December 2nd, 2024

Ms. Bonita Vandall c/o Riverside Terrace Condominium, Inc.
615 North Riverside Drive
Pompano Beach, FL 33062

Re: Riverside Terrace Condominium
Structural Integrity Reserve Study (SIRS)
615 North Riverside Drive
Pompano Beach, Florida 33062
UES Project No: 6011.2300167.0000

Dear Ms. Vandall:

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 Riverside Terrace Condominium. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

JORGE BLANCO LICENSE No. 93722 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jorge A Blanco

Digitally signed by Jorge A Blanco
Date: 2024.12.02 17:59:49 -05'00'

Jorge Blanco, MSCE, P.E.
Senior Project Engineer
Florida Professional Engineer No. 93722
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MIGUEL A. SANTIAGO LICENSE No. 74520 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DN: c=US, o=Florida, dnQualifier=A01410C0000018D7FEE914600089FC9, cn=Miguel A Santiago
Date: 2024.12.03 11:17:02 -05'00'

Miguel Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520
MSantiago1@teamues.com

This item has been digitally signed by Jorge Blanco, P.E., and signed and sealed by Miguel A. Santiago, P.E., S.I. 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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APPENDICES

1.0 INTRODUCTION

Per authorization of UES proposal #6011.0523.00066, by Riverside Terrace Condominium, UES has conducted Structural Integrity Reserve Study of the 41-unit residential condominium community located at 615 North Riverside Drive in Pompano Beach, Florida 33062.

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 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 Jorge Blanco, P.E. performed this study and visited the site on 3/19/24. This report is principally based on UES visual inspection of Riverside Terrace 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:

****10 YRS AFTER REPORT DATE****

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 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 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; Ms. Vandall

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

- Units 205, 206, 304, 406, 503, 602, 703, and PH4.

The following documents were provided:

- Riverside Terrace Condominium January 2024 through December 2024 Approved Budget by Riverside Terrace Condominium, Inc.
- Painting Proposal by Coastal Painting Company dated 12/11/2019.

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

Riverside Terrace Condominium is a condominium property with one (1) eight-story building located in Pompano Beach, Broward County, Florida. The property was developed in 1968. There are a total of 41 residential condominium units within the building. There is a parking lot located on the East side of the property and a channel on the West side.

The primary vehicle entrance is off North Riverside Drive at the East side of the property with guest and residential access from this area.

The condominium building is a concrete framed structure including a combination of shear walls, reinforced cast-in-place concrete walls, concrete columns, concrete beams, concrete masonry unit (CMU) walls, and post tensioned concrete slabs. Exterior walls are stucco finished with CMU and cast-in-place reinforced concrete walls. The residential units originally had a screened porch or balcony within the building's footprint, however, many of these have since been enclosed with sliding glass doors or screenings.

Underground utility services include public water and sewer, including fire hydrants, electrical power, telephone, and broadband cable.

Landscaping consists of trees, shrubs, and grass 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 all paved surfaces, parking, sidewalks and the pavers and tile at the main entrance/ exit ramps and deck and pool deck including:

- 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, and electrical components within their respective units.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The building's roof is a flat roof consisting of post-tensioned concrete slabs covered with a TPO roofing system. At the time of inspection, the roof is in fair condition with debris buildup from water accumulation observed at several areas. Roof maintenance is performed annually as advised by the association and provided roofing contract. See Appendix B for photographs and locations.

Common Components and Required Reserve Expenditures

A TPO 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, INCLUDING 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 buildings are comprised of concrete load bearing walls, concrete shear walls, concrete beams and columns, and elevated reinforced concrete slabs resting on assumed reinforced concrete deep foundation with piles, pile caps, and grade beams; no structural drawings were provided to confirm the foundation systems. The exterior finishes are composed of painted stucco which at the time of inspection was in good to fair condition with overhead/deck/wall cracking observed within the catwalks and several units.

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, and annual visual inspection of all concrete surfaces for signs of spalled concrete, cracks, exposed steel reinforcement. See **Appendix A** for estimated cost and estimated contributions required.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system of the buildings consists of a fire alarm, fire pump system, and fire extinguishers. The buildings also have emergency/exit lighting. The fire extinguishers, fire alarm system, and backflow system undergo annual inspection and servicing.

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. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

The visible building plumbing inspected at the time of inspection included: cold water pump system, backflow preventer, and water meters. Condition is good with minor soil and mulch buildup within the water valve box.

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, 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 observed at the time of inspection included elevator panels, 800 and 500 Amp electrical disconnects, gas-powered generator, electrical conduits, groundline, and main electrical meters. The meters and panels are in good condition, no damage was observed to the electrical systems at the time of inspection.

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 catwalk decks have tile covering installed at all floors; no visual inspection of the slabs was possible at the time of inspection. It appears that no waterproofing was installed beneath the flooring system at the time of inspection and as advised by the association. Based on the site interview no water intrusion

issues were reported, nor any issues were observed. The exterior finish of the buildings consists of painted stucco finishes. Overall, the general condition of the exterior finishes is in good to fair condition with minor cracking/spalling/rusting observed at several areas within the building's catwalks, façade, and unit balconies.

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

Windows and doors are the unit owners' responsibility as advised by the association. Common area doors are association's responsibility as advised by the association.

Common Components and Required Reserve Expenditures

Windows 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 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:
Deficiencies:

- Spalling/cracking observed at several areas within the building's catwalks, façade, and unit balconies. While these areas are not substantial at the time of inspection, continued exposure to the elements will further deteriorate these areas and expand the spalling/cracking observed. See **Appendix C** photographs 23 through 64.
- The roof is in fair condition with debris buildup from water accumulation observed at several areas of the roof. No water intrusion was reported by the client at the time of inspection. See **Appendix C** photographs 65 through 69.

Recommended Actions:

- UES recommends the repair of all spalled and cracked areas observed at the walkways, parking garages, and unit balconies. UES recommends the retention of a licensed engineer to prepare specifications/drawings for the repairs required in all areas. Once permits are obtained, a licensed engineer shall be responsible for ensuring that all repairs are done as per the permitted specifications/drawings.
- UES recommends the repair of all damaged roof systems per manufacturer's recommendations. Recoating of the fibered aluminum coating system is to be performed at cracked sections of the roof as required.

The following non-structural repairs are also recommended:

1. Re-caulk all exterior windows, sliding glass doors, and exposed fasteners.

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 expenditure budgets, at an inflation rate of 3% is $1,370,624.00.

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, 2025
- For Designated Year: 2025
- Starting Balance: $211,216.00
- Proposed Contribution Rate: $105,385.21 for 1st year ($2,472.81 per unit)
- Planned Increases: 3% per year
- Planned Special Assessments: N/A
- Projected Rate of Inflation: 3% per year

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

Riverside Terrace Condominium
Pompano Beach, Florida
SIRS Threshold Funding Model Summary

Report Date	September 20, 2024
Account Number	6011.2300167
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	41

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	1.66%
2025 Beginning Balance	$211,216

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used April 1968 to begin aging the original components in this reserve study.
- We have assumed a $211,216.00 dollar starting balance for the purpose of the calculations.
- This 41-unit condominium is located at 615 North Riverside Drive, Pompano Beach, FL 33062.
- The last Reserve Analyst field inspection was completed on March 19, 2024.

Threshold Funding Model Summary of Calculations

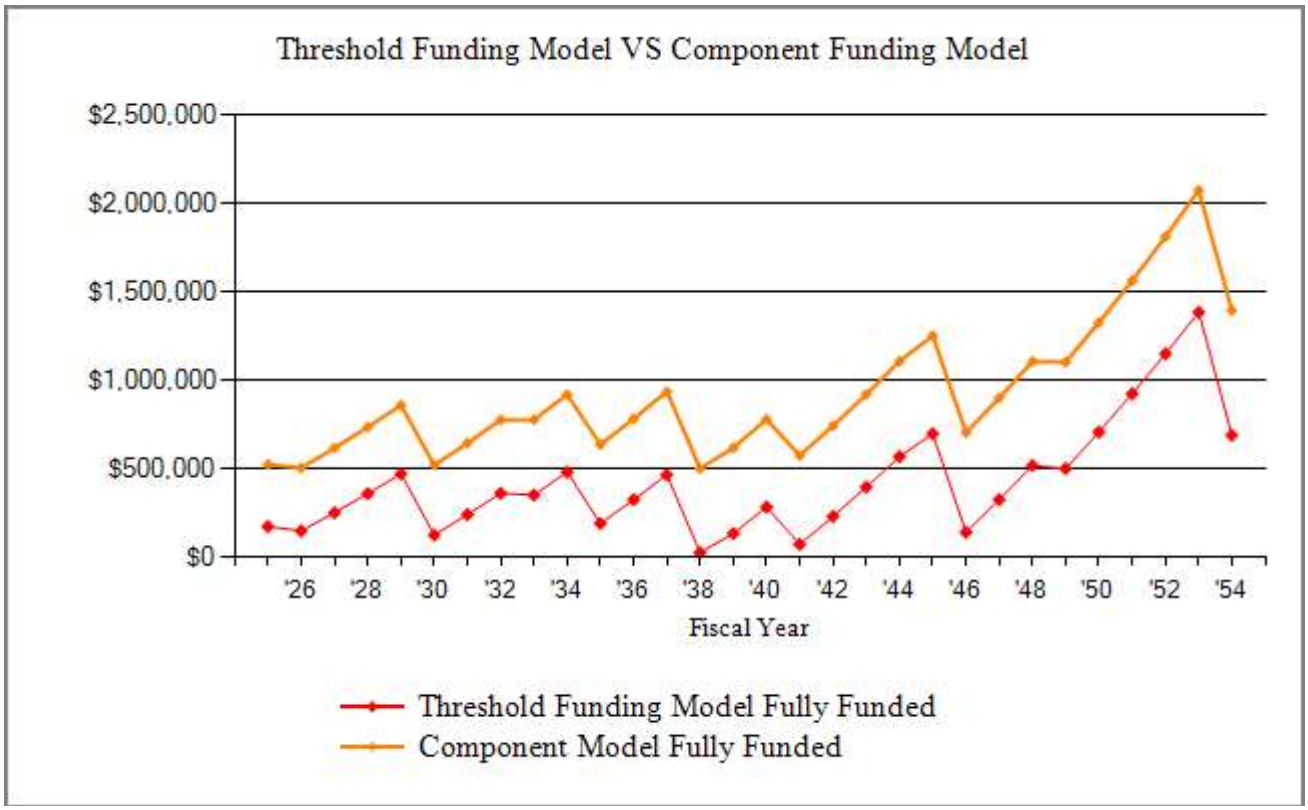
Required Annual Contribution	$101,385.21
$2,472.81 per unit annually	
Average Net Annual Interest Earned	$2,824.88
Total Annual Allocation to Reserves	$104,210.10
$2,541.71 per unit annually	

Riverside Terrace Condominium
SIRS Threshold Funding Model Projection

Beginning Balance: $211,216

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	962,218	101,385	2,825	142,427	172,999	522,964	33%
2026	991,085	104,427	2,416	131,891	147,950	505,103	29%
2027	1,020,818	107,560	4,100	8,540	251,069	616,827	41%
2028	1,051,442	110,786	5,861	8,796	358,919	734,799	49%
2029	1,082,985	114,110	7,702	9,060	471,671	859,295	55%
2030	1,115,475	117,533	2,048	465,821	125,432	520,416	24%
2031	1,148,939	121,059	3,932	9,612	240,811	644,720	37%
2032	1,183,407	124,691	5,903	9,900	361,505	776,013	47%
2033	1,218,910	128,432	5,740	144,158	351,518	776,625	45%
2034	1,255,477	132,285	7,857	10,503	481,156	918,693	52%
2035	1,293,141	136,253	3,112	429,916	190,606	636,917	30%
2036	1,331,935	140,341	5,309	11,143	325,112	782,027	42%
2037	1,371,893	144,551	7,606	11,477	465,792	935,271	50%
2038	1,413,050	148,888	408	590,088	25,000	501,391	5%
2039	1,455,442	153,354	2,186	46,663	133,877	618,598	22%
2040	1,499,105	157,955	4,636	12,542	283,927	778,973	36%
2041	1,544,078	162,694	1,186	375,180	72,626	575,285	13%
2042	1,590,401	167,574	3,766	13,305	230,662	742,997	31%
2043	1,638,113	172,602	6,467	13,705	396,025	920,255	43%
2044	1,687,256	177,780	9,291	14,116	568,980	1,107,479	51%
2045	1,737,874	183,113	11,385	66,245	697,234	1,251,852	56%
2046	1,790,010	188,606	2,296	747,505	140,631	704,239	20%
2047	1,843,710	194,265	5,303	15,425	324,774	899,784	36%
2048	1,899,021	200,092	8,449	15,887	517,428	1,106,427	47%
2049	1,955,992	206,095	8,170	231,331	500,363	1,103,243	45%
2050	2,014,672	212,278	11,550	16,855	707,336	1,326,931	53%
2051	2,075,112	218,646	15,083	17,361	923,705	1,563,048	59%
2052	2,137,365	225,206	18,775	17,881	1,149,805	1,812,137	63%
2053	2,201,486	231,962	22,632	18,418	1,385,981	2,074,764	67%
2054	2,267,531	238,921	11,255	946,918	689,239	1,395,733	49%

Riverside Terrace Condominium
SIRS 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.

Riverside Terrace Condominium
SIRS Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Plumbing System Routine Maint. and Insp.	0	2025	2,350	2,350
Elect. Syst. Routine Maint & Insp.	0	2025	2,750	2,750
Fire Protective Systems Maint. Allowance	0	2025	2,950	2,950
Seawall Routine Concrete Restoration	0	2025	28,628	28,628
Waterproofing and Exterior Painting	0	2025	105,749	105,749
Elevator - Controller, Dispatcher, and Cab R..	1	2026	* 68,789	112,000
Routine Concrete Restoration	5	2030		147,664
Roof Replacement - TPO System	10	2035		141,610
Common Door Replacement	14	2039		10,032
Total Asset Summary			$211,216	$553,734

Percent Fully Funded	38%
Current Average Liability per Unit (Total Units: 41)	-$8,354

'' Indicates Partially Funded*

Riverside Terrace Condominium
SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Elect. Syst. Routine Maint & Insp.	2,750
Fire Protective Systems Maint. Allowance	2,950
Plumbing System Routine Maint. and Insp.	2,350
Seawall Routine Concrete Restoration	28,628
Waterproofing and Exterior Painting	105,749
Total for 2025	**$142,427**
Replacement Year 2026	
Elect. Syst. Routine Maint & Insp.	2,832
Elevator - Controller, Dispatcher, and Cab Replacement	123,600
Fire Protective Systems Maint. Allowance	3,038
Plumbing System Routine Maint. and Insp.	2,420
Total for 2026	**$131,891**
Replacement Year 2027	
Elect. Syst. Routine Maint & Insp.	2,917
Fire Protective Systems Maint. Allowance	3,130
Plumbing System Routine Maint. and Insp.	2,493
Total for 2027	**$8,540**
Replacement Year 2028	
Elect. Syst. Routine Maint & Insp.	3,005
Fire Protective Systems Maint. Allowance	3,224
Plumbing System Routine Maint. and Insp.	2,568
Total for 2028	**$8,796**
Replacement Year 2029	
Elect. Syst. Routine Maint & Insp.	3,095
Fire Protective Systems Maint. Allowance	3,320
Plumbing System Routine Maint. and Insp.	2,645
Total for 2029	**$9,060**
Replacement Year 2030	
Elect. Syst. Routine Maint & Insp.	3,188
Fire Protective Systems Maint. Allowance	3,420

Riverside Terrace Condominium
SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Plumbing System Routine Maint. and Insp.	2,724
Routine Concrete Restoration	456,489
Total for 2030	**$465,821**
Replacement Year 2031	
Elect. Syst. Routine Maint & Insp.	3,284
Fire Protective Systems Maint. Allowance	3,522
Plumbing System Routine Maint. and Insp.	2,806
Total for 2031	**$9,612**
Replacement Year 2032	
Elect. Syst. Routine Maint & Insp.	3,382
Fire Protective Systems Maint. Allowance	3,628
Plumbing System Routine Maint. and Insp.	2,890
Total for 2032	**$9,900**
Replacement Year 2033	
Elect. Syst. Routine Maint & Insp.	3,484
Fire Protective Systems Maint. Allowance	3,737
Plumbing System Routine Maint. and Insp.	2,977
Waterproofing and Exterior Painting	133,960
Total for 2033	**$144,158**
Replacement Year 2034	
Elect. Syst. Routine Maint & Insp.	3,588
Fire Protective Systems Maint. Allowance	3,849
Plumbing System Routine Maint. and Insp.	3,066
Total for 2034	**$10,503**
Replacement Year 2035	
Elect. Syst. Routine Maint & Insp.	3,696
Fire Protective Systems Maint. Allowance	3,965
Plumbing System Routine Maint. and Insp.	3,158
Roof Replacement - TPO System	380,624
Seawall Routine Concrete Restoration	38,474
Total for 2035	**$429,916**

Riverside Terrace Condominium
SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036	
Elect. Syst. Routine Maint & Insp.	3,807
Fire Protective Systems Maint. Allowance	4,083
Plumbing System Routine Maint. and Insp.	3,253
Total for 2036	**$11,143**
Replacement Year 2037	
Elect. Syst. Routine Maint & Insp.	3,921
Fire Protective Systems Maint. Allowance	4,206
Plumbing System Routine Maint. and Insp.	3,351
Total for 2037	**$11,477**
Replacement Year 2038	
Elect. Syst. Routine Maint & Insp.	4,038
Fire Protective Systems Maint. Allowance	4,332
Plumbing System Routine Maint. and Insp.	3,451
Routine Concrete Restoration	578,266
Total for 2038	**$590,088**
Replacement Year 2039	
Common Door Replacement	34,487
Elect. Syst. Routine Maint & Insp.	4,160
Fire Protective Systems Maint. Allowance	4,462
Plumbing System Routine Maint. and Insp.	3,555
Total for 2039	**$46,663**
Replacement Year 2040	
Elect. Syst. Routine Maint & Insp.	4,284
Fire Protective Systems Maint. Allowance	4,596
Plumbing System Routine Maint. and Insp.	3,661
Total for 2040	**$12,542**
Replacement Year 2041	
Elect. Syst. Routine Maint & Insp.	4,413
Elevator - Controller, Dispatcher, and Cab Replacement	192,565
Fire Protective Systems Maint. Allowance	4,734

Riverside Terrace Condominium
SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2041 continued...	
Plumbing System Routine Maint. and Insp.	3,771
Waterproofing and Exterior Painting	169,697
Total for 2041	**$375,180**
Replacement Year 2042	
Elect. Syst. Routine Maint & Insp.	4,545
Fire Protective Systems Maint. Allowance	4,876
Plumbing System Routine Maint. and Insp.	3,884
Total for 2042	**$13,305**
Replacement Year 2043	
Elect. Syst. Routine Maint & Insp.	4,682
Fire Protective Systems Maint. Allowance	5,022
Plumbing System Routine Maint. and Insp.	4,001
Total for 2043	**$13,705**
Replacement Year 2044	
Elect. Syst. Routine Maint & Insp.	4,822
Fire Protective Systems Maint. Allowance	5,173
Plumbing System Routine Maint. and Insp.	4,121
Total for 2044	**$14,116**
Replacement Year 2045	
Elect. Syst. Routine Maint & Insp.	4,967
Fire Protective Systems Maint. Allowance	5,328
Plumbing System Routine Maint. and Insp.	4,244
Seawall Routine Concrete Restoration	51,705
Total for 2045	**$66,245**
Replacement Year 2046	
Elect. Syst. Routine Maint & Insp.	5,116
Fire Protective Systems Maint. Allowance	5,488
Plumbing System Routine Maint. and Insp.	4,372
Routine Concrete Restoration	732,530
Total for 2046	**$747,505**

Riverside Terrace Condominium
SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2047	
Elect. Syst. Routine Maint & Insp.	5,269
Fire Protective Systems Maint. Allowance	5,653
Plumbing System Routine Maint. and Insp.	4,503
Total for 2047	**$15,425**
Replacement Year 2048	
Elect. Syst. Routine Maint & Insp.	5,427
Fire Protective Systems Maint. Allowance	5,822
Plumbing System Routine Maint. and Insp.	4,638
Total for 2048	**$15,887**
Replacement Year 2049	
Elect. Syst. Routine Maint & Insp.	5,590
Fire Protective Systems Maint. Allowance	5,997
Plumbing System Routine Maint. and Insp.	4,777
Waterproofing and Exterior Painting	214,967
Total for 2049	**$231,331**
Replacement Year 2050	
Elect. Syst. Routine Maint & Insp.	5,758
Fire Protective Systems Maint. Allowance	6,177
Plumbing System Routine Maint. and Insp.	4,920
Total for 2050	**$16,855**
Replacement Year 2051	
Elect. Syst. Routine Maint & Insp.	5,931
Fire Protective Systems Maint. Allowance	6,362
Plumbing System Routine Maint. and Insp.	5,068
Total for 2051	**$17,361**
Replacement Year 2052	
Elect. Syst. Routine Maint & Insp.	6,109
Fire Protective Systems Maint. Allowance	6,553
Plumbing System Routine Maint. and Insp.	5,220
Total for 2052	**$17,881**

Riverside Terrace Condominium
SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2053	
Elect. Syst. Routine Maint & Insp.	6,292
Fire Protective Systems Maint. Allowance	6,749
Plumbing System Routine Maint. and Insp.	5,377
Total for 2053	**$18,418**
Replacement Year 2054	
Elect. Syst. Routine Maint & Insp.	6,481
Fire Protective Systems Maint. Allowance	6,952
Plumbing System Routine Maint. and Insp.	5,538
Routine Concrete Restoration	927,947
Total for 2054	**$946,918**

Riverside Terrace Condominium
SIRS Category Detail Index

Total Funded Assets	9
Total Unfunded Assets	0
Total Assets	9

Plumbing System Routine Maint. and Insp. - 2025

		1 EA.	@ $2,350.00
Asset ID	1008	Asset Actual Cost	$2,350.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	$2,350.00
Placed in Service	January 2024	Assigned Reserves	$2,350.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$1,184.63
Remaining Life	0	Interest Contribution	$39.52
		Reserve Allocation	$1,224.15

Plumbing - Total Current Cost	**$2,350**
Assigned Reserves	**$2,350**
Fully Funded Reserves	**$2,350**

Fire Protective Systems Maint. Allowance - 2025

		1 EA.	@ $2,950.00
Asset ID	1006	Asset Actual Cost	$2,950.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$2,950.00
Placed in Service	January 2024	Assigned Reserves	$2,950.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$1,487.09
Remaining Life	0	Interest Contribution	$49.62
		Reserve Allocation	$1,536.70

Fire Protective Systems - Total Current Cost	**$2,950**
Assigned Reserves	**$2,950**
Fully Funded Reserves	**$2,950**

Elect. Syst. Routine Maint & Insp. - 2025

		1 EA.	@ $2,750.00
Asset ID	1005	Asset Actual Cost	$2,750.00
		Percent Replacement	100%
Category	Electrical Systems	Future Cost	$2,750.00
Placed in Service	January 2024	Assigned Reserves	$2,750.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$1,386.27
Remaining Life	0	Interest Contribution	$46.25
		Reserve Allocation	$1,432.52

Electrical Systems - Total Current Cost	**$2,750**
Assigned Reserves	**$2,750**
Fully Funded Reserves	**$2,750**

Riverside Terrace Condominium
SIRS Detail Report by Category

Routine Concrete Restoration - 2030

		1 Lump Sum	@ $393,771.00
Asset ID	1010	Asset Actual Cost	$393,771.00
		Percent Replacement	100%
Category	Structural Component	Future Cost	$456,488.51
Placed in Service	July 2022	Assigned Reserves	*none*
Useful Life	8		
Replacement Year	2030	Annual Assessment	$43,223.45
Remaining Life	5	Interest Contribution	$1,442.11
		Reserve Allocation	$44,665.56

Seawall Routine Concrete Restoration - 2025

		1 Lump Sum	@ $28,628.00
Asset ID	1013	Asset Actual Cost	$28,628.00
		Percent Replacement	100%
Category	Structural Component	Future Cost	$28,628.00
Placed in Service	January 2015	Assigned Reserves	$28,628.00
Useful Life	10		
Replacement Year	2025	Annual Assessment	$1,746.54
Remaining Life	0	Interest Contribution	$58.27
		Reserve Allocation	$1,804.82

Structural Component - Total Current Cost	**$422,399**
Assigned Reserves	**$28,628**
Fully Funded Reserves	**$176,292**

Riverside Terrace Condominium
SIRS Detail Report by Category

Roof Replacement - TPO System - 2035

		11,900 SF	@ $23.80
Asset ID	1009	Asset Actual Cost	$283,220.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$380,624.00
Placed in Service	September 2015	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2035	Annual Assessment	$17,278.77
Remaining Life	10	Interest Contribution	$576.49
		Reserve Allocation	$17,855.26

Roofing - Total Current Cost	**$283,220**
Assigned Reserves	**$0**
Fully Funded Reserves	**$141,610**

Waterproofing and Exterior Painting - 2025

		1 Lump Sum	@ $105,749.47
Asset ID	1012	Asset Actual Cost	$105,749.47
		Percent Replacement	100%
Category	Painting	Future Cost	$105,749.47
Placed in Service	June 2016	Assigned Reserves	$105,749.47
Useful Life	8		
Replacement Year	2025	Annual Assessment	$7,730.88
Remaining Life	0	Interest Contribution	$257.93
		Reserve Allocation	$7,988.82

Painting - Total Current Cost	**$105,749**
Assigned Reserves	**$105,749**
Fully Funded Reserves	**$105,749**

Common Door Replacement - 2039

		24 EA.	@ $950.00
Asset ID	1004	Asset Actual Cost	$22,800.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$34,487.05
Placed in Service	December 2014	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2039	Annual Assessment	$1,080.87
Remaining Life	14	Interest Contribution	$36.06
		Reserve Allocation	$1,116.93

Building Components - Total Current Cost	**$22,800**
Assigned Reserves	**$0**
Fully Funded Reserves	**$10,032**

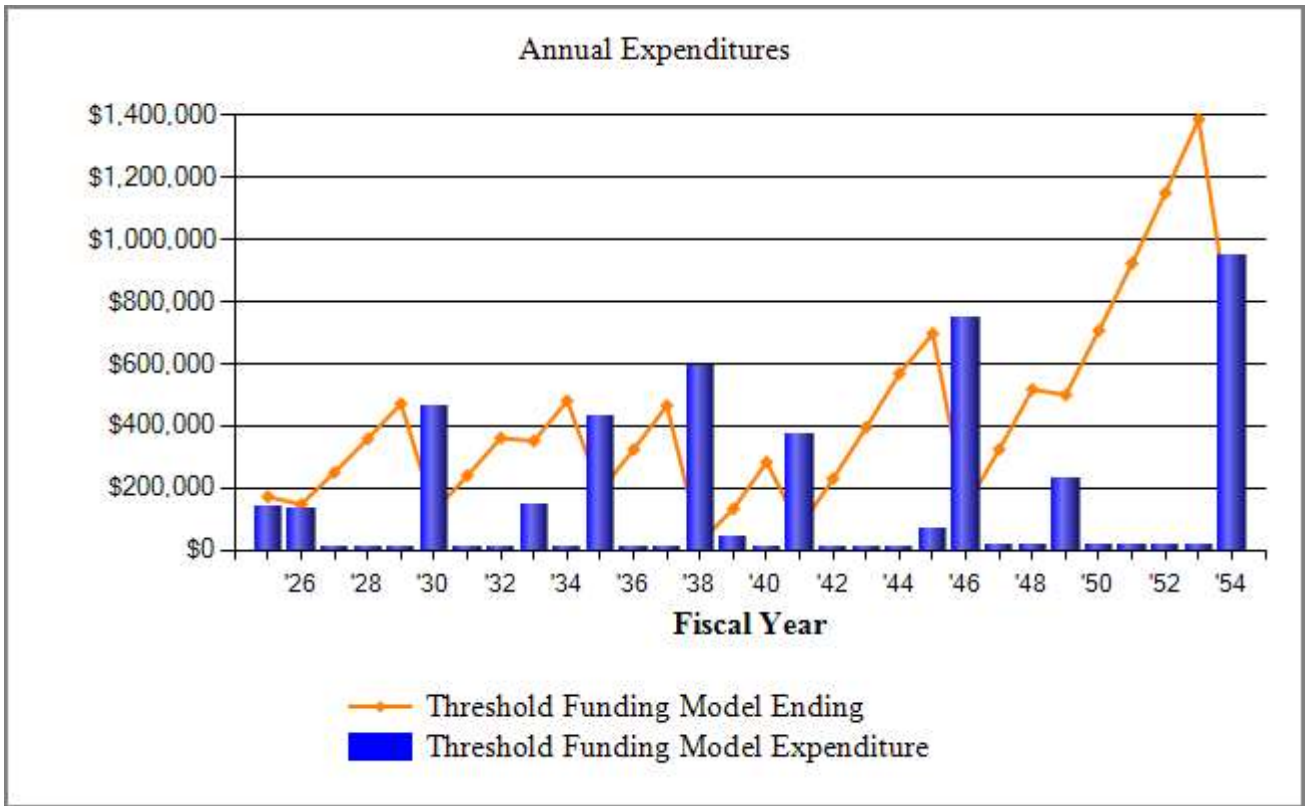
Elevator - Controller, Dispatcher, and Cab Replacement - 2026

		1 L.S.	@ $120,000.00
Asset ID	1014	Asset Actual Cost	$120,000.00
		Percent Replacement	100%
Category	Elevator Equipment	Future Cost	$123,600.00
Placed in Service	December 2011	Assigned Reserves	$68,788.53
Useful Life	15		
Replacement Year	2026	Annual Assessment	$26,266.71
Remaining Life	1	Interest Contribution	$2,018.26
		Reserve Allocation	$28,284.97

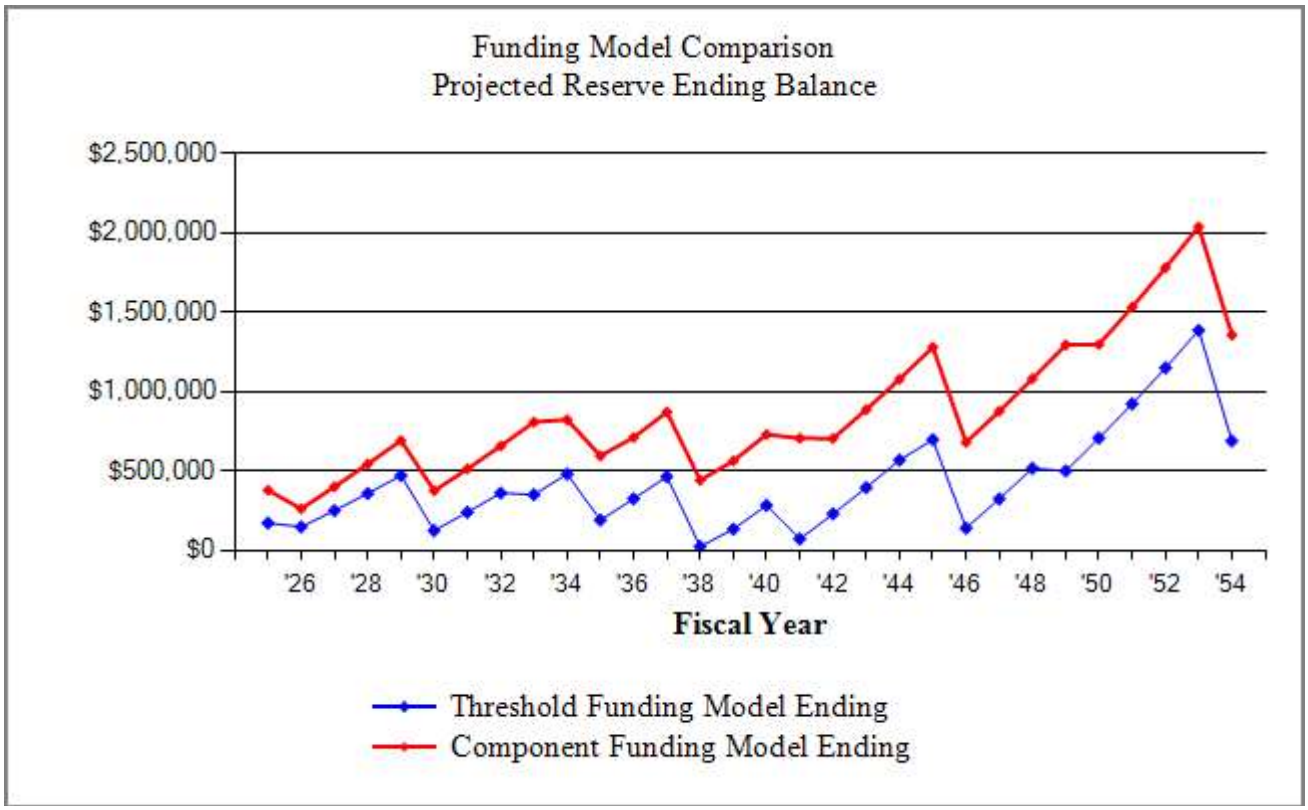
1

Elevator Equipment - Total Current Cost	**$120,000**
Assigned Reserves	**$68,789**
Fully Funded Reserves	**$112,000**

Riverside Terrace Condominium
Annual Expenditure Chart

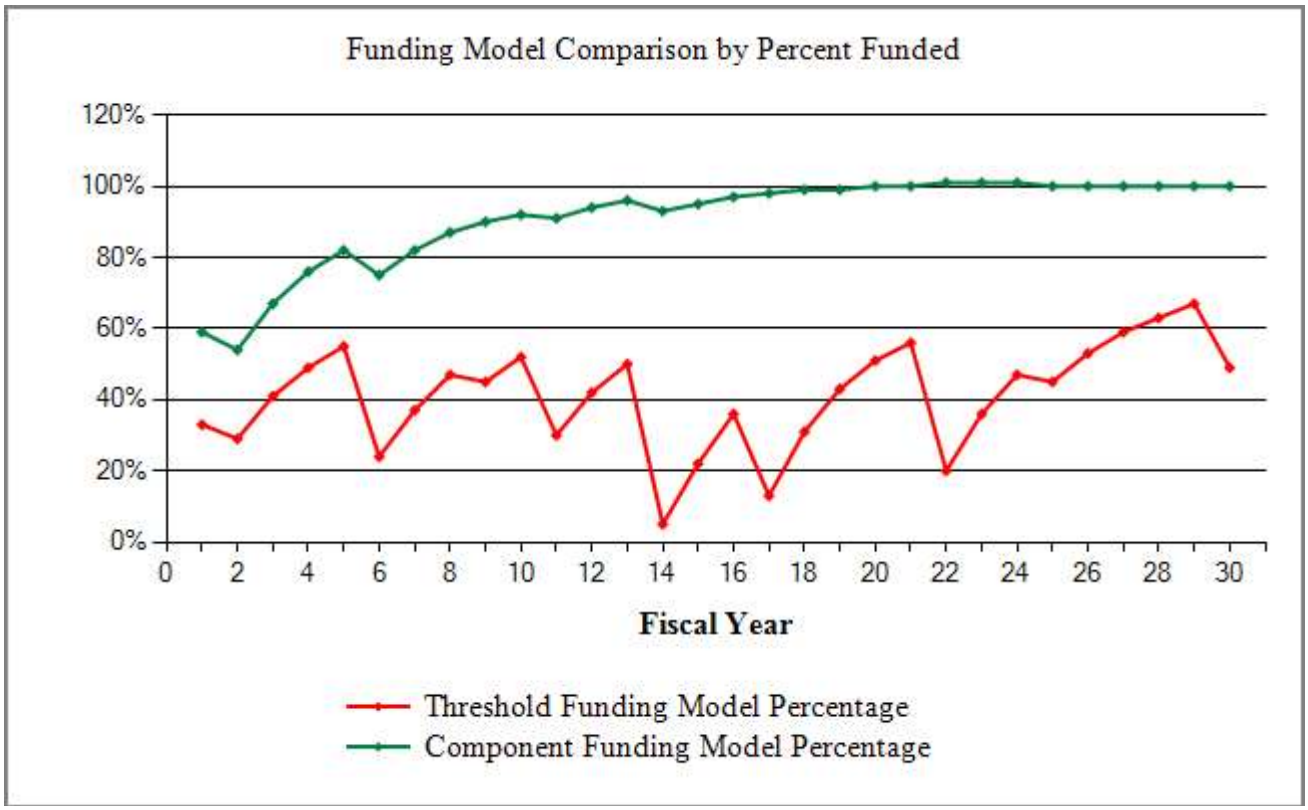


Riverside Terrace Condominium
Funding Model Reserve Ending Balance Comparison Chart



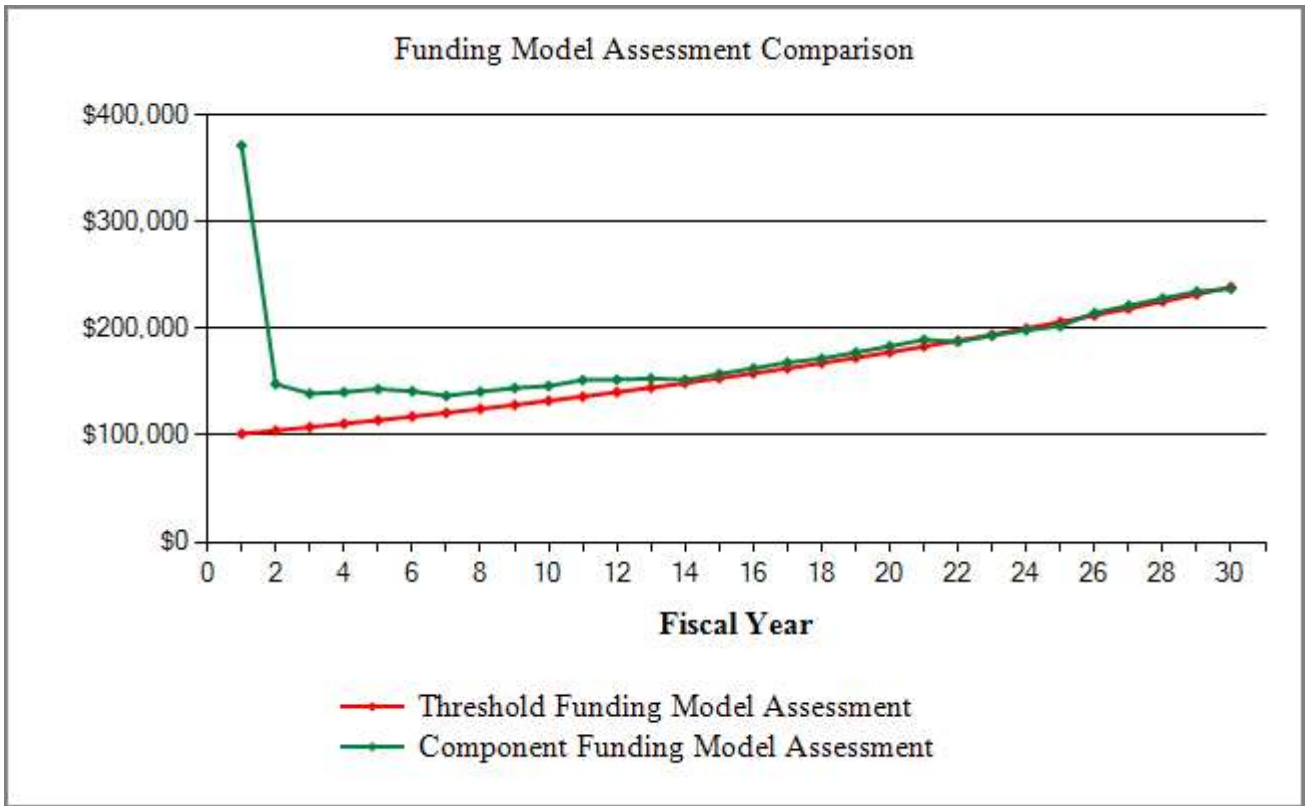
The chart above compares the projected reserve ending balances of the two funding models (Threshold Funding Model and Component Funding Model) over 30 years.

Riverside Terrace Condominium
Funding Model Comparison by Percent Funded



The chart above compares the two funding models (Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Riverside Terrace Condominium
Funding Model Assessment Comparison Chart

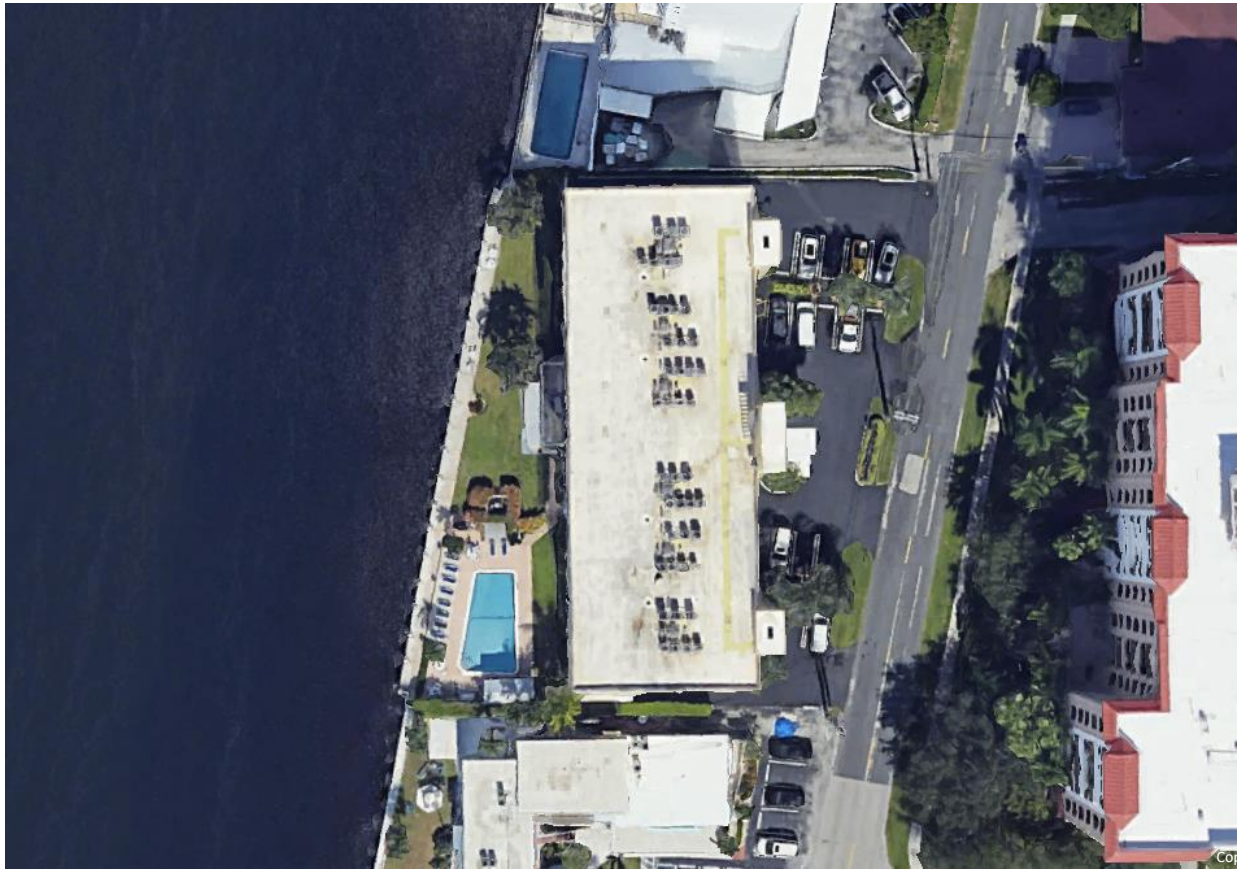


The chart above compares the annual assessment of the two funding models (Threshold Funding Model and Component Funding Model) over 30 years.

APPENDIX B
SITE LOCATION DIAGRAM

APPENDIX B

Riverside Terrace Condominium
615 North Riverside Drive, Pompano Beach, FL 33062
Broward County, Florida



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

Project No::	6011.2300167
Scale:	NONE
File No:	NA
Date:	7/8/24

UES MILESTONE INSPECTIONS, LLC.

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

Florida's Milestone Inspection Experts

LOCATION DIAGRAM

Riverside Terrace Condominium
615 North Riverside Drive, Pompano Beach, FL 33062
Broward County, Florida

EXHIBIT

B- 1

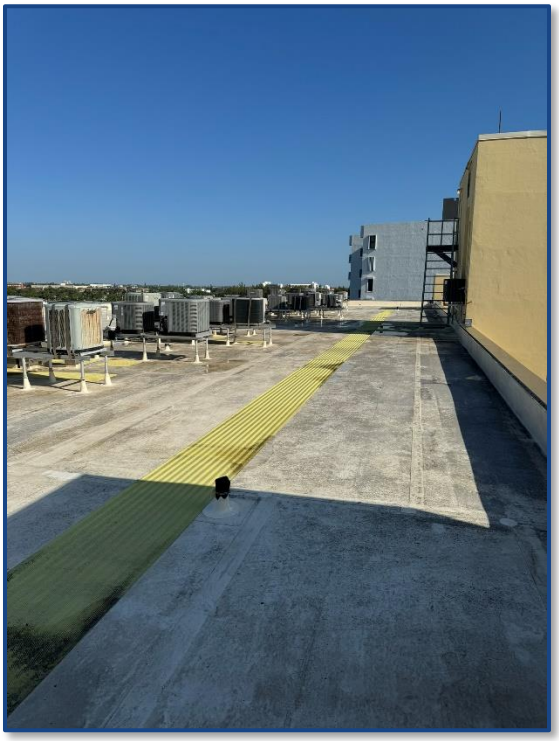
APPENDIX C
PHOTOGRAPHS

Photograph No. 1: Building North Elevation

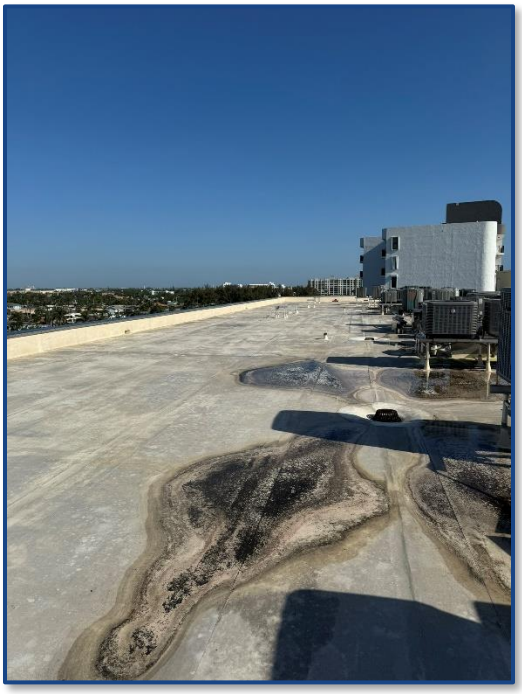
Photograph No. 2: Building West Elevation

Photograph No. 3: Building East Elevation

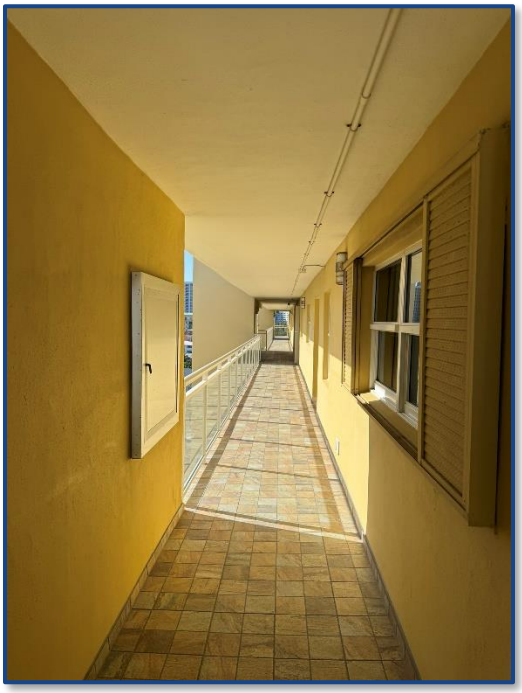
Photograph No. 4: Building South Elevation



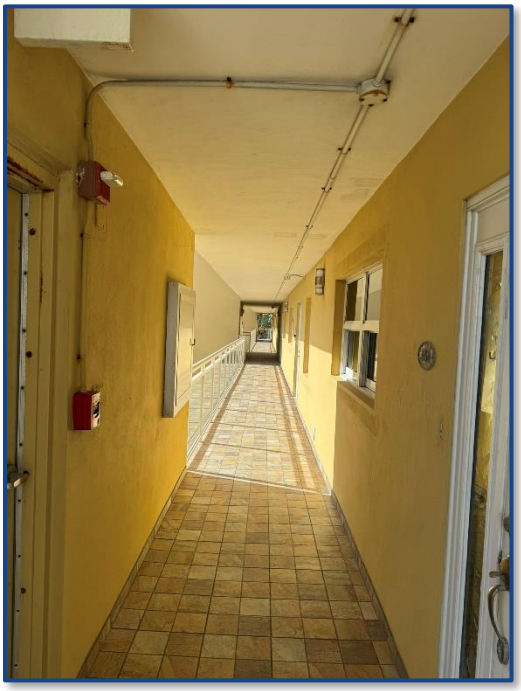
Photograph No. 5: Building Roof



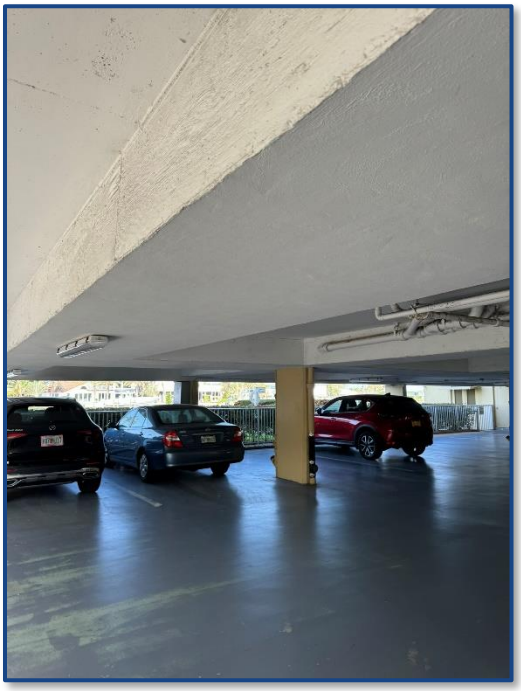
Photograph No. 6: Building Roof



Photograph No. 7: Typical Building Catwalk

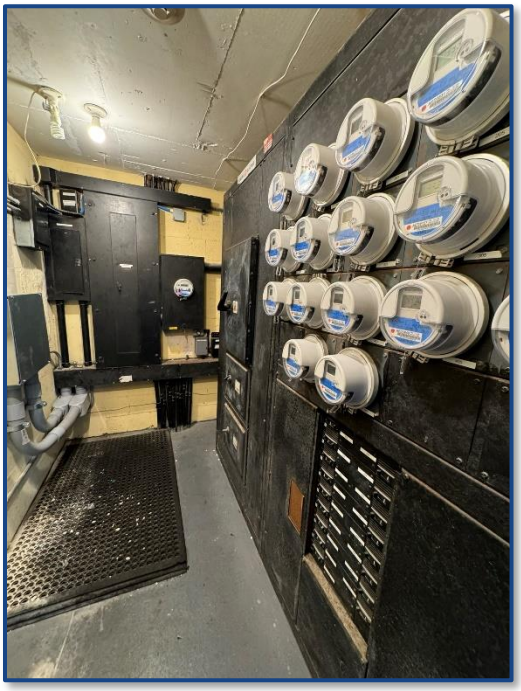


Photograph No. 8: Typical Building Catwalk



Photograph No. 9: Typical Building Parking Garage

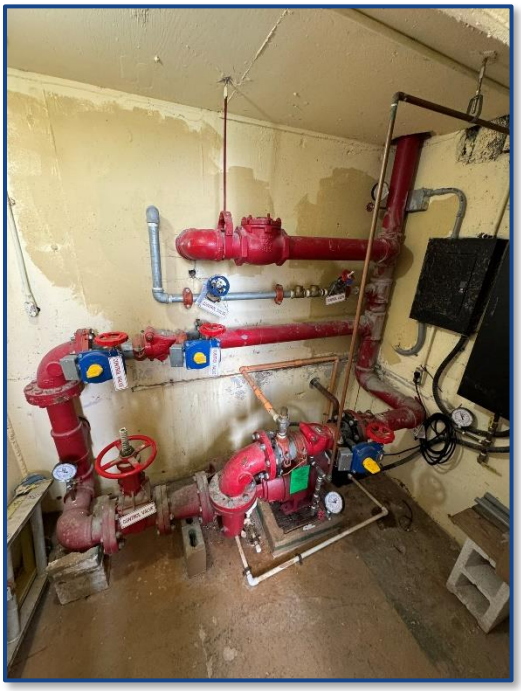
Photograph No. 10: Typical Building Parking Garage



Photograph No. 11: Building Main Electrical Room

Photograph No. 12: Building 7th Floor Electrical Room

Photograph No. 13: Building 5th Floor Electrical Room



Photograph No. 14: Building Wet Pipe Sprinkler System

Photograph No. 15: Building Generator

Photograph No. 16: Building Typical Fire Alarm Pull Station

Photograph No. 17: Building Typical Fire Siren and Fire Emergency Light

Photograph No. 18: Building Typical Fire Exit Sign

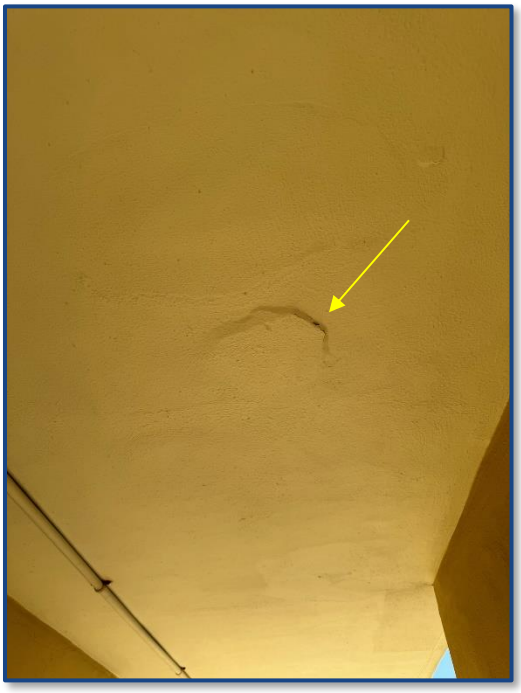
Photograph No. 19: Building Typical Fire Hose Station

Photograph No. 20: Building Typical Fire Extinguisher

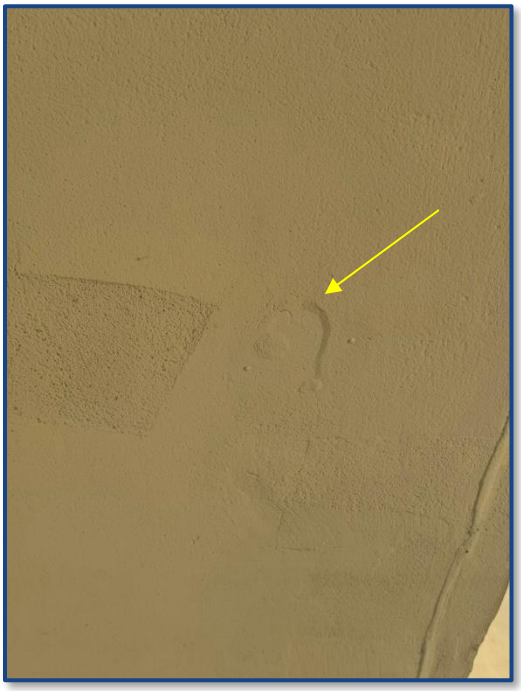
Photograph No. 21: Building Backflow Preventer & Double Detector Check Valve

Photograph No. 22: Building Fire Alarm Panel

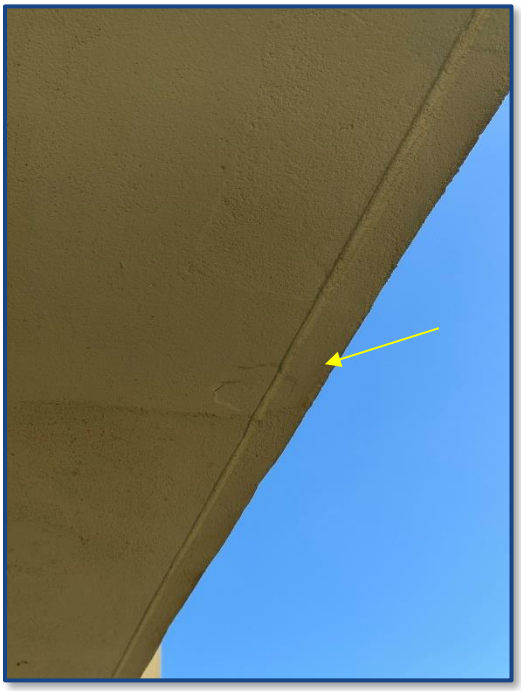
Photograph No. 23: Wall cracking observed at South stair tower 7th floor.



Photograph No. 24: Overhead spalling observed near unit 701.



Photograph No. 25: Overhead cracking observed near unit 705.



Photograph No. 26: Overhead cracking observed near unit 604.

Photograph No. 27: Overhead cracking observed near unit 502.

Photograph No. 28: Overhead cracking observed near unit 403.

Photograph No. 29: Overhead cracking observed near unit 401.

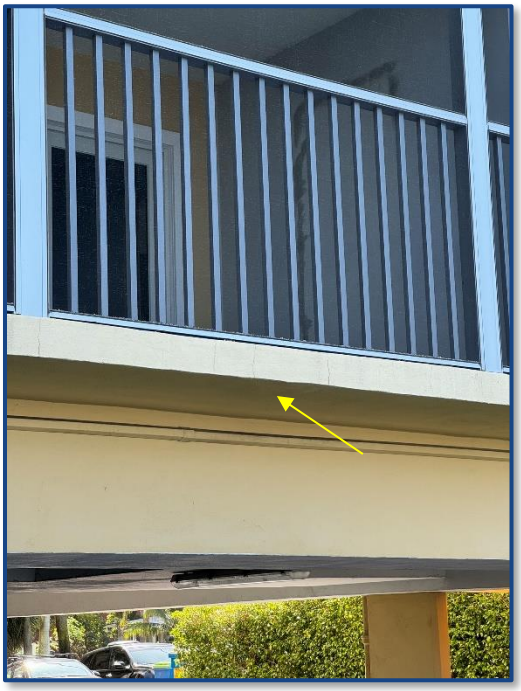
Photograph No. 30: Wall cracking observed near unit 206.

Photograph No. 31: Overhead spalling observed near unit 202.

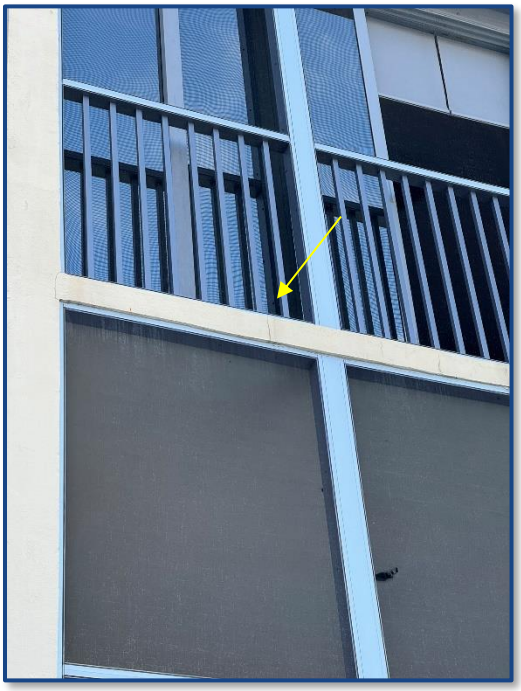
Photograph No. 32: Wall cracking observed at South stairs 2nd floor.

Photograph No. 33: Edge cracking observed at X01/X02 riser.

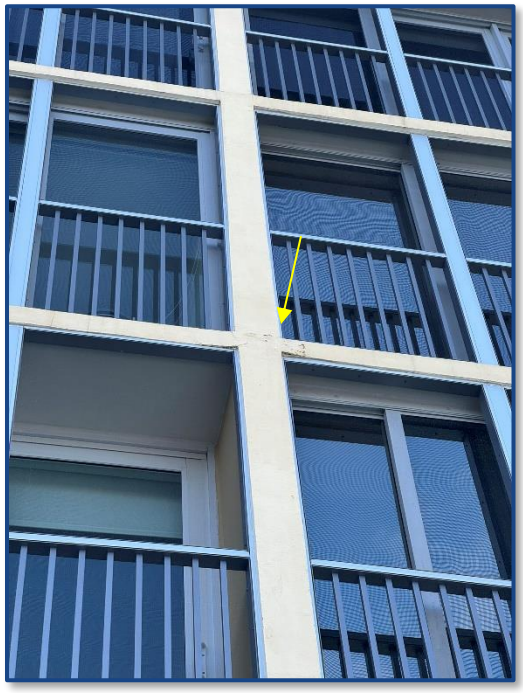
Photograph No. 34: Edge cracking observed at X01/X02 riser.



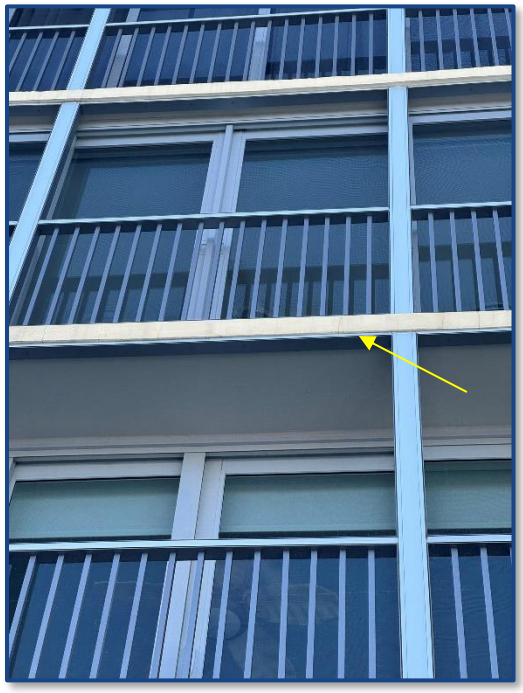
Photograph No. 35: Edge cracking observed at X01/X02 riser.



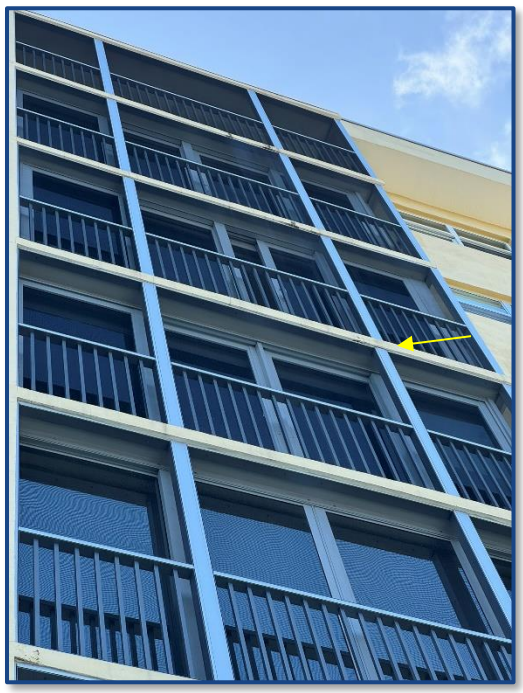
Photograph No. 36: Edge cracking observed at X01/X02 riser.



Photograph No. 37: Edge cracking observed at X01/X02 riser.



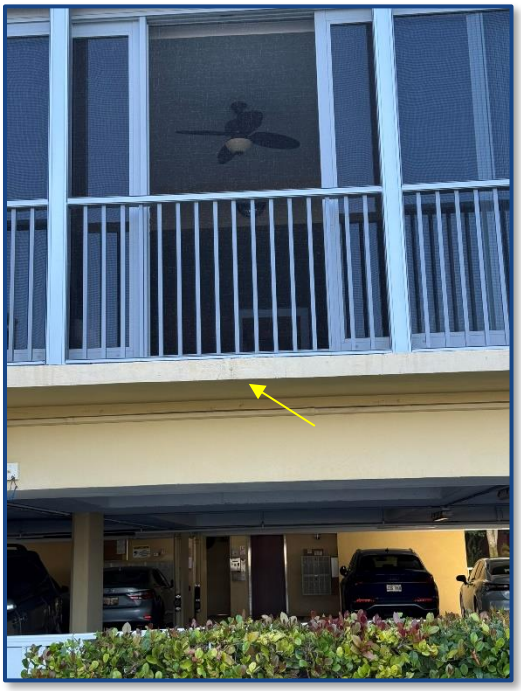
Photograph No. 38: Edge cracking observed at X01/X02 riser.



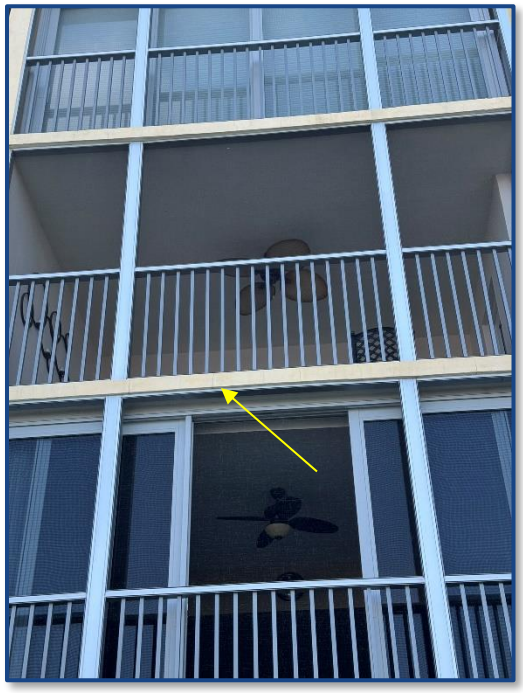
Photograph No. 39: Edge cracking observed at X01/X02 riser.

Photograph No. 40: Wall cracking observed at X01 window riser.

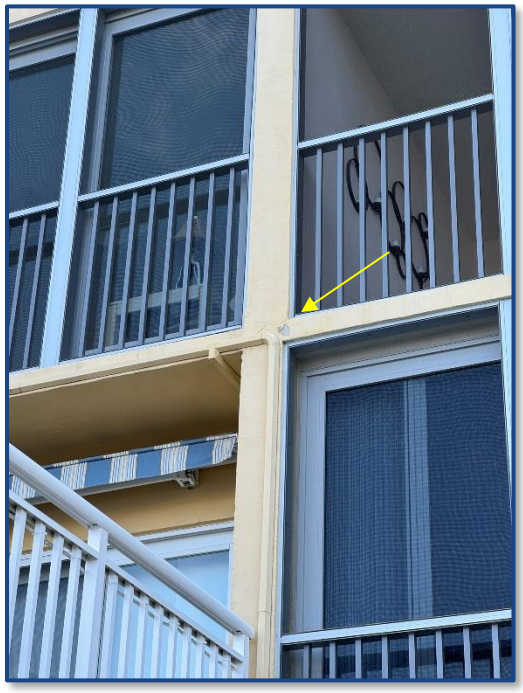
Photograph No. 41: Wall cracking observed at X01 window riser.



Photograph No. 42: Edge cracking observed at X03/X04 riser.

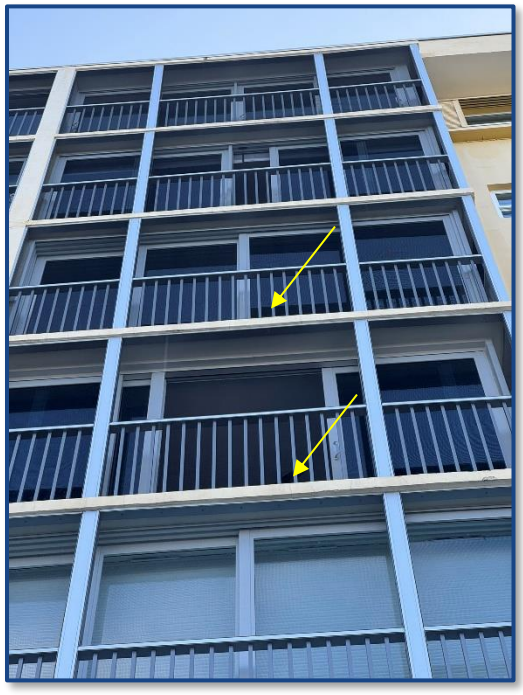


Photograph No. 43: Edge cracking observed at X03/X04 riser.

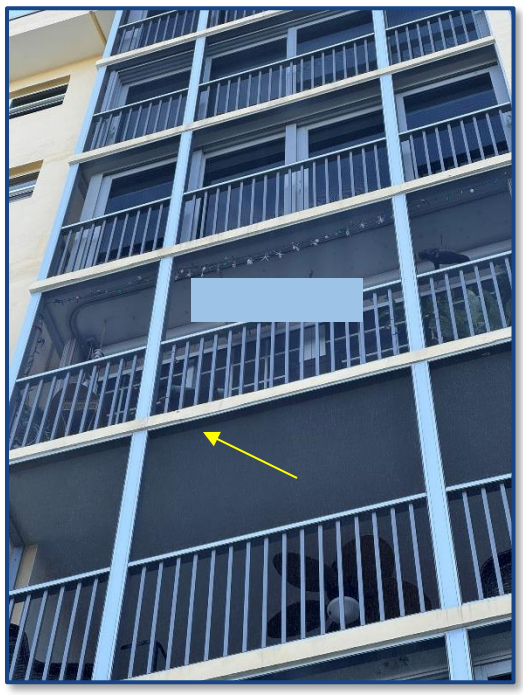


Photograph No. 44: Edge cracking observed at X03/X04 riser.

Photograph No. 45: Edge cracking observed at X03/X04 riser.



Photograph No. 46: Edge cracking observed at X03/X04 riser.



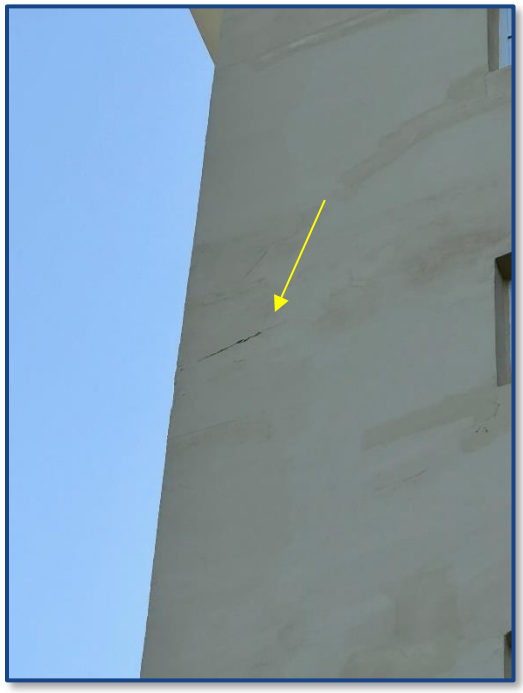
Photograph No. 47: Edge cracking observed at X03/X04 riser.

Photograph No. 48: Wall cracking observed at X05/X06 riser.

Photograph No. 49: Wall cracking observed at X05/X06 riser.

Photograph No. 50: Wall cracking observed at X05/X06 riser.

Photograph No. 51: Wall cracking observed at X05/X06 riser.

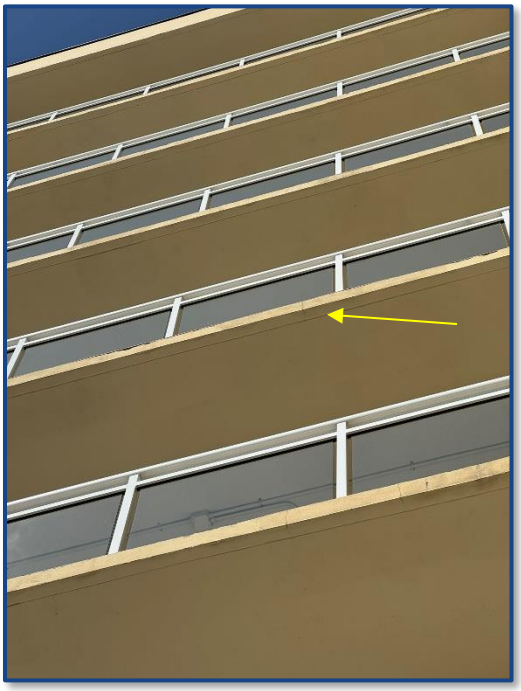


Photograph No. 52: Wall cracking observed at X05/X06 riser.

Photograph No. 53: Edge cracking observed near riser X05 catwalk side.

Photograph No. 54: Edge cracking observed near riser X05 catwalk side.

Photograph No. 55: Edge cracking observed near riser X05 catwalk side.



Photograph No. 56: Edge cracking observed near riser X05 catwalk side.

Photograph No. 57: Edge cracking observed near riser X05 catwalk side.

Photograph No. 58: Edge cracking observed near riser X05 catwalk side.

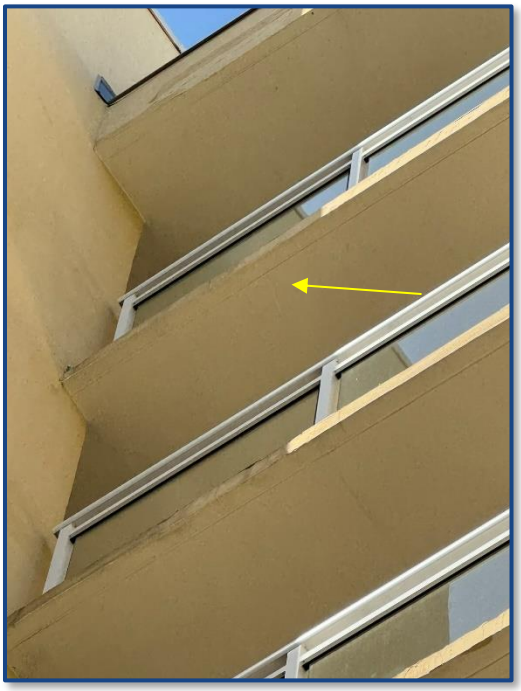
Photograph No. 59: Edge cracking observed near riser X05 catwalk side.

Photograph No. 60: Edge cracking observed near riser X02 catwalk side.

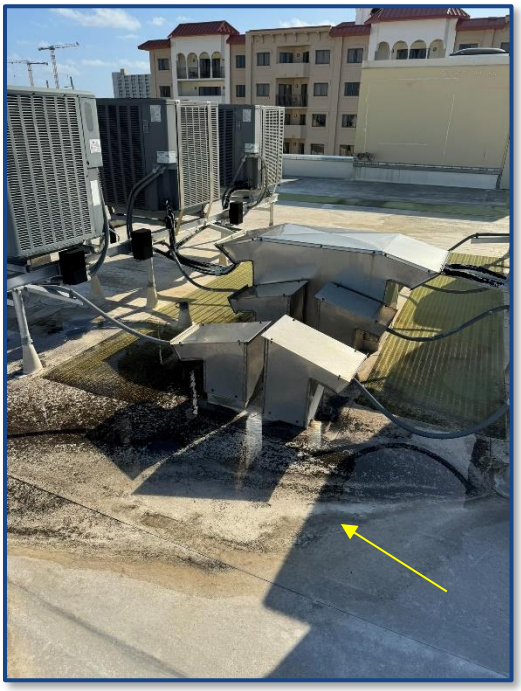
Photograph No. 61: Edge cracking observed near riser X02 catwalk side.

Photograph No. 62: Edge cracking observed near riser X02 catwalk side.

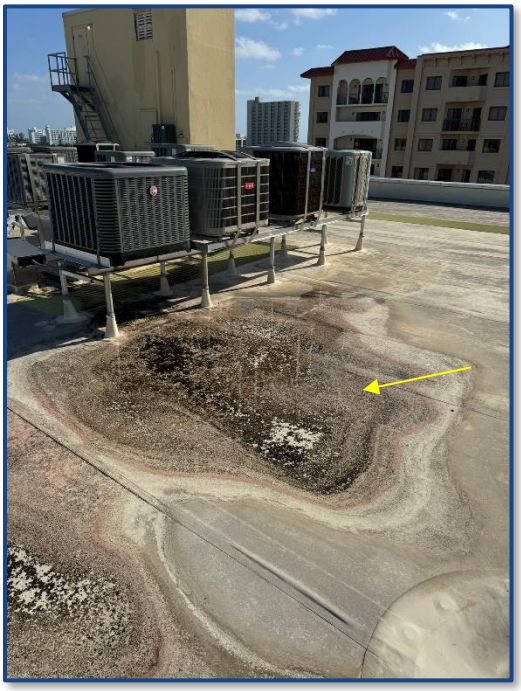
Photograph No. 63: Edge cracking observed near riser X02 catwalk side.



Photograph No. 64: Edge cracking observed near riser X02 catwalk side.



Photograph No. 65: Debris buildup observed from water accumulation at building roof.



Photograph No. 66: Debris buildup observed from water accumulation at building roof.

Photograph No. 67: Debris buildup observed from water accumulation at building roof.

Photograph No. 68: Debris buildup observed from water accumulation at building roof.

Photograph No. 69: Debris buildup observed from water accumulation at building roof.

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

MS, Civil Engineering, Florida International University, 2019

BS, Civil Engineering, Florida International University, 2018

Years of Experience

7

Licenses

- Professional Engineer, License #93722
- Certified General Contractor, License #CGC1526003

Jorge Blanco, PE

Structural Engineer

Jorge is a dedicated and results-driven Structural Engineer primarily focusing on threshold inspections, bringing seven years of invaluable experience to the firm. He consistently demonstrates an unwavering commitment to ensuring the safety and stability of construction projects, making significant contributions to all projects.

PROJECT EXPERIENCE

The Mark Yacht Club

Miami, FL

This project is a sizeable 40-story post-tension cable building in downtown Miami. Jorge completed the initial evaluation for the engineering report. The report identified that the building needed new railings, concrete restoration, new waterproofing at the pool deck, and a new expansion joint between the building and the parking garage. Prepared the repair details, scope of work, and specifications package and selected the railing design based on current code requirements. Administered the bidding phase of the project, assisted the condominium with the contractor selection, prepared all permitting documentation, acted as the EOR's representative for special inspector on behalf of the City of Miami, acted as owner's representative coordinating all activities and approving invoices, inspected all structural issues and designed proper repair methods including post tension cable repairs, reviewed the installation of all the glass railings making sure all tolerances were met, and provided quality control of all the construction for the project.

Metropolis Condominium

Miami, FL

This project consisted of the analysis and repair/design of a wood joist subfloor for a 40-year-old building in South Miami Beach. Jorge completed the initial engineering report informing of the failing wood joists and prepared all the calculations and drawings for removing and re-installing the wood subfloor. This included the size of the wood to meet the code, the fastening pattern, support conditions, and drafting of these repair details. He followed through with the structural inspections and project close-out.

The Hemisphere condominium

Miami, FL

This project is located in Hallandale Beach, where Jorge provided services from start to finish. This was a concrete restoration and waterproofing project for an ample parking and pool deck. Jorge designed the repair details for the structural elements and specified the waterproofing for all the different areas. He supervised the concrete restoration and reinforcement installation to ensure proper installation per the repair details provided. He followed through with all structural inspections, progress meetings, invoice approval, and project close-out.

Carriage Club South Condominium

Miami, FL

This project was a multi-story residential high-rise condominium with under-tower parking and a recreational pool deck constructed in 1968 in Miami Beach, FL. Jorge completed the initial evaluation for the engineering report. The report identified that the building needed to restore the existing pool deck with new waterproofing and concrete restoration, building façade concrete restoration, parking garage structural concrete repairs, restoration of expansion joint between building parking lot deck and pool deck,

and removal/replacement of the existing roofing system. Jorge designed and supervised the structural repairs necessary for the building's 40-year recertification for the overall condition of the building and pool. He designed a reroofing package that included two options for roofing materials along with all applicable details required for installation and calculated and designed a steel-reinforced concrete pedestal to lift the pool's collector tank to water level. Jorge also calculated and designed the large diameter bolts for anchoring the proposed light posts to the existing one-way concrete joist slab floor at the pool deck and verified the light posts' capability with the proposed EPA

Seacoast Condominium

Miami, FL

This project is a multi-story residential high-rise condominium with under-tower parking and a recreational pool deck in Miami Beach, FL. Jorge completed the full building inspection to evaluate any structural repairs necessary. The report Jorge prepared identified that the building needed to perform concrete restoration on several risers within the condominium, concrete repairs to structural members such as beams, columns, joists, and slabs in the parking garage below, and removal/installation of new waterproofing at building pool deck and planters. He calculated and designed repair details for these concrete repairs with several locations requiring calculation of rebar layout to hold necessary live/dead loads.

Wynwood Green Condominium

Miami, FL

A multi-story residential high-rise condominium with under-tower parking located in Miami, FL. Jorge calculated and designed the buildings balcony aluminum railings, stair aluminum/steel railings, roof/elevator steel ladders, aluminum pool deck trellis, walkway louvers, aluminum pool deck cabanas, glass railings, safety gates, privacy screens/partitions, and ceiling/wall panel system. The items above were calculated using an iterative process to find the most affordable dimensions while meeting the design requirements and Florida building codes.

Fairway Riviera Condominium

Miami, FL

This project was a multi-story residential high-rise condominium in Hallandale Beach, FL, with exterior parking spots. Jorge completed the initial evaluation for the building's 40-year recertification. For the building to pass the 40-year recertification, several structural deficiencies were identified that needed to be addressed prior to approval by the professional engineer of record/special inspector. These deficiencies included concrete restoration of several risers' balcony slabs, concrete column/beam repairs at building 1st floor, repair of existing vertical expansion joint between the three buildings in this area, removal/installation of the new waterproofing system at the building's sundeck to address any slab repairs below.