireproofing and fire protection systems.
- Plumbing.
- Electrical systems.
- Waterproofing and exterior painting.
- Windows.
- 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 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 FS718.301(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

The following people were interviewed during UES's study;

1. Mr. Rick Swann, Condominium Association President

The following unit interiors were inspected and/or their Owners were interviewed:

- Units A, C, and F

The following documents were provided:

- Architectural plans by WILLIAMS & WALKER, Sheet No. A1 thru A10, Dated April 1984, Revised July 1984, Signed and Sealed.
- Architectural plans by WALKER & ASSOCIATES ARCHITECTS PA, Sheet No. A1, Dated December 1984, NOT Signed.

- Pool Plans Signed and Sealed by GARDBER CULLINS, Sheet No. 1 thru 2, Dated April 1985.
- Survey Plan by BOUDREAU, SCHOEN & WHARTON, Inc., Singed & Sealed, Dated May 1982.
- Landscape Plan (One Sheet), by S. Call, Dated April 1984, NOT Signed.
- Electrical plans by WILLIAMS & WALKER, Sheet No. E1 thru E3, Dated April 1984, Revised July 1984, Signed and Sealed.
- Mechanical plans by WILLIAMS & WALKER, Sheet No. M1 thru M3, Dated April 1984, Revised July 1984, Signed and Sealed
- Permit Application by Indian Shores City for variety of activities that were conducted, including but not limited to install exterior private elevator (lift), replace specific building windows, replace specific exterior front doors
- Current Google Maps Aerial Photograph

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, we also utilize 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

Port Royale Condominiums is a townhome condominium a like, located on a 31,065 SF (0.713 acre parcel) on Gulf Blvd in Indian Shores, Florida. The property was developed in 1985 . There are a total of 5 residential townhomes within the property. Each unit has a parking garage located underneath the elevated living spaces. The community has an exterior aluminum fence within its western perimeter and CMU community walls on the northern and southern boundaries. The community has a seawall located within its eastern boundary which is displaced about 32 feet away from the building's north corner and about 72 feet away from the building's south corner. Also, a pool area is located on the eastern quadrant as well.

The primary vehicle entrance is on the western edge (front), facing Gulf Blvd. The main entrance the front courtyard is paved with concrete. Additionally, extra parking spots located on the southern area after accessing the community main gate.

Building structural walls are masonry concrete units (CMU) on the ground level and wood framed walls on the 2nd and 3rd levels. Exterior walls are painted stucco on the ground level and a combination of Hardie-Board type planking and Vinyl sidings at the 2nd and 3rd levels.

The building floor system consists of open web steel joists spanned at 16 inches on center. Floors decks are ¾" thick plywood sheathing with 1.5 inch concrete overlay. Balconies are 2x10 wood beam and joists, spaced at 16 inches on center.

The building roof is comprised of wood trusses, forming a gable shape on the building's sides (north & south) and a hipped shape on the front and back elevations, covered with bitumen shingles.

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

Landscaping consists of palm trees, shrubs and grassy areas on the northwest elevation of the property in addition to north and south of the poo area on the backside.

7.0 COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Structural Component Inventory. Condominium Association common components include the main gate and the front yard, visitors parking area, front grassed area, pool area and surrounding, seawall, exterior aluminum fences and community side walls. including:

- Building structures and roofing
- The parking garages.
- Site access control security gates, perimeter fencing and signage.
- Storm drainage system including catch basins, piping and underground piping.
- Site landscaping including trees, shrubs, landscaping planters, fountains, hardscape and lawns.
- The 3-story condominium buildings including the foundations, superstructures, balconies, exterior envelopes, plumbing, and electrical, and common area furnishings.

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

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The building roof system is comprised of 14TJL composite steel and wood open-web trusses spaced at 24" on center and 2x6 outlookers spaced at 16" on center, forming a gable shape on the building's sides (north & south) and a hipped shape on the front and back elevations. The roof framing is covered with 1/2"thick plywood sheathing and asphalt shingles. Roof sheathing is ½" CDX plywood.

The existing roofing shingles were replaced in 2019 as reported. The existing roofing was observed to be in good condition. No issues were detected.

Common Components and Required Reserve Expenditures

The expected useful life for asphalt shingles is anywhere from 15 – 20 years, depending on the manufacturer, location and weathering degree. The estimated replacement cost is between $9 – $12 per square foot (SF).

8.2 LOAD-BEARING WALLS AND PRIMARY STRUCTURAL MEMBERS

Description and Observations

Building structural walls are concrete masonry units (CMU) with concrete tie beams on the ground level and wood framed walls on the 2nd and 3rd levels. Exterior cladding is painted stucco on the ground level and a combination of Hardie-Board and Vinyl siding within the 2nd and 3rd levels.

Common Components and Required Reserve Expenditures

In general, the structural frame is designed to last 50+ years. However, with periodic and proper maintenance techniques, the structure should last beyond that. The structural wood members are more sensitive against water/moisture intrusion than the block walls. Therefore, protecting the exterior building envelope is mandatory to prevent eventual issues. This can be done by applying a breathable paint coating at least every seven years. Reserve funding is recommended for inspections over the term.

8.3 FLOOR

Description and Observations

The building floor system is comprised of 16TJL composite steel and wood open-web trusses spaced at 16" on center and 2x10 joists spaced at 16" on center at the balconies. Floors decks are ¾" thick plywood sheathing with 1.5" gypcrete overlay

Common Components and Required Reserve Expenditures

As stated, the building structural system should last more than 50 years with periodic maintenance. We were not able to review the interior floor system during our survey as no access was granted. However, we could review the balcony structural frame from outside. Also, no issues were reported by the owner.

Because of its location, it is so rare to have the structural frame members that comprise the floor system get affected by the weathering. Especially, if the exterior building walls maintained properly. However, it is recommended to create and access portal and review the floor trusses if a damaged exterior wood sheathing is detected. Also, it is important to report sagged and/or cracked floor once detected. This would require exposing the trusses and review the condition.

At Port Royale, none was observed or reported. Reserve funding is recommended for inspections over the term.

8.4 FOUNDATION

Description and Observations

The building foundation is comprised of 10" butt diameter treated timber wood piles driven into the soil to 18' +/- depth below the grade with 20"x27" reinforced concrete grade

Common Components and Required Reserve Expenditures

No review is applicable. Also, no deferential settlement or cracked building exterior walls were observed during our survey.

8.5 FIREPROOFING/FIRE PROTECTION SYSTEMS

Description and Observations

Individual units have smoke detectors. Fire sprinkler systems were not observed.

Common Components and Required Reserve Expenditures

Reserve funding for the replacement of the fire extinguishers is recommended.

8.6 PLUMBING SYSTEMS

Description and Observations

Each unit has a separate plumbing system and yet they all connect to the main lateral line. Each unit is responsible for maintaining and correcting any damage that might occur to his/her plumbing system. However, the association should be accountable for maintaining/cleaning the main lateral line in case of blockage or issue. Visual evaluation of the underground plumbing system was not possible.

Common Components and Required Reserve Expenditures

Sanitary lines are classified as long-living members, which can last 75+ years, based on the material used. However, cleaning the main lateral line is recommended to be done every three years.

8.7 ELECTRICAL SYSTEMS

Description and Observations

Each unit has a separate electrical system. No main breaker. No additional review was applicable.

Common Components and Required Reserve Expenditures

Expected useful for circuit brakers is between 30 – 40 years. however, period checking is recommended to review the condition, likely every 3 – 5 years.

8.8 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

The building finishes consist of painted stucco on the ground level and Hardie-Board and Vinyl sidings on the 2nd and 3rd levels. Paint coating is the first line of defense against moisture intrusion. Florida has unique weather conditions that require breathable paint coating be applied on the building exterior faces. There are variety of coating and manufacturers in the market, however, the Assocaition should be wise not to choose elastomeric paints as the type of coating preventing the entrapped moisture to escape through the surface.

In general, paint coating can last and be warrantied up to 10 years, depends on manufacturer and the applied layer thickness. However, most will start to exhibit fade color and chalk in year seven or eight. Therefore, it is recommended to have the paint repeating in seven – eight years cycle.

Sealant is also an essential factor in sealing the building transitions, and the joints at the materials transition lines (window to wall). Failure to maintain these locations properly would contribute to water intrusion and damage the wood frame eventually. While sealants can last more than the paint coating, it is recommended to replace the sealant in every other paint cycle.

Common Components and Required Reserve Expenditures

Apply paint coating on every 7 – 8 years cycle and replace the sealant on every other paint cycle.

8.9 WINDOWS

Description and Observations

Window and doors are the owners responsibility. No review was applicable.

Common Components and Required Reserve Expenditures

In general, windows and doors can last between 20 – 30 years depend on the material and manufacture (metal, aluminum, or vinyl).

8.10 DEFERRED MAINTENANCE ITEMS AS DICTATE BY FLORIDA STATUTE (FS)553.899.

Description and Observations

N/A

Common Components and Required Reserve Expenditures

N/A

8.11 SEAWALL

Description and Observations

The seawall is comprised of vinyl sheet piles with reinforced concrete cap. The Association report the vinyl seawall was installed in late 2021. No issues were detected.

Common Components and Required Reserve Expenditures

The estimated useful life of the seawall is 50 years. however, inspection is recommended to be repeated in every 3 – 5 years

9.0 CURRENT DEFICIENCIES

Based on the current condition of the property, the Board's list of concerns, individual Owner's reports and UES's observations, UES identified design & construction deficiencies and deferred repairs which may require near-term repairs and/or corrective action/improvements:

- No deficiencies were detected during our survey. Although the exterior metal spiral staircases that are located on the back elevation are for individual owners' responsibility. UES advises the Association to take into consideration the remediation of the specific staircases due to rust and corroded members we observed during our survey.

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 of 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, we have identified likely reserve expenditures throughout the term.

In summary, the 10-year total of projected reserve contribution budgets, at an inflation rate of 3% is $183,422.07

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 2023
- For Designated Year: 2023
- Starting Balance: $0
- Current Contribution Rate: $16,000 per year
- Planned Increases: 3% per year
- Planned Special Assessments: 0$
- Projected Average Return on Investment: N/A
- Projected Rate of Inflation: 3%

12.0 STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** inspection 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

Port Royale at Indian Shores Condominium Association, Inc.

Construction Year	1986	Reserve Years	
Starting Balance (1-1-23)	0.00	From	to
Annual Contribution	16,000.00	2023	2053
Annual Increase	3%		
Total Contributions (Thru 30 Year)	$800,042.85		
Total Expenditure	$583,629.52		
Ending Balance	$216,413.33		

* Soft costs such as permitting, engineering or oversight are not projected in the above costs but can be estimated at 20% of project cost

Description	Unit	Est. Qty	Estimated Unit Cost	Estimated Cost for Replacement	Most Recent Install Date	Industry Est. Useful Life	Est. Remaining Useful Life	1st Replacement Year	2nd Replacement Year	3rd Replacement Year	4th Replacement Year	2023	2024
ROOFING													
Shingles Roof, Replace	SF	6,850.00	$12.00	$82,200.00	2019	20	16	2039	2059	2079	2099	$ -	$ -
Load-bearing walls, floors, foundation											.		
Routine Concrete patching, floors, small area	SF	3,000.00	$2.38	$7,140.00	2019	10	6	2029	2039	2049	2059	$ -	$ -
Fireproofing and fire protection systems											.		
Annual Routine maintenance	Lump Sum	500.00	-	$2,500.00	2022	1	0	2023	2024	2025	2026	$ 2,500.00	$ 2,575.00
Plumbing											.		
Annual Routine maintenance	Lump Sum	1,500.00	-	$1,500.00	2022	1	0	2023	2024	2025	2026	$1,500.00	$ 1,545.00
Electrical Systems											.		
Annual Routine maintenance	Lump Sum	900.00	-	$900.00	2022	1	0	2023	2024	2025	2026	$900.00	$ 927.00
Waterproofing and exterior painting											.		
Exterior Surface Painting	SF	8,444.00	$4.50	$37,998.00	2019	8	4	2027	2035	2043	2051	$ -	$ -
Stucco Repair (.5% ext. paint surface)	SF	422.20	$38.00	$16,043.60	2019	8	4	2027	2035	2043	2051	$ -	$ -
Building Sealants, Replace	LF	1,345.00	$7.00	$9,415.00	2019	15	11	2034	2049	2064	2079	$ -	$ -
Total Expenditure for the Year												$ 4,900.00	$ 5,047.00
Contribution												$16,000.00	$16,480.00
Starting Yr Balance												$16,000.00	$27,580.00
Ending Yr Balance												$11,100.00	$22,533.00

Port Royale at Indian Shores Condominium A

Construction Year
Starting Balance (1-1-23)

Annual Contribution
Annual Increase

Total Contributions (Thru 30 Year)
Total Expenditure
Ending Balance

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ROOFING											
Shingles Roof, Replace	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Load-bearing walls, floors, foundation											
Routine Concrete patching, floors, small area	$ -	$ -	$ -	$ -	$ 7,140.00	$ -	$ -	$ -	$ -	$ -	$ -
Fireproofing and fire protection systems											
Annual Routine maintenance	$ 2,652.25	$ 2,731.82	$ 2,813.77	$ 2,898.19	$ 2,985.13	$ 3,074.68	$ 3,166.93	$ 3,261.93	$ 3,359.79	$ 3,460.58	$ 3,564.40
Plumbing											
Annual Routine maintenance	$ 1,591.35	$ 1,639.09	$ 1,688.26	$ 1,738.91	$ 1,791.08	$ 1,844.81	$ 1,900.16	$ 1,957.16	$ 2,015.87	$ 2,076.35	$ 2,138.64
Electrical Systems											
Annual Routine maintenance	$ 954.81	$ 983.45	$ 1,012.96	$ 1,043.35	$ 1,074.65	$ 1,106.89	$ 1,140.09	$ 1,174.30	$ 1,209.52	$ 1,245.81	$ 1,283.18
Waterproofing and exterior painting											
Exterior Surface Painting	$ -	$ -	$ 37,998.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,998.00
Stucco Repair (.5% ext. paint surface)	$ -	$ -	$ 16,043.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,043.60
Building Sealants, Replace	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,415.00	$ -
Total Expenditure for the Year	$ 5,198.41	$ 5,354.36	$ 59,556.59	$ 5,680.44	$ 12,990.86	$ 6,026.38	$ 6,207.17	$ 6,393.39	$ 6,585.19	$ 16,197.75	$ 61,027.83

Contribution	$16,974.40	$17,483.63	$18,008.14	$18,548.39	$19,104.84	$19,677.98	$20,268.32	$20,876.37	$21,502.66	$22,147.74	$22,812.17
Starting Yr Balance	$39,507.40	$51,792.62	$64,446.40	$23,438.19	$36,862.59	$43,549.71	$57,791.65	$72,460.85	$87,570.12	$103,132.67	$109,747.10
Ending Yr Balance	$34,308.99	$46,438.26	$4,889.81	$17,757.75	$23,871.73	$37,523.33	$51,584.48	$66,067.46	$80,984.93	$86,934.93	$48,719.27

Port Royale at Indian Shores Condominium A

Construction Year
Starting Balance (1-1-23)

Annual Contribution
Annual Increase

Total Contributions (Thru 30 Year)
Total Expenditure
Ending Balance

Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
ROOFING											
Shingles Roof, Replace	$ -	$ -	$ -	$ 82,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Load-bearing walls, floors, foundation											
Routine Concrete patching, floors, small area	$ -	$ -	$ -	$ 7,140.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fireproofing and fire protection systems											
Annual Routine maintenance	$ 3,671.33	$ 3,781.47	$ 3,894.92	$ 4,011.77	$ 4,132.12	$ 4,256.08	$ 4,383.77	$ 4,515.28	$ 4,650.74	$ 4,790.26	$ 4,933.97
Plumbing											
Annual Routine maintenance	$ 2,202.80	$ 2,268.88	$ 2,336.95	$ 2,407.06	$ 2,479.27	$ 2,553.65	$ 2,630.26	$ 2,709.17	$ 2,790.44	$ 2,874.16	$ 2,960.38
Electrical Systems											
Annual Routine maintenance	$ 1,321.68	$ 1,361.33	$ 1,402.17	$ 1,444.24	$ 1,487.56	$ 1,532.19	$ 1,578.16	$ 1,625.50	$ 1,674.27	$ 1,724.49	$ 1,776.23
Waterproofing and exterior painting											
Exterior Surface Painting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,998.00	$ -	$ -	$ -
Stucco Repair (.5% ext. paint surface)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,043.60	$ -	$ -	$ -
Building Sealants, Replace	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditure for the Year	$ 7,195.82	$ 7,411.69	$ 7,634.04	$ 97,203.06	$ 8,098.95	$ 8,341.92	$ 8,592.18	$ 62,891.55	$ 9,115.44	$ 9,388.91	$ 9,670.57
Contribution	$23,496.54	$24,201.44	$24,927.48	$25,675.30	$26,445.56	$27,238.93	$28,056.10	$28,897.78	$29,764.71	$30,657.65	$31,577.38
Starting Yr Balance	$72,215.81	$89,221.43	$106,737.22	$124,778.49	$54,020.99	$73,160.96	$92,875.14	$113,180.74	$80,053.90	$101,596.12	$123,784.59
Ending Yr Balance	$65,020.00	$81,809.74	$99,103.18	$27,575.42	$45,922.03	$64,819.04	$84,282.96	$50,289.19	$70,938.46	$92,207.21	$114,114.02

Port Royale at Indian Shores Condominium A

Construction Year
Starting Balance (1-1-23)
Annual Contribution
Annual Increase

Total Contributions (Thru 30 Year)
Total Expenditure
Ending Balance

Description	2047	2048	2049	2050	2051	2052	2053	Total Expenditure
ROOFING								
Shingles Roof, Replace	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,200.00
Load-bearing walls, floors, foundation								
Routine Concrete patching, floors, small area	$ -	$ -	$ 7,140.00	$ -	$ -	$ -	$ -	$ 21,420.00
Fireproofing and fire protection systems								
Annual Routine maintenance	$ 5,081.99	$ 5,234.44	$ 5,391.48	$ 5,553.22	$ 5,719.82	$ 5,891.41	$ 6,068.16	$ 125,006.70
Plumbing								
Annual Routine maintenance	$ 3,049.19	$ 3,140.67	$ 3,234.89	$ 3,331.93	$ 3,431.89	$ 3,534.85	$ 3,640.89	$ 75,004.02
Electrical Systems								
Annual Routine maintenance	$ 1,829.51	$ 1,884.40	$ 1,940.93	$ 1,999.16	$ 2,059.13	$ 2,120.91	$ 2,184.54	$ 45,002.41
Waterproofing and exterior painting								
Exterior Surface Painting	$ -	$ -	$ -	$ -	$ 37,998.00	$ -	$ -	$ 151,992.00
Stucco Repair (.5% ext. paint surface)	$ -	$ -	$ -	$ -	$ 16,043.60	$ -	$ -	$ 64,174.40
Building Sealants, Replace	$ -	$ -	$ 9,415.00	$ -	$ -	$ -	$ -	$ 18,830.00
Total Expenditure for the Year	$ 9,960.69	$ 10,259.51	$ 27,122.30	$ 10,884.32	$ 65,252.45	$ 11,547.17	$ 11,893.59	$ 583,629.52

Contribution	$32,524.71	$33,500.45	$34,505.46	$35,540.62	$36,606.84	$37,705.05	$38,836.20	$800,042.85
Starting Yr Balance	$146,638.73	$170,178.48	$194,424.43	$202,842.76	$228,565.28	$201,017.89	$228,306.91	
Ending Yr Balance	$136,678.03	$159,918.97	$167,302.13	$191,958.44	$163,312.84	$189,470.71	$216,413.33	

APPENDIX B
SITE LOCATION DIAGRAM

APPENDIX B

Port Royale Condominiums – 19941 Gulf Blvd, Indian Shores, FL 33785

Pinellas County, Florida

Project Mgr:	AM
Drawn By:	MS
Checked By:	MS
Approved By:	AM

Project No::	2211.2200005
Scale:	NONE
File No:	NA
Date:	2/16/23

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

Florida's Milestone Inspection Experts

3018 22nd Ave S, St. Petersburg, FL 33712
PHONE (727) 209-1500

LOCATION DIAGRAM

Indian Shores
PINELLAS COUNTY, FLORIDA

EXHIBIT

B- 1

APPENDIX C
PHOTOGRAPHS

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

View of the West (Front) Elevation of the Condominium.

View of the East (Back) Elevation of the Condominium.

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

View of the North Elevation of the Condominium.

Partial view of the South Elevation of the condominium.

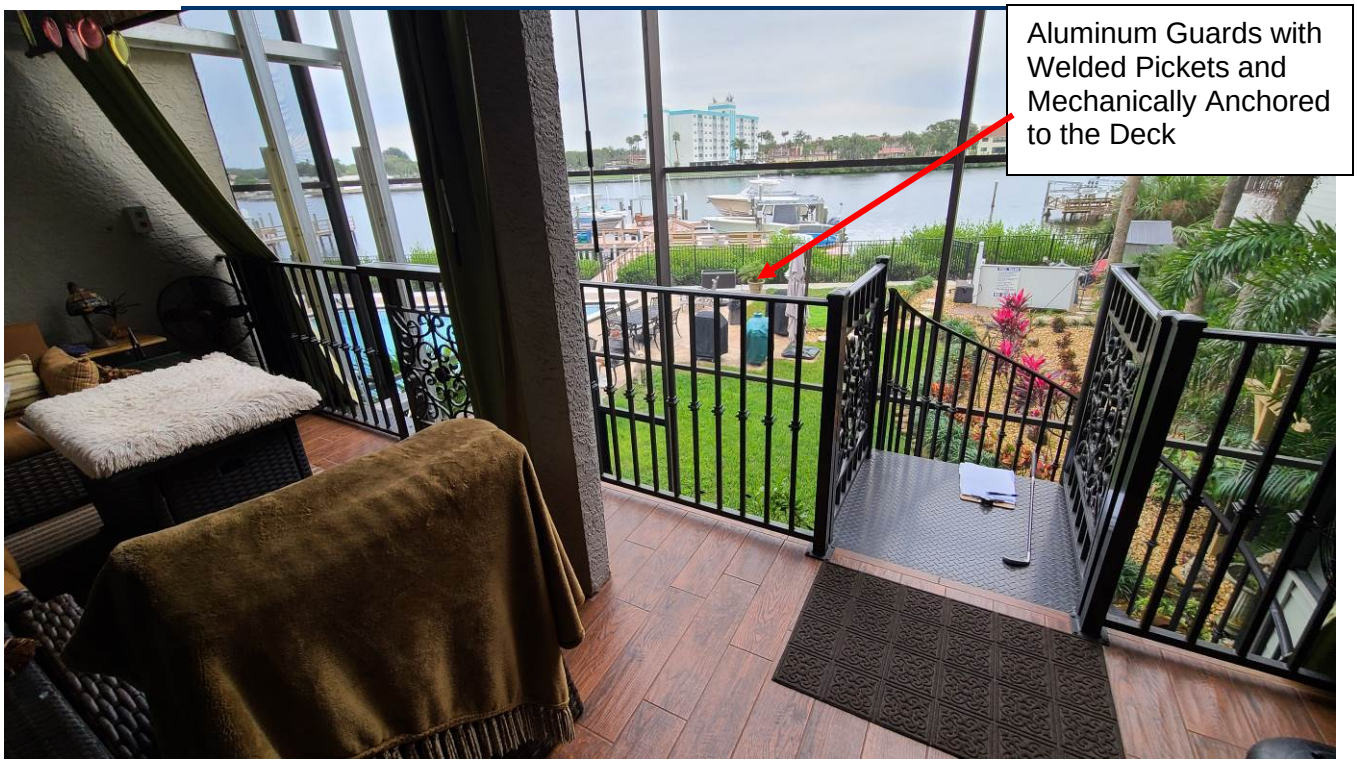
APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

Typical Roof Covering – Reported was Replaced about 3 years ago

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785



General view of the Balconies on the Rear Elevation (Unit E)

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

Photograph 7: Unit A 3rd Level Balcony – Hairline Stucco Crack on the Exterior Frame Wall (NOT Structural) with Chalking Paint Condition on Building Rear Walls

Wall Between Unit A & B at 3rd Level Balcony (Rear Elevation) – Hairline Stucco Crack on the Exterior Frame Wall (NOT Structural)

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

Unit #C at Rear Elevation – Metal Spiral Staircase with Signs of Rusted Members, Regular Maintenance by Unit Owner is Recommended

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

Unit Exterior Front (Main)Door – Units B, C & E Front Doors Reported to be New. Replacing the Original Front Doors for Unit A & D is Recommended but NOT Obligated

Exterior Front Windows – Reported to be New

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

Typical Unit Sliding Glass Doors (SGD) on Backside –
No Issues were Observed

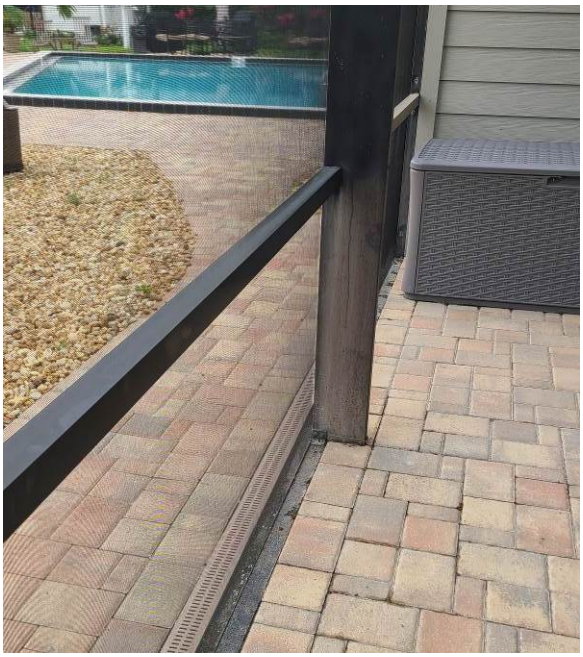
APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785

Unit #E – Exterior Private Elevator at Rear Side. Elevator has a Separate Concrete Footing and Its Horizontal Members Anchored to Exterior Frame Wall, Per Provided Installation Plans

APPENDIX C - SITE PHOTOGRAPHS

Port Royale of Indian Shores Condominium Association, Inc
19941 Gulf Boulevard, Indian Shores, FL 33785



Backside Screens – No Issues were Observed

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

Education

BS, Civil Engineering

Years of Experience

18

Licenses

- Professional Engineer - FL #93315
- Iraqi Engineering Union - #98836

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 18 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Senior Project Manager - TRC Worldwide Engineering (April 2020-October 2022)

Sarasota, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Project Engineer - Karins Engineering Group (February 2016-April 2020)

St. Petersburg, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Onsite Construction Manager - Triarena Company for General Construction (September 2013-August 2014)

Baghdad, Iraq

As Onsite Construction Manager, Mr. Mustafa was responsible for leading and supervising onsite engineers to perform new construction and achieve desired quality. He performed quality control and quality assurance (QA/QC) to ensure compliance of subcontractors' work.

Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders. Mr. Mustafa also was tasked with controlling use of resources, including and monitoring purchases and rentals of materials and equipment.

Onsite Construction Engineer - Al Madaniya Company (November 2010-March 2013)

Baghdad, Iraq

As Onsite Construction Engineer, Mr. Mustafa was responsible for supervising, monitoring, and implementing onsite subcontractor activity. He also managed, monitored, and performed Quality Assurance/Quality Control for subcontracted work. Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders.

Onsite Construction Engineer - VINS Company (March 2006-August 2008)

Aqreh, Kurdistan

As Onsite Construction Engineer, Mr. Mustafa was responsible for coordinating and implementing onsite work to achieve desired project scopes. He routinely assisted Project Managers in coordinating work activity, and performed quality assurance for sub-contracted elements. Additionally, he monitored purchases for warehouse resources and materials, prepared Requests for Information, project schedules, and daily reports.

1010 Condominium Association - Multi-Story Pre-cast Parking Garage

Pinellas County, FL

From April to August 2021, Mr. Mustafa was involved in this $200,000 effort for the 1010 Condominium Association. The project involved concrete repair and deck waterproofing for a multi-story precast parking structure. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Innovare Affordable Apartments

Hillsborough County, FL

From November 2021 through December 2022, Mr. Mustafa was involved in this new construction effort for Hillsborough County. The project involved new construction, including exterior CMU walls and interior steel columns as well as decks. He served as Threshold Inspector, and performed threshold inspections onsite.

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this $350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020. The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveya to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

Mr. Mustafa was involved in various efforts for the Envoy Point Condominiums, including parking lot asphalt efforts, plumbing CIPP, and structural analysis of community buildings, as well as an association reserve study.

New Construction - 30,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a $90 million, 30,000-seat sport hall complex, including an arena with two practice fields, and a four-star hotel onsite. The project occurred from September 2013-August 2014.

New Construction - 8,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a $25 million, 8,000-seat sport hall complex, from 2011-2014.

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

Construction of a $25 million, 100-bed hospital, with associated staff housing, in the city of Aqreh to the north of Iraq. Work occurred from 2005-2008.

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

Water's Edge Condominium Association - Waterproofing Efforts and Association Reserve Study

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/ Coating Project

St. Petersburg Beach, FL

Association Turnover Study (The Sanctuary at Alexandra Place Condominium Association)

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

Bayshore Yacht and Tennis Club Condominium Association - Roofing Replacement and Sundeck Waterproofing

Indian Rocks Beach, FL

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

Professional Engineer / Special Inspector / CSD Vice President

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Vice President of UES Construction Services Division. He has experience in visual soil classification, boring log and settlement analysis, geotechnical investigations, and laboratory testing programs, and is very familiar with Florida, North Carolina, and Puerto Rico geology. He has over 24 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

UNIVERSAL ENGINEERING SCIENCES

YEARS WITH THE FIRM 3.0

YEARS WITH OTHER FIRMS 23

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.