June 1, 2023

Ormond Heritage Condominium Management Association
1 John Anderson Drive
Ormond Beach, FL 32176

Re: Ormond Heritage Condominium
Structural Integrity Reserve Study (SIRS)
1 John Anderson Drive
Ormond Beach, FL 32176
UES Project No: 0415.2200355.0000

Dear Mr. Brown:

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 Ormond Heritage Condominium Management Association. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #549

Digitally signed by Brian C Pohl
Date: 2023.06.01 10:01:05 -04'00'

Brian Pohl, P.E.,
Project Manager/Inspector
Florida Professional Engineer No. 60216
bpohl@teamues.com

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410D0000017FB21CFDAC00027408, cn=Miguel A Santiago
Date: 2023.06.01 11:03:42 -04'00'

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

This item has been digitally signed and sealed by Miguel A. Santiago, P.E., S.I. and Brian Pohl, P.E. on the date indicated here.

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

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1.0 INTRODUCTION

Per authorization of UES proposal #2211.0123.00069, sent January 25, 2023, by the Ormond Heritage Condominium Management Association, UES has conducted Structural Integrity Reserve Study of the 156 units residential condominium community located at 1 John Anderson Drive in Ormond Beach, FL 32176.

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 Mike Navarra and Brian Pohl performed this study and visited the site on 9/1/22, 9/2/22, and 9/20/22. This report is principally based on UES visual inspection of Ormond Heritage 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:

MARCH 20, 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 a 10-year planning period.

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

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, Ormond Heritage Condominium Association Mr. Tyler Brown

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

- Units 204, 510, 601, 602, 704, 711, 713

The following documents were provided:

- CRA - South Garage Beam, Progress report no. 1, dated March 31, 2022
- CRA - Structural Inspection report no. 1, dates April 2, 2022
- CRA - Structural Inspection Report no. 2, dated April 13, 2022
- CRA - South Garage Beam, Progress report no. 2, dated April 15, 2022
- CRA - Structural Inspection report no. 3, dated May 3, 2022

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

Ormond Heritage Condominiums is a luxury condominium located on a 5.21-acre site on the east side of John Anderson Drive in Ormond Beach, Florida. The property was developed in 1996 . There are a total of 156 residential condominium units in three, 9-story residential towers. There is a parking garage with elevated patio above. The ground floor includes the main tower lobbies, with walkway between the structures, administrative offices, amenity spaces, and the pool deck. The 1st floor through the 9th floor includes the residential units.

The primary vehicle entrance is off John Anderson Drive at the west side of the site via an entrance ramp and the exit is located at the west end of the site.

The three (3) condominium buildings have concrete-framed superstructures including a combination of concrete beams, shear walls, beams, post-tensioned floor slabs, reinforced floor slabs (parking garage and ground floor levels) with sub-terranean pilings. Exterior walls are comprised of an Exterior Insulation Finishing System (EIFS) stucco-finished concrete masonry units (CMUs) and concrete columns with perimeter cantilevered balconies.

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

Landscaping consists of palm trees, shrubs, and grassy areas along the front of the property and hardscape areas with the pool deck and planters.

On-site amenities include restrooms, a large event room with a bar and kitchen, a small event room, a TV lounge/billiards room, fitness room, men's and women's restrooms, steam rooms, saunas, a swimming pool and a spa pool, and traction elevators.

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 structures and roofing
- The parking garages.
- Site access control security gates and systems, intercom system, perimeter fencing and signage.
- Storm drainage system including catch basins, pi ping and underground piping.
- Site landscaping including trees, shrubs, landscaping planters, fountains, hardscape, and lawns.

- The 3 9-story condominium buildings including the foundations, superstructures, balconies, exterior envelopes, windows, doors, common area interior finishes, roofs, common area HVAC, 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 CONDITION ASSESSMENT

8.1 BUILDING STRUCTURE AND EXTERIOR

8.1.1 ROOF

Description and Observations

Flat roof system – 2" lightweight concrete with Modified Bitumen Roof.

Metal Mansard pitched roof system.

Common Components and Required Reserve Expenditures

A modified bitumen roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 30 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. See **Appendix A** for estimated cost and estimated contributions required.

8.1.2 LOAD-BEARING WALLS AND PRIMARY STRUCTURAL MEMBERS

Description and Observations

Concrete structural framing system consists of columns and beams and STO exterior wall system finish installed

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.

8.1.3 FLOOR

Description and Observations

Post tension slab system.

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, application

of waterproofing membrane to exterior walkways, providing proper sealant at concrete cracks and annual visual inspection of all exposed concrete floor surfaces for signs of spalled concrete, cracks, rust stains, exposed steel reinforcement, and post-tension cables protruding from the side of the building which would be indicative of a broken post-tension cable. See **Appendix A** for estimated cost and estimated contributions required.

8.1.4 FOUNDATION

Description and Observations

Deep pile foundation with grade beams.

As per discussion with Edwin Peck.

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 exposed exterior concrete surfaces, providing proper sealant at concrete cracks, and visual inspection of all exposed concrete surfaces for signs of spalled concrete, cracks, and exposed steel reinforcement. No visible damages or deficiencies were observed. See **Appendix A** for estimated cost and estimated contributions required.

8.1.5 FIREPROOFING/FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system of the building consists of a wet pipe fire sprinkler system. The building also has emergency/exit lighting and fire extinguishers. At the time of inspection, the piping in the parking garage did not exhibit visible surface corrosion. The fire alarm panel was replaced in 2011 and the fire pump and controller were replaced in 2022.

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. No visible damages were observed. See **Appendix A** for estimated cost and estimated contributions required.

8.1.6 PLUMBING SYSTEMS

Description and Observations

The visible building plumbing inspected at the time of inspection included: 8-inch schedule 40 PVC connecting to the DWV, hose bibbs with vacuum breakers installed, Drain, Vent, and Waste piping flows in the right direction, expansion tank for the whole building, and fire collars on all PVC pipe through floors. There are 2-10 hp pumps that boost water to all buildings. At the time of inspection, no damage or deficiencies were observed to the plumbing systems.

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. At the time of our visit, no visible deficiencies were observed. See **Appendix A** for estimated cost and estimated contributions required.

8.1.7 ELECTRICAL SYSTEMS

Description and Observations

The visible electrical systems inspected at the time of inspection included labeled house and fire panels, 1200 Amp main disconnects, air conditioning disconnects on each unit, and electrical conduits. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

Each building having 600-amp individual panels.

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. No visible damages or deficiencies were observed. See **Appendix A** for estimated cost and estimated contributions required.

8.1.8 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

STO exterior wall system finish installed. The exterior finishes of the building consists of painted stucco finishes. Overall, the general condition of the exterior finishes is in fair condition.

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. Some areas that included surface imperfections such as cracks, distortion, misalignments, signs of leakage and/or pealing of finishes were observed. Stucco repair allowance to be set at 1% per building historical data. See **Appendix A** for estimated cost and estimated contributions required.

8.1.9 WINDOWS

Description and Observations

Association is responsible for windows.

Common Components and Required Reserve Expenditures

Windows/Fenestrations are considered a common area component with an expected useful life of 35 years with proper maintenance and will be included in the reserve study. 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.

8.1.10 DEFERRED MAINTENANCE ITEMS AS DICTATE 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:

The one story parking garage, many areas of the supporting beams were observed to have structural distress that included surface imperfections such as cracks, exposed reinforced steel with some surficial corrosion, significant spalling, and continual flowing water from above courtyard area, some have been previously repaired per Mr. Adams' specifications. CRA associates is currently providing inspections and repair specifications for the aforementioned distress of the support beams within the parking garage.

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 $4,391,241.00

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, 2024
- For Designated Year: 2022
- Starting Balance: $1,230,000.00
- Current Contribution Rate: $36,085.19 per month
- Average Net Monthly Interest: $2,389.05 per month
- Projected Rate of Inflation: 3.00%

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

EXPERT Inspectors, Inc.
Serving Florida's Condominium & Homeowner Associations Since 2002
Replacement Cost Valuations - Reserve Studies - Wind Mitigations - HR7020 Inspections

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STRUCTURAL INTEGRITY RESERVE STUDY

Ormond Heritage

1 John Anderson Dr
Ormond Beach, Florida 32176

Condominium Association

January 1, 2024

Ormond Heritage Condominium Association

1 John Anderson Dr, Ormond Beach, Florida 32176

Reserve Study Year 2024

As authorized, a structural integrity reserve study report has been prepared for Ormond Heritage located at 1 John Anderson Dr, Ormond Beach, Florida 32176 . Built in 1995 containing 156 units with components dictated by Florida State Statute 718. These items are: roof, load bearing walls and other primary structure members, floor, foundation, foreproofing and fire protection systems, plumbing, electrical systems, waterproofing & exterior painting, and windows. Each seperate building has been identified within this report for accuracy.

Your report has been divided into sections for easier referencing. The first section contains all general information including definitions, accounting formulas, etc. An index of sections and components can be found at the end of Detail Report by Category pages.

In this report, we have taken the approved accounting formula as outlined by The State of Florida. This schedule will give you the recommended contribution per unit for the report year 2024 to remain compliant and show a fully funded reserve schedule.

This report contains information to act as a guideline to assist in budget preparation and in no way constitutes a complete budget or any opinion regarding the implication of such and consists of suggested contributions for reserves only and in no way affects the operating budget.

It is the opinion of Expert Reserve Services, Inc. that Ormond Heritage's fully funded reserve contribution shown in this report is adequate for risk management, State requirements and budget planning provided the suggested contribution in this report is adopted and the engineering report attached is followed.

This report identifies the required assets maintained by the Association and provides estimates on useful life, remaining life, and scheduled replacement date, and future replacement cost. This information was derived from the engineering report for a structural integrity reserve study as outlined by Florida State Statute 718 and following National Reserve Study Standards.

FINANCIAL SUMMARY

Fiscal Year 2024

Proposed Reserve Contribution

Full Funding: **$3,252,586.76**

As with many associations of this age, environmental elements and construction techniques play a large part in useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in specific form to regulate guaranteed results and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and is highly recommended in this uncertain economy.

This report is prepared as a budget tool to assist the association in its long-range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordnances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings or of any individual component. The Engineering Study is used as a guideline to produce this report for compliance and funding purposes.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Expert Reserve Services, Inc.

Thank you for allowing Expert Reserve Services, Inc. the opportunity to serve your Association. Upon your review of this report, please do not hesitate to contact us with any questions that may arise.

Anastasia Kolodzik

Expert Reserve Services, Inc.

RS, PRA # 2340, CAM 52338

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Ormond Heritage

PART II RESERVE STUDY

Ormond Heritage
Ormond Beach, Florida
Sructural Integrity Full Funding Model Summary 2024

Report Date	March 31, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	156

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
2024 Beginning Balance	$1,230,000

Threshold Funding Model

Threshold Funding Model Summary of Calculations

Required Monthly Contribution	$36,085.19
$231.32 per unit monthly	
Average Net Monthly Interest Earned	$2,389.05
Total Monthly Allocation to Reserves	$38,474.24
$246.63 per unit monthly	

Ormond Heritage
Structural Integrity Full Funding Model Projection 2024

Beginning Balance: $1,230,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	5,623,085	433,022	28,669	43,500	1,648,191	3,618,796	46%
2025	5,760,878	446,013	37,848	13,905	2,118,147	4,034,605	52%
2026	5,933,704	459,393	46,944	40,455	2,584,030	4,445,844	58%
2027	6,111,715	473,175	36,720	1,020,304	2,073,621	3,870,131	54%
2028	6,295,066	487,370	46,860	15,194	2,592,657	4,322,665	60%
2029	6,483,918	501,992	57,487	15,650	3,136,485	4,798,868	65%
2030	6,678,436	517,051	20,865	2,381,955	1,292,447	2,862,942	45%
2031	6,878,789	532,563	31,557	16,603	1,839,963	3,316,457	55%
2032	7,085,153	548,540	42,772	17,101	2,414,174	3,794,606	64%
2033	7,297,707	564,996	38,203	826,574	2,190,799	3,465,231	63%
2034	7,516,639	298,022	3,248	2,190,799	301,271	1,733,067	17%
2035	7,742,138	306,963	7,753	82,916	533,071	2,132,671	25%
2036	7,974,402	316,172	13,109	54,369	807,983	2,586,656	31%
2037	8,213,634	325,657	19,458	19,825	1,133,273	3,103,221	37%
2038	8,460,043	335,427	26,118	20,420	1,474,398	3,648,451	40%
2039	8,713,844	345,490	30,506	149,612	1,700,782	4,091,167	42%
2040	8,975,260	355,854	37,771	21,664	2,072,743	4,693,571	44%
2041	9,244,517	366,530	14,682	1,543,302	910,653	3,761,819	24%
2042	9,521,853	377,526	20,554	96,187	1,212,546	4,308,153	28%
2043	9,807,508	388,852	28,235	23,672	1,605,960	4,961,545	32%
2044	10,101,734	400,517	36,289	24,382	2,018,383	5,650,263	36%
2045	10,404,786	412,533	44,729	25,114	2,450,531	6,375,839	38%
2046	10,716,929	424,909	52,619	73,067	2,854,992	7,091,249	40%
2047	11,038,437	437,656	61,859	26,643	3,327,864	7,893,918	42%
2048	11,369,590	450,786	33,773	1,898,067	1,914,356	6,811,624	28%
2049	11,710,678	464,309	43,130	28,266	2,393,529	7,641,831	31%
2050	12,061,998	478,238	5,812	2,363,822	513,757	6,110,972	8%
2051	12,423,858	492,586	15,134	29,987	991,489	6,958,275	14%
2052	12,796,574	507,363	24,919	30,887	1,492,885	7,850,916	19%
2053	13,180,471	522,584	5,696	1,492,884	528,280	7,285,951	7%

Ormond Heritage
Structural Integrity Full Funding Model Assessment & Category Summary 2024

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roofs							
Metal Tile Roof	2034	30	0	10	696,437	0	464,291
Modified Bitumen Roof	2050	30	0	26	1,082,592	0	144,346
Roofs - Total					$1,779,029		$608,637
Walls & Support Structures							
Concrete Restoration Allowance	2024	50	0	0	30,000	30,000	30,000
Routine Concrete (patching, floors, small are..	2026	10	0	2	24,633	19,706	19,706
Walls & Support Structures - Total					$54,633	$49,706	$49,706
Fire Systems							
Fire Alarm	2024	1	0	0	2,500	2,500	2,500
Fire Pump	2062	40	0	38	56,820	0	2,841
Fire Pump Controller	2042	20	0	18	43,000	0	4,300
Fire Systems - Total					$102,320	$2,500	$9,641
Plumbing Systems							
Plumbing/ Domestic Water Pumps	2035	20	0	11	46,400	0	20,880
Plumbing Systems - Total					$46,400		$20,880
Electrical Systems							
Electrical System Evaluation Allowance	2024	1	0	0	1,000	1,000	1,000
Main Electrical Panel Replacement	2039	30	0	15	82,530	0	41,265
Electrical Systems - Total					$83,530	$1,000	$42,265
Exterior Paint & Waterproofing							
Amenity Deck Waterproofing	2033	20	0	9	620,000	0	341,000
Exterior Surface Painting and Waterproofing	2027	7	0	3	882,945	504,540	504,540
Stucco Repair (1% ext. paint surface)	2027	7	0	3	37,278	21,302	21,302
Exterior Paint & Waterproofing - Total					$1,540,223	$525,842	$866,842
Windows							
Fenestration Replacement	2030	35	0	6	1,981,350	640,952	1,641,690
Skylights Replacement	2055	35	0	31	25,600	0	2,926
Window Glass Replacement	2024	1	0	0	10,000	10,000	10,000
Windows - Total					$2,016,950	$650,952	$1,654,616
Total Asset Summary					$5,623,085	$1,230,000	$3,252,587

Percent Fully Funded	38%
Current Average Liability per Unit (Total Units: 156)	-$12,965

Ormond Heritage
Structural Integrity Fully Funded Calculation 2024

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
Roofs								
	Metal Tile Roof	$696,437	x	20	/	30	=	$464,291
	Modified Bitumen Roof	$1,082,592	x	4	/	30	=	$144,346
Roofs - Total:								$608,637
Walls & Support Structures								
1001	Concrete Restoration Allowa...	$30,000	x	50	/	50	=	$30,000
	Routine Concrete (patching, ...	$24,633	x	8	/	10	=	$19,706
Walls & Support Structures - Total:								$49,706
Fire Systems								
1007	Fire Alarm	$2,500	x	1	/	1	=	$2,500
1008	Fire Pump	$56,820	x	2	/	40	=	$2,841
1009	Fire Pump Controller	$43,000	x	2	/	20	=	$4,300
Fire Systems - Total:								$9,641
Plumbing Systems								
	Plumbing/ Domestic Water P...	$46,400	x	9	/	20	=	$20,880
Plumbing Systems - Total:								$20,880
Electrical Systems								
	Electrical System Evaluation ...	$1,000	x	1	/	1	=	$1,000
1010	Main Electrical Panel Replac...	$82,530	x	15	/	30	=	$41,265
Electrical Systems - Total:								$42,265
Exterior Paint & Waterproofing								
1002	Amenity Deck Waterproofing	$620,000	x	11	/	20	=	$341,000
	Exterior Surface Painting and...	$882,945	x	4	/	7	=	$504,540
	Stucco Repair (1% ext. paint ...	$37,278	x	4	/	7	=	$21,302
Exterior Paint & Waterproofing - Total:								$866,842
Windows								
1006	Fenestration Replacement	$1,981,350	x	29	/	35	=	$1,641,690
1005	Skylights Replacement	$25,600	x	4	/	35	=	$2,926
1003	Window Glass Replacement	$10,000	x	1	/	1	=	$10,000
Windows - Total:								$1,654,616
Total Asset Summary:								$3,252,587

Ormond Heritage
Structural Integrity Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Concrete Restoration Allowance	30,000
Electrical System Evaluation Allowance	1,000
Fire Alarm	2,500
Window Glass Replacement	10,000
Total for 2024	**$43,500**
Replacement Year 2025	
Electrical System Evaluation Allowance	1,030
Fire Alarm	2,575
Window Glass Replacement	10,300
Total for 2025	**$13,905**
Replacement Year 2026	
Electrical System Evaluation Allowance	1,061
Fire Alarm	2,652
Routine Concrete (patching, floors, small area)	26,133
Window Glass Replacement	10,609
Total for 2026	**$40,455**
Replacement Year 2027	
Electrical System Evaluation Allowance	1,093
Exterior Surface Painting and Waterproofing	964,818
Fire Alarm	2,732
Stucco Repair (1% ext. paint surface)	40,735
Window Glass Replacement	10,927
Total for 2027	**$1,020,304**
Replacement Year 2028	
Electrical System Evaluation Allowance	1,126
Fire Alarm	2,814
Window Glass Replacement	11,255
Total for 2028	**$15,194**
Replacement Year 2029	
Electrical System Evaluation Allowance	1,159
Fire Alarm	2,898
Window Glass Replacement	11,593
Total for 2029	**$15,650**

Ormond Heritage
Structural Integrity Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030	
Electrical System Evaluation Allowance	1,194
Fenestration Replacement	2,365,836
Fire Alarm	2,985
Window Glass Replacement	11,941
Total for 2030	**$2,381,955**
Replacement Year 2031	
Electrical System Evaluation Allowance	1,230
Fire Alarm	3,075
Window Glass Replacement	12,299
Total for 2031	**$16,603**
Replacement Year 2032	
Electrical System Evaluation Allowance	1,267
Fire Alarm	3,167
Window Glass Replacement	12,668
Total for 2032	**$17,101**
Replacement Year 2033	
Amenity Deck Waterproofing	808,959
Electrical System Evaluation Allowance	1,305
Fire Alarm	3,262
Window Glass Replacement	13,048
Total for 2033	**$826,574**
Replacement Year 2034	
Electrical System Evaluation Allowance	1,344
Exterior Surface Painting and Waterproofing	1,186,604
Fire Alarm	3,360
Metal Tile Roof	935,953
Stucco Repair (1% ext. paint surface)	50,099
Window Glass Replacement	13,439
Total for 2034	**$2,190,799**
Replacement Year 2035	
Electrical System Evaluation Allowance	1,384
Fire Alarm	3,461
Plumbing/ Domestic Water Pumps	64,228
Window Glass Replacement	13,842
Total for 2035	**$82,916**

Ormond Heritage
Structural Integrity Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036	
Electrical System Evaluation Allowance	1,426
Fire Alarm	3,564
Routine Concrete (patching, floors, small area)	35,121
Window Glass Replacement	14,258
Total for 2036	**$54,369**
Replacement Year 2037	
Electrical System Evaluation Allowance	1,469
Fire Alarm	3,671
Window Glass Replacement	14,685
Total for 2037	**$19,825**
Replacement Year 2038	
Electrical System Evaluation Allowance	1,513
Fire Alarm	3,781
Window Glass Replacement	15,126
Total for 2038	**$20,420**
Replacement Year 2039	
Electrical System Evaluation Allowance	1,558
Fire Alarm	3,895
Main Electrical Panel Replacement	128,579
Window Glass Replacement	15,580
Total for 2039	**$149,612**
Replacement Year 2040	
Electrical System Evaluation Allowance	1,605
Fire Alarm	4,012
Window Glass Replacement	16,047
Total for 2040	**$21,664**
Replacement Year 2041	
Electrical System Evaluation Allowance	1,653
Exterior Surface Painting and Waterproofing	1,459,374
Fire Alarm	4,132
Stucco Repair (1% ext. paint surface)	61,615
Window Glass Replacement	16,528
Total for 2041	**$1,543,302**

Description	Expenditures
Replacement Year 2042	
Electrical System Evaluation Allowance	1,702
Fire Alarm	4,256
Fire Pump Controller	73,205
Window Glass Replacement	17,024
Total for 2042	**$96,187**
Replacement Year 2043	
Electrical System Evaluation Allowance	1,754
Fire Alarm	4,384
Window Glass Replacement	17,535
Total for 2043	**$23,672**
Replacement Year 2044	
Electrical System Evaluation Allowance	1,806
Fire Alarm	4,515
Window Glass Replacement	18,061
Total for 2044	**$24,382**
Replacement Year 2045	
Electrical System Evaluation Allowance	1,860
Fire Alarm	4,651
Window Glass Replacement	18,603
Total for 2045	**$25,114**
Replacement Year 2046	
Electrical System Evaluation Allowance	1,916
Fire Alarm	4,790
Routine Concrete (patching, floors, small area)	47,199
Window Glass Replacement	19,161
Total for 2046	**$73,067**
Replacement Year 2047	
Electrical System Evaluation Allowance	1,974
Fire Alarm	4,934
Window Glass Replacement	19,736
Total for 2047	**$26,643**
Replacement Year 2048	
Electrical System Evaluation Allowance	2,033

Description	Expenditures
Replacement Year 2048 continued...	
Exterior Surface Painting and Waterproofing	1,794,845
Fire Alarm	5,082
Stucco Repair (1% ext. paint surface)	75,778
Window Glass Replacement	20,328
Total for 2048	**$1,898,067**
Replacement Year 2049	
Electrical System Evaluation Allowance	2,094
Fire Alarm	5,234
Window Glass Replacement	20,938
Total for 2049	**$28,266**
Replacement Year 2050	
Electrical System Evaluation Allowance	2,157
Fire Alarm	5,391
Modified Bitumen Roof	2,334,708
Window Glass Replacement	21,566
Total for 2050	**$2,363,822**
Replacement Year 2051	
Electrical System Evaluation Allowance	2,221
Fire Alarm	5,553
Window Glass Replacement	22,213
Total for 2051	**$29,987**
Replacement Year 2052	
Electrical System Evaluation Allowance	2,288
Fire Alarm	5,720
Window Glass Replacement	22,879
Total for 2052	**$30,887**
Replacement Year 2053	
Amenity Deck Waterproofing	1,461,071
Electrical System Evaluation Allowance	2,357
Fire Alarm	5,891
Window Glass Replacement	23,566
Total for 2053	**$1,492,884**

Ormond Heritage
Structural Integrity Asset Summary Report 2024

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Uni
Amenity Deck Waterproofing	1002	2033	620,000	20	0	9	808,959	155 @	4,000.00
Concrete Restoration Allowance	1001	2024	30,000	50	0	0	30,000	1 @	30,000.00
Electrical System Evaluation Allowa..		2024	1,000	1	0	0	1,000	1 @	1,000.00
Exterior Surface Painting and Water..		2027	882,945	7	0	3	964,818	196210 @	4.50
Fenestration Replacement	1006	2030	1,981,350	35	0	6	2,365,836	2331 @	850.00
Fire Alarm	1007	2024	2,500	1	0	0	2,500	1 @	2,500.00
Fire Pump	1008	2062	56,820	40	0	38	174,709	1 @	56,820.00
Fire Pump Controller	1009	2042	43,000	20	0	18	73,205	1 @	43,000.00
Main Electrical Panel Replacement	1010	2039	82,530	30	0	15	128,579	3 @	27,510.00
Metal Tile Roof		2034	696,437	30	0	10	935,953	32620 @	21.35
Modified Bitumen Roof		2050	1,082,592	30	0	26	2,334,708	34368 @	31.50
Plumbing/ Domestic Water Pumps		2035	46,400	20	0	11	64,228	2 @	23,200.00
Routine Concrete (patching, floors, s..		2026	24,633	10	0	2	26,133	10350 @	2.38
Skylights Replacement	1005	2055	25,600	35	0	31	64,002	8 @	3,200.00
Stucco Repair (1% ext. paint surface)		2027	37,278	7	0	3	40,735	9810 @	3.80
Window Glass Replacement	1003	2024	10,000	1	0	0	10,000	1 @	10,000.00

Ormond Heritage
Structural Integrity Spread Sheet

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	1,230,000	1,648,191	2,118,147	2,584,030	2,073,621	2,592,657	3,136,485	1,292,447	1,839,963	2,414,174
Annual Assessment	433,022	446,013	459,393	473,175	487,370	501,992	517,051	532,563	548,540	564,996
Interest Earned	28,669	37,848	46,944	36,720	46,860	57,487	20,865	31,557	42,772	38,203
Expenditures	43,500	13,905	40,455	1,020,304	15,194	15,650	2,381,955	16,603	17,101	826,574
Fully Funded Reserves	3,618,796	4,034,605	4,445,844	3,870,131	4,322,665	4,798,868	2,862,942	3,316,457	3,794,606	3,465,231
Percent Fully Funded	46%	52%	58%	54%	60%	65%	45%	55%	64%	63%
Ending Balance	1,648,191	2,118,147	2,584,030	2,073,621	2,592,657	3,136,485	1,292,447	1,839,963	2,414,174	2,190,799
Description										
Roofs										
Metal Tile Roof										
Modified Bitumen Roof										
Roofs Total:										
Walls & Support Structures										
Concrete Restoration Allowance	30,000									
Routine Concrete (patching, floors, small area)			26,133							
Walls & Support Structures Total:	**30,000**		**26,133**							
Fire Systems										
Fire Alarm	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Fire Pump										
Fire Pump Controller										
Fire Systems Total:	**2,500**	**2,575**	**2,652**	**2,732**	**2,814**	**2,898**	**2,985**	**3,075**	**3,167**	**3,262**
Plumbing Systems										
Plumbing/ Domestic Water Pumps										
Plumbing Systems Total:										
Electrical Systems										
Electrical System Evaluation Allowance	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Main Electrical Panel Replacement										
Electrical Systems Total:	**1,000**	**1,030**	**1,061**	**1,093**	**1,126**	**1,159**	**1,194**	**1,230**	**1,267**	**1,305**
Exterior Paint & Waterproofing										
Amenity Deck Waterproofing										808,959
Exterior Surface Painting and Waterproofing				964,818						
Stucco Repair (1% ext. paint surface)				40,735						
Exterior Paint & Waterproofing Total:				**1,005,553**						**808,959**

Ormond Heritage
Structural Integrity Spread Sheet

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Windows										
Fenestration Replacement							2,365,836			
Skylights Replacement										
Window Glass Replacement	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Windows Total:	**10,000**	**10,300**	**10,609**	**10,927**	**11,255**	**11,593**	**2,377,776**	**12,299**	**12,668**	**13,048**
Year Total:	**43,500**	**13,905**	**40,455**	**1,020,304**	**15,194**	**15,650**	**2,381,955**	**16,603**	**17,101**	**826,574**

Ormond Heritage
Structural Integrity Spread Sheet

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	2,190,799	301,271	533,071	807,983	1,133,273	1,474,398	1,700,782	2,072,743	910,653	1,212,546
Annual Assessment	298,022	306,963	316,172	325,657	335,427	345,490	355,854	366,530	377,526	388,852
Interest Earned	3,248	7,753	13,109	19,458	26,118	30,506	37,771	14,682	20,554	28,235
Expenditures	2,190,799	82,916	54,369	19,825	20,420	149,612	21,664	1,543,302	96,187	23,672
Fully Funded Reserves	1,733,067	2,132,671	2,586,656	3,103,221	3,648,451	4,091,167	4,693,571	3,761,819	4,308,153	4,961,545
Percent Fully Funded	17%	25%	31%	37%	40%	42%	44%	24%	28%	32%
Ending Balance	301,271	533,071	807,983	1,133,273	1,474,398	1,700,782	2,072,743	910,653	1,212,546	1,605,960
Description										
Roofs										
Metal Tile Roof	935,953									
Modified Bitumen Roof										
Roofs Total:	**935,953**									
Walls & Support Structures										
Concrete Restoration Allowance										
Routine Concrete (patching, floors, small area)			35,121							
Walls & Support Structures Total:			**35,121**							
Fire Systems										
Fire Alarm	3,360	3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384
Fire Pump										
Fire Pump Controller									73,205	
Fire Systems Total:	**3,360**	**3,461**	**3,564**	**3,671**	**3,781**	**3,895**	**4,012**	**4,132**	**77,461**	**4,384**
Plumbing Systems										
Plumbing/ Domestic Water Pumps		64,228								
Plumbing Systems Total:		**64,228**								
Electrical Systems										
Electrical System Evaluation Allowance	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Main Electrical Panel Replacement						128,579				
Electrical Systems Total:	**1,344**	**1,384**	**1,426**	**1,469**	**1,513**	**130,137**	**1,605**	**1,653**	**1,702**	**1,754**
Exterior Paint & Waterproofing										
Amenity Deck Waterproofing										
Exterior Surface Painting and Waterproofing	1,186,604							1,459,374		
Stucco Repair (1% ext. paint surface)	50,099							61,615		
Exterior Paint & Waterproofing Total:	**1,236,703**							**1,520,988**		

Ormond Heritage
Structural Integrity Spread Sheet

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Windows										
Fenestration Replacement										
Skylights Replacement										
Window Glass Replacement	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Windows Total:	**13,439**	**13,842**	**14,258**	**14,685**	**15,126**	**15,580**	**16,047**	**16,528**	**17,024**	**17,535**
Year Total:	**2,190,799**	**82,916**	**54,369**	**19,825**	**20,420**	**149,612**	**21,664**	**1,543,302**	**96,187**	**23,672**

Ormond Heritage
Structural Integrity Spread Sheet

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	1,605,960	2,018,383	2,450,531	2,854,992	3,327,864	1,914,356	2,393,529	513,757	991,489	1,492,885
Annual Assessment	400,517	412,533	424,909	437,656	450,786	464,309	478,238	492,586	507,363	522,584
Interest Earned	36,289	44,729	52,619	61,859	33,773	43,130	5,812	15,134	24,919	5,696
Expenditures	24,382	25,114	73,067	26,643	1,898,067	28,266	2,363,822	29,987	30,887	1,492,884
Fully Funded Reserves	5,650,263	6,375,839	7,091,249	7,893,918	6,811,624	7,641,831	6,110,972	6,958,275	7,850,916	7,285,951
Percent Fully Funded	36%	38%	40%	42%	28%	31%	8%	14%	19%	7%
Ending Balance	2,018,383	2,450,531	2,854,992	3,327,864	1,914,356	2,393,529	513,757	991,489	1,492,885	528,280
Description										
Roofs										
Metal Tile Roof										
Modified Bitumen Roof							2,334,708			
Roofs Total:							**2,334,708**			
Walls & Support Structures										
Concrete Restoration Allowance										
Routine Concrete (patching, floors, small area)			47,199							
Walls & Support Structures Total:			**47,199**							
Fire Systems										
Fire Alarm	4,515	4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891
Fire Pump										
Fire Pump Controller										
Fire Systems Total:	**4,515**	**4,651**	**4,790**	**4,934**	**5,082**	**5,234**	**5,391**	**5,553**	**5,720**	**5,891**
Plumbing Systems										
Plumbing/ Domestic Water Pumps										
Plumbing Systems Total:										
Electrical Systems										
Electrical System Evaluation Allowance	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221	2,288	2,357
Main Electrical Panel Replacement										
Electrical Systems Total:	**1,806**	**1,860**	**1,916**	**1,974**	**2,033**	**2,094**	**2,157**	**2,221**	**2,288**	**2,357**
Exterior Paint & Waterproofing										
Amenity Deck Waterproofing										1,461,071
Exterior Surface Painting and Waterproofing					1,794,845					
Stucco Repair (1% ext. paint surface)					75,778					
Exterior Paint & Waterproofing Total:					**1,870,624**					**1,461,071**

Ormond Heritage
Structural Integrity Spread Sheet

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Windows										
Fenestration Replacement										
Skylights Replacement										
Window Glass Replacement	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Windows Total:	**18,061**	**18,603**	**19,161**	**19,736**	**20,328**	**20,938**	**21,566**	**22,213**	**22,879**	**23,566**
Year Total:	**24,382**	**25,114**	**73,067**	**26,643**	**1,898,067**	**28,266**	**2,363,822**	**29,987**	**30,887**	**1,492,884**

Amenity Deck Waterproofing - 2033

		155 units	@ $4,000.00
Asset ID	1002	Asset Actual Cost	$620,000.00
	Structural	Percent Replacement	100%
	Exterior Paint & Waterproofing	Future Cost	$808,959.37
Placed in Service	January 2033	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2033	Monthly Assessment	$4,388.97
Remaining Life	9	Interest Contribution	$74.46
		Reserve Allocation	$4,463.43

To ensure proper protection of the underlying concrete the market reflects a maximum 15-20-year useful life for waterproofing. The current average per dwelling cost in keeping with market standards for similar procedures includes typical minor concrete/stucco repair and surface preparation.

Concrete Restoration Allowance - 2024

		1 each	@ $30,000.00
Asset ID	1001	Asset Actual Cost	$30,000.00
	Structural	Percent Replacement	100%
	Walls & Support Structures	Future Cost	$30,000.00
Placed in Service	January 2024	Assigned Reserves	$30,000.00
Useful Life	50		
Replacement Year	2024	*No Future Assessments*	
Remaining Life	0		

Electrical System Evaluation Allowance - 2024

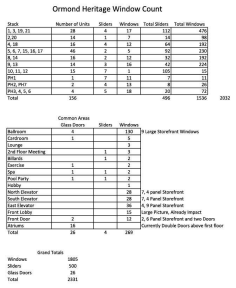
		1 ea	@ $1,000.00
Asset ID		Asset Actual Cost	$1,000.00
	Structural	Percent Replacement	100%
	Electrical Systems	Future Cost	$1,000.00
Placed in Service	January 2022	Assigned Reserves	$1,000.00
Useful Life	1		
Replacement Year	2024	Monthly Assessment	$54.55
Remaining Life	0	Interest Contribution	$0.93
		Reserve Allocation	$55.48

Exterior Surface Painting and Waterproofing - 2027

		196,210 SF	@ $4.50
Asset ID		Asset Actual Cost	$882,945.00
	Structural	Percent Replacement	100%
	Exterior Paint & Waterproofing	Future Cost	$964,817.84
Placed in Service	January 2020	Assigned Reserves	$504,540.00
Useful Life	7		
Replacement Year	2027	Monthly Assessment	$7,424.68
Remaining Life	3	Interest Contribution	$974.61
		Reserve Allocation	$8,399.29

Fenestration Replacement - 2030

		2,331 units	@ $850.00
Asset ID	1006	Asset Actual Cost	$1,981,350.00
	Structural	Percent Replacement	100%
	Windows	Future Cost	$2,365,835.52
Placed in Service	January 1995	Assigned Reserves	$640,951.89
Useful Life	35		
Replacement Year	2030	Monthly Assessment	$13,790.19
Remaining Life	6	Interest Contribution	$1,312.05
		Reserve Allocation	$15,102.25



Ormond Heritage Window Count

Stack	Number of Units	Sliders	Windows	Total Sliders	Total Windows	
1, 3, 19, 21	28	4	17	112	476	
2,20	14	1	7	14	98	
4, 18	16	4	12	64	192	
5, 6, 7, 15, 16, 17	46	2	5	92	230	
8, 14	16	2	12	32	192	
9, 13	14	3	16	42	224	
10, 11, 12	15	7	0	105	0	
PH1	1	7	11	7	11	
PH2, PH7	2	4	13	8	26	
PH3, 4, 5, 6	4	5	18	20	72	
Total	156			496	1536	2032

Common Areas

	Glass Doors	Sliders	Windows	
Ballroom	4		130	4 Large Storefront Windows
Cardroom	1		5	
Library			3	
3rd Floor Meeting		1	2	
Gym		1	2	
Exercise	1		2	
Spa	1	1	2	
Pool Party	1	1	2	
Hobby			5	
North Elevator			28	7, 4 panel Storefront
South Elevator			28	7, 4 Panel Storefront
East Elevator			30	6, 5 Panel Storefront
Front Lobby			12	Large Picture, Already Impact
Front Door	2		12	2, 6 Panel Storefront and two Doors
Atriums	18			Currently Double Doors above first floor
Total	26	4	280	

Grand Totals

Windows	1805
Sliders	500
Glass Doors	26
Total	2331

See attached window count.

Fenestration Replacement continued...

Ormond Heritage Window Count

Stack	Number of Units	Sliders	Windows	Total Sliders	Total Win
1, 3, 19, 21	28	4	17	112	
2,20	14	1	7	14	
4, 18	16	4	12	64	
5, 6, 7, 15, 16, 17	46	2	5	92	
8, 14	16	2	12	32	
9, 13	14	3	16	42	
10, 11, 12	15	7	1	105	
PH1	1	7	11	7	
PH2, PH7	2	4	13	8	
PH3, 4, 5, 6	4	5	18	20	
Total	156			496	

	Common Areas Glass Doors	Sliders	Windows	
Ballroom	4		130	9 Large Storefront Windo
Cardroom	1		5	
Lounge			3	
2nd Floor Meeting		1	3	
Billards		1	2	
Exercise	1		2	
Spa	1	1	2	
Pool Party	1	1	2	
Hobby			1	
North Elevator			28	7, 4 panel Storefront
South Elevator			28	7, 4 Panel Storefront
East Elevator			36	4, 9 Panel Storefront
Front Lobby			15	Large Picture, Already Imp
Front Door	2		12	2, 6 Panel Storefront and
Atriums	16			Currently Double Doors al
Total	26	4	269	

Grand Totals	
Windows	1805
Sliders	500
Glass Doors	26
Total	2331

Fire Alarm - 2024

		1 ea	@ $2,500.00
Asset ID	1007	Asset Actual Cost	$2,500.00
	Structural	Percent Replacement	100%
	Fire Systems	Future Cost	$2,500.00
Placed in Service	January 2011	Assigned Reserves	$2,500.00
Useful Life	1		
Replacement Year	2024	Monthly Assessment	$136.38
Remaining Life	0	Interest Contribution	$2.31
		Reserve Allocation	$138.69

Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses, extinguishers) is typically necessary on a 10-year schedule with panels on a 30-year schedule. Given ever-changing technologies and/or changing fire codes, we recommend that as these systems age, a qualified life safety engineer(s) assess the subject's fire alarm systems periodically to determine more specific remaining useful life and cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s).

Fire Pump - 2062

		1 each	@ $56,820.00
Asset ID	1008	Asset Actual Cost	$56,820.00
	Structural	Percent Replacement	100%
	Fire Systems	Future Cost	$174,709.19
Placed in Service	January 2022	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2062	Monthly Assessment	$164.27
Remaining Life	38	Interest Contribution	$2.79
		Reserve Allocation	$167.06

The fire pump typically has a useful life of 35-50+ years, assuming a proper routine maintenance program. The current cost estimate includes the pump, valves, fittings, etc. Under normal operating conditions, total replacement of the fire sprinkler systems and associated plumbing should not be necessary at any one given time. As such, reserving for the replacement of these systems is not considered practical. It is our experience that associations typically fund these systems through an annual service contract and that replacements and upgrades are completed on an incidental, as-needed basis through an additional line item in the reserve.

Fire Pump Controller - 2042

		1 ea	@ $43,000.00
Asset ID	1009	Asset Actual Cost	$43,000.00
	Structural	Percent Replacement	100%
	Fire Systems	Future Cost	$73,204.62
Placed in Service	January 2022	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2042	Monthly Assessment	$180.77
Remaining Life	18	Interest Contribution	$3.07
		Reserve Allocation	$183.84

The fire controller typically has a useful life of 20-30 years, assuming a proper routine maintenance program. The current cost estimate includes the controller and electronics.

Main Electrical Panel Replacement - 2039

		3 ea	@ $27,510.00
Asset ID	1010	Asset Actual Cost	$82,530.00
	Structural	Percent Replacement	100%
	Electrical Systems	Future Cost	$128,579.05
Placed in Service	January 2009	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2039	Monthly Assessment	$393.26
Remaining Life	15	Interest Contribution	$6.67
		Reserve Allocation	$399.93

With routine maintenance, including (but not necessarily limited to) periodic assembly replacements, housing replacements, etc., a life cycle in the 25-year range is the market norm we have observed for system modernization and replacement of the panels and their breakers, wiring, etc. The current cost estimate is based on our experience with similar properties.

Metal Tile Roof - 2034

		32,620 SF	@ $21.35
Asset ID		Asset Actual Cost	$696,437.00
	Structural	Percent Replacement	100%
	Roofs	Future Cost	$935,953.09
Placed in Service	January 2004	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2034	Monthly Assessment	$4,523.31
Remaining Life	10	Interest Contribution	$76.74
		Reserve Allocation	$4,600.04

Modified Bitumen Roof - 2050

		34,368 SF	@ $31.50
Asset ID		Asset Actual Cost	$1,082,592.00
	Structural	Percent Replacement	100%
	Roofs	Future Cost	$2,334,708.45
Placed in Service	January 2020	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2050	Monthly Assessment	$3,663.37
Remaining Life	26	Interest Contribution	$62.15
		Reserve Allocation	$3,725.52

Plumbing/ Domestic Water Pumps - 2035

		2 ea	@ $23,200.00
Asset ID		Asset Actual Cost	$46,400.00
	Structural	Percent Replacement	100%
	Plumbing Systems	Future Cost	$64,228.45
Placed in Service	January 2015	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2035	Monthly Assessment	$279.28
Remaining Life	11	Interest Contribution	$4.74
		Reserve Allocation	$284.02

Routine Concrete (patching, floors, small area) - 2026

		10,350 SF	@ $2.38
Asset ID		Asset Actual Cost	$24,633.00
	Structural	Percent Replacement	100%
	Walls & Support Structures	Future Cost	$26,133.15
Placed in Service	January 2016	Assigned Reserves	$19,706.40
Useful Life	10		
Replacement Year	2026	Monthly Assessment	$147.42
Remaining Life	2	Interest Contribution	$35.65
		Reserve Allocation	$183.07

Skylights Replacement - 2055

		8 ea	@ $3,200.00
Asset ID	1005	Asset Actual Cost	$25,600.00
	Structural	Percent Replacement	100%
	Windows	Future Cost	$64,002.05
Placed in Service	January 2020	Assigned Reserves	*none*
Useful Life	35		
Replacement Year	2055	Monthly Assessment	$79.75
Remaining Life	31	Interest Contribution	$1.35
		Reserve Allocation	$81.10

This category refers to skylight replacement including facings and installation. The current

Skylights Replacement continued...

replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Skylights, which are replaced on a historical 25-35 year schedule, are subject to conditions such as construction, quality, material, building code changes, and elements.

Stucco Repair (1% ext. paint surface) - 2027

		9,810 SF	@ $3.80
Asset ID		Asset Actual Cost	$37,278.00
	Structural	Percent Replacement	100%
	Exterior Paint & Waterproofing	Future Cost	$40,734.68
Placed in Service	January 2020	Assigned Reserves	$21,301.71
Useful Life	7		
Replacement Year	2027	Monthly Assessment	$313.47
Remaining Life	3	Interest Contribution	$41.15
		Reserve Allocation	$354.62

To ensure proper protection of the structure and its surfaces, stucco repairs may be required to insure proper sealing of the building. The current average per dwelling cost in keeping with market standards for similar buildings includes typical minor concrete/stucco repairs.

Window Glass Replacement - 2024

		1 each	@ $10,000.00
Asset ID	1003	Asset Actual Cost	$10,000.00
	Structural	Percent Replacement	100%
	Windows	Future Cost	$10,000.00
Placed in Service	January 1995	Assigned Reserves	$10,000.00
Useful Life	1		
Replacement Year	2024	Monthly Assessment	$545.52
Remaining Life	0	Interest Contribution	$9.25
		Reserve Allocation	$554.77

Generally, the ballroom windows have 14 separate pieces of glass (12 square and 2 quarter circle) that make up those windows.Most sliders are 2-panel of various sizes, but also a significant number of 4-panel sliders.

Structural - Total Current Cost	**$5,623,085**
Assigned Reserves	**$1,230,000**
Fully Funded Reserves	**$3,252,587**

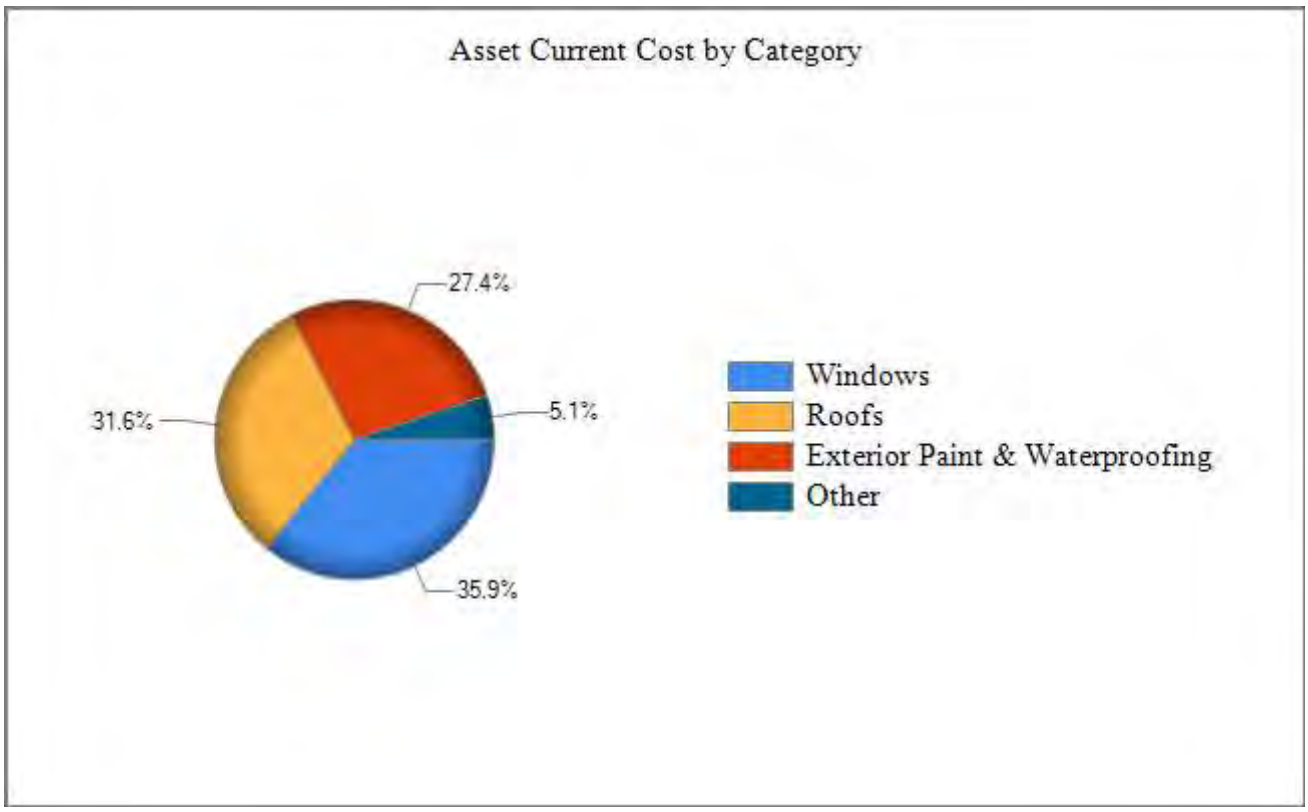
Ormond Heritage
Asset Summary Report

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Uni
Amenity Deck Waterproofing	1002	2033	620,000	20	0	9	808,959	155 @	4,000.00
Concrete Restoration Allowance	1001	2024	30,000	50	0	0	30,000	1 @	30,000.00
Electrical System Evaluation Allowa..		2024	1,000	1	0	0	1,000	1 @	1,000.00
Exterior Surface Painting and Water..		2027	882,945	7	0	3	964,818	196210 @	4.50
Fenestration Replacement	1006	2030	1,981,350	35	0	6	2,365,836	2331 @	850.00
Fire Alarm	1007	2024	2,500	1	0	0	2,500	1 @	2,500.00
Fire Pump	1008	2062	56,820	40	0	38	174,709	1 @	56,820.00
Fire Pump Controller	1009	2042	43,000	20	0	18	73,205	1 @	43,000.00
Main Electrical Panel Replacement	1010	2039	82,530	30	0	15	128,579	3 @	27,510.00
Metal Tile Roof		2034	696,437	30	0	10	935,953	32620 @	21.35
Modified Bitumen Roof		2050	1,082,592	30	0	26	2,334,708	34368 @	31.50
Plumbing/ Domestic Water Pumps		2035	46,400	20	0	11	64,228	2 @	23,200.00
Routine Concrete (patching, floors, s..		2026	24,633	10	0	2	26,133	10350 @	2.38
Skylights Replacement	1005	2055	25,600	35	0	31	64,002	8 @	3,200.00
Stucco Repair (1% ext. paint surface)		2027	37,278	7	0	3	40,735	9810 @	3.80
Window Glass Replacement	1003	2024	10,000	1	0	0	10,000	1 @	10,000.00

Ormond Heritage
Category Detail Index

Total Funded Assets	16
Total Unfunded Assets	0
Total Assets	16

Ormond Heritage
Asset Current Cost by Category

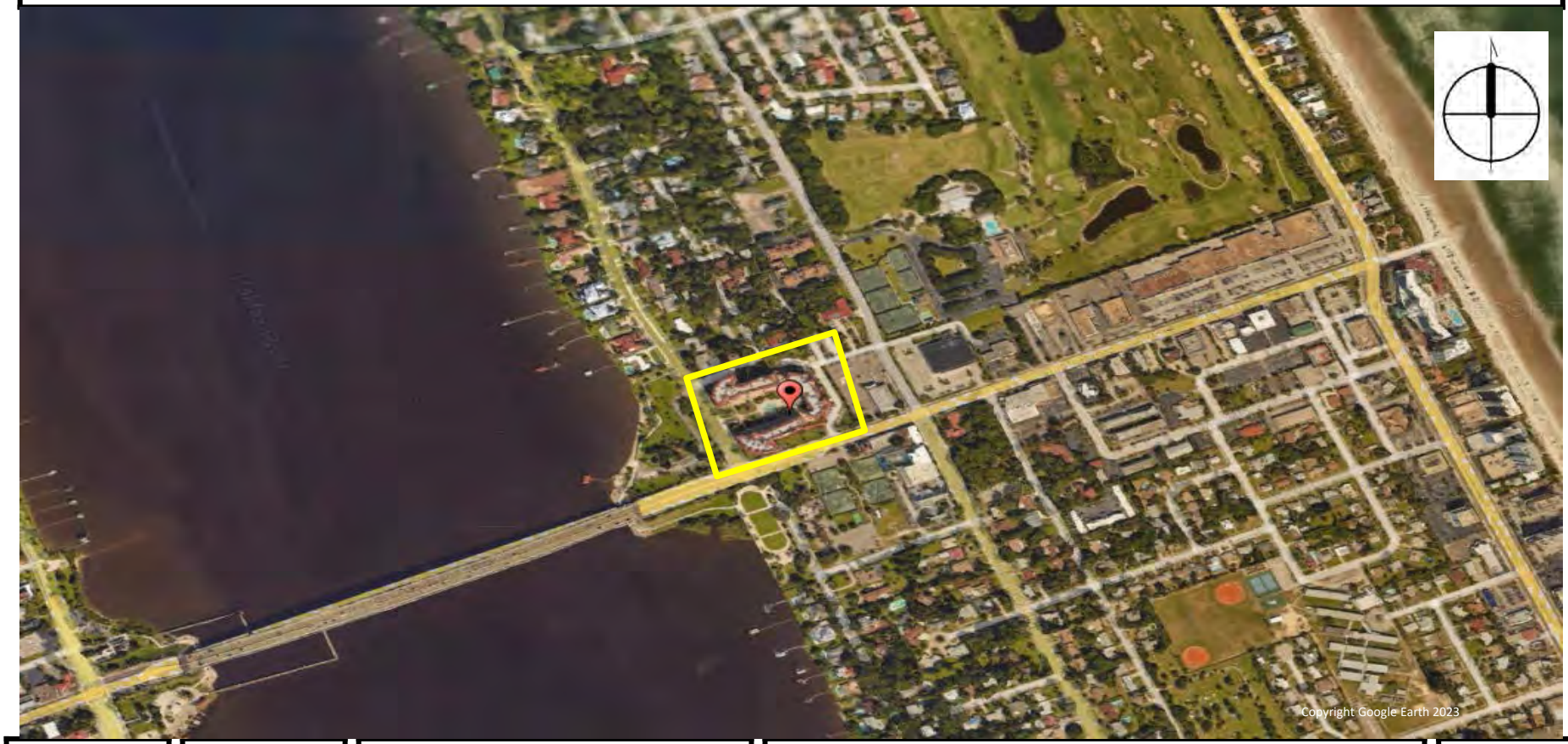


APPENDIX B
SITE LOCATION DIAGRAM

APPENDIX B

Ormond Heritage Condominiums
500 Marina Point Dr, Daytona Beach, FL 32114

Volusia County, Florida



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

Project No::	20415.2200355
Scale:	NONE
File No:	NA
Date:	4/25/23

UES MILESTONE INSPECTIONS, LLC.

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

Florida's Milestone Inspection Experts

911 Beville Rd Suite 3, South Daytona, FL 32119
PHONE (386) 756-1105

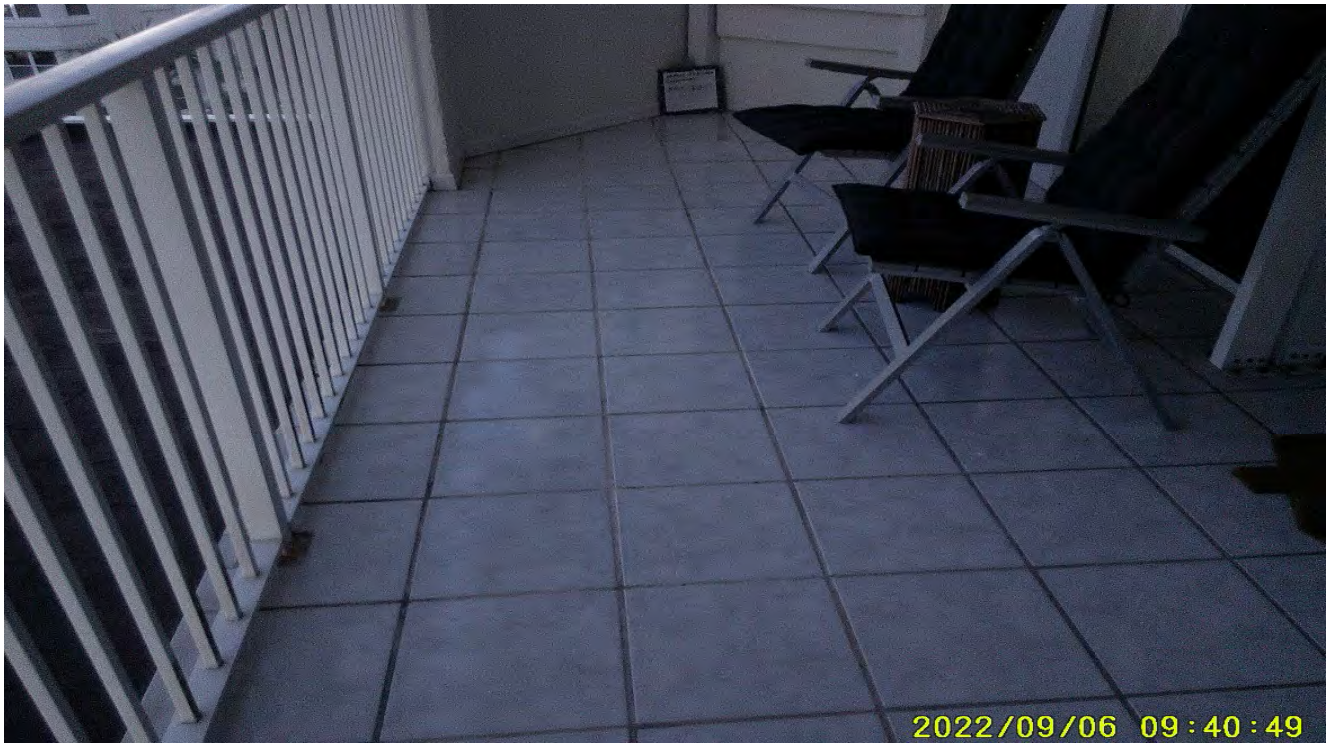
LOCATION DIAGRAM

Daytona Beach
VOLUSIA COUNTY, FLORIDA

EXHIBIT

B- 1

APPENDIX C
PHOTOGRAPHS



Photograph 1: Balcony (Misc. Location)

Photograph 2: Balcony (Misc. Location)

Photograph 3: Balcony (Misc. Location)

Photograph 4: Unit 711 Balcony

Photograph 5: Unit 711 Balcony

Photograph 6: Unit 711 balcony

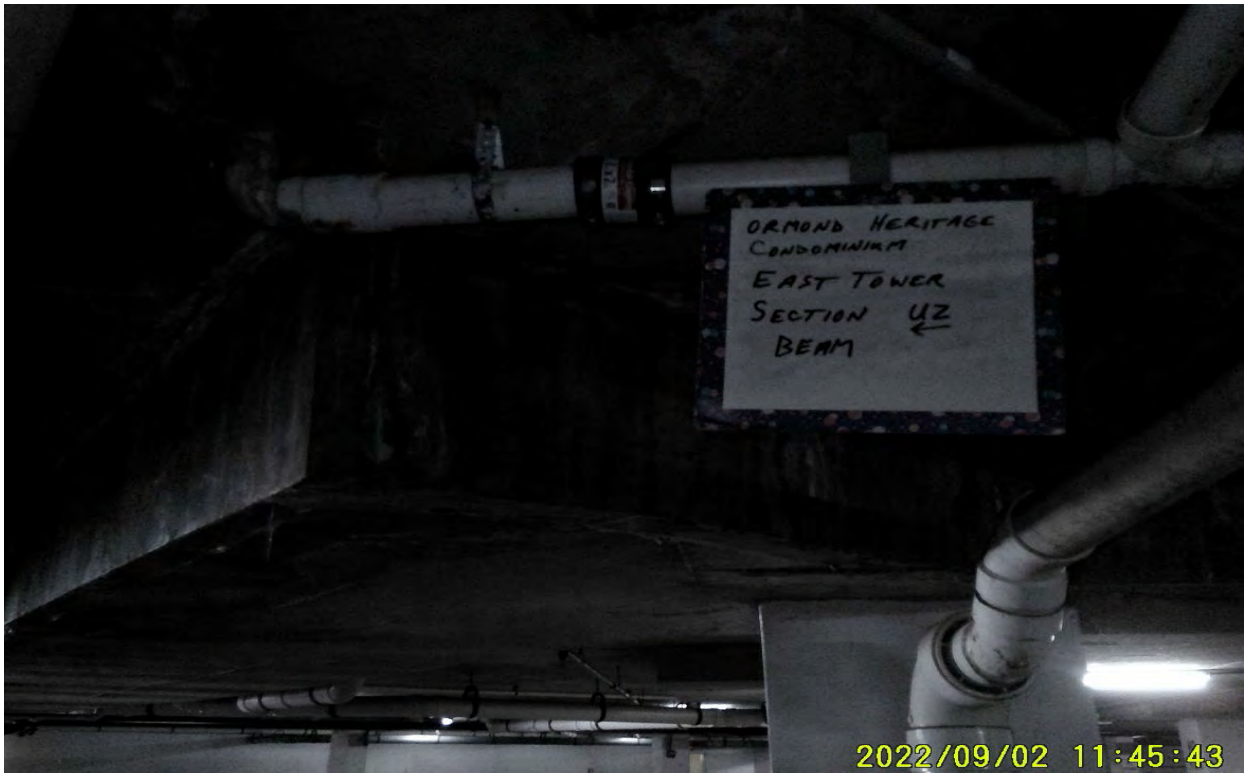
Photograph 7: Phase 2 Open Framing, Ext. Plane

Photograph 8: Phase 2 Open Framing, Ext. Plane

Photograph 9: Phase 2 – Open Framing, Ext. Plane

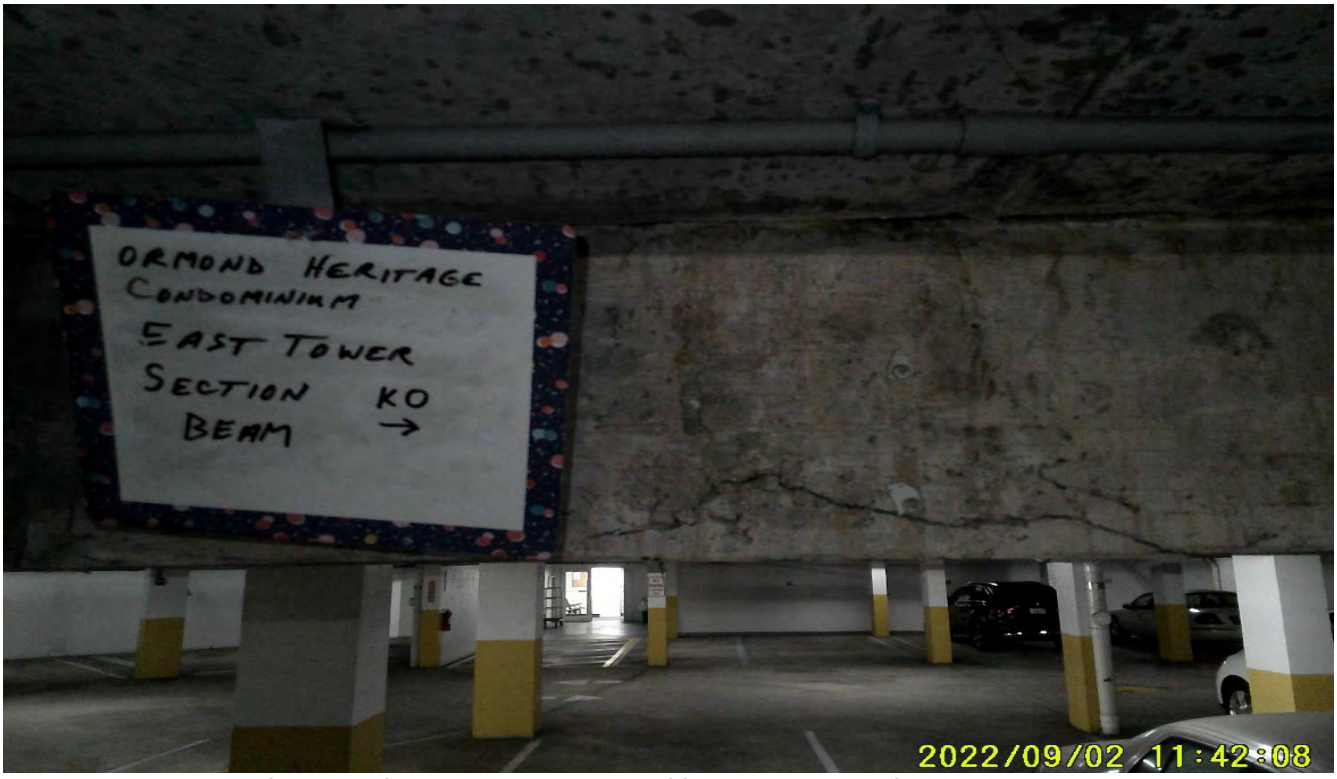
Photograph 10: Balcony (Misc. Location)

Photograph 11: Balcony (Misc. Location)

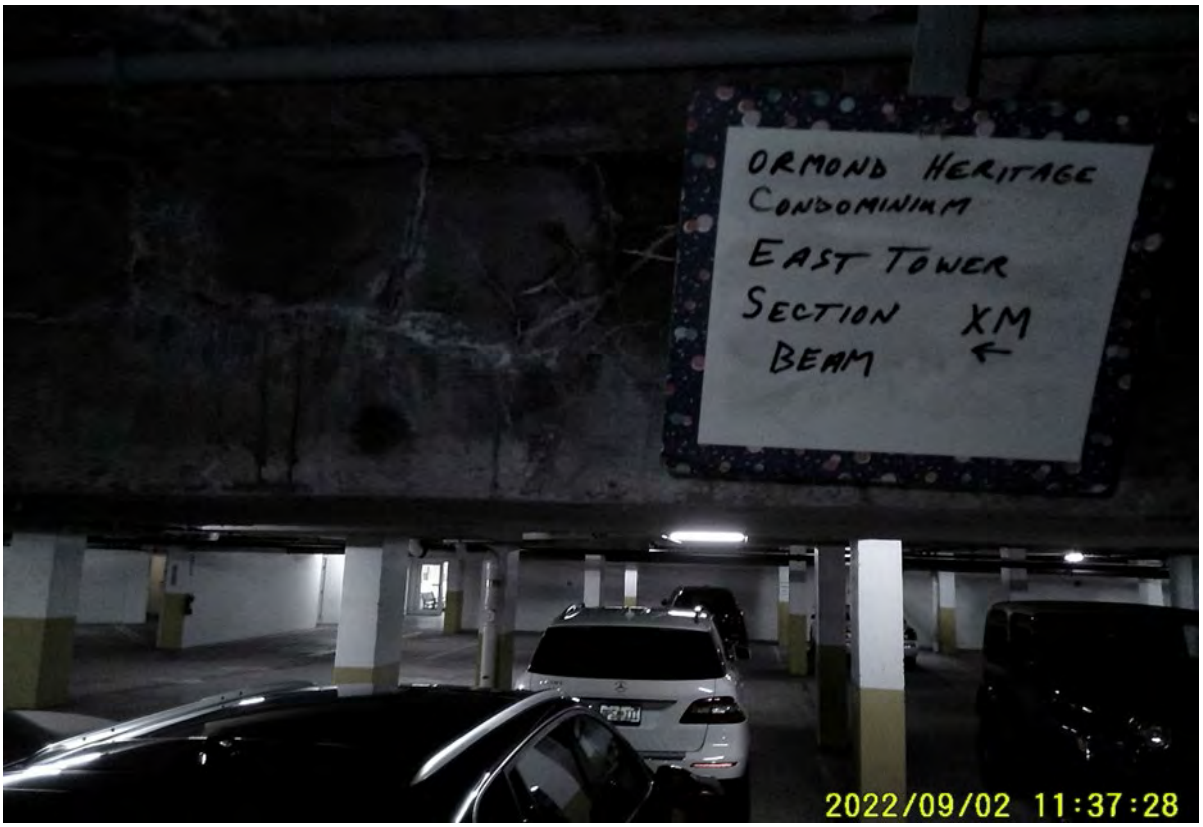


Photograph 12: East Tower, Parking Garage Section UZ

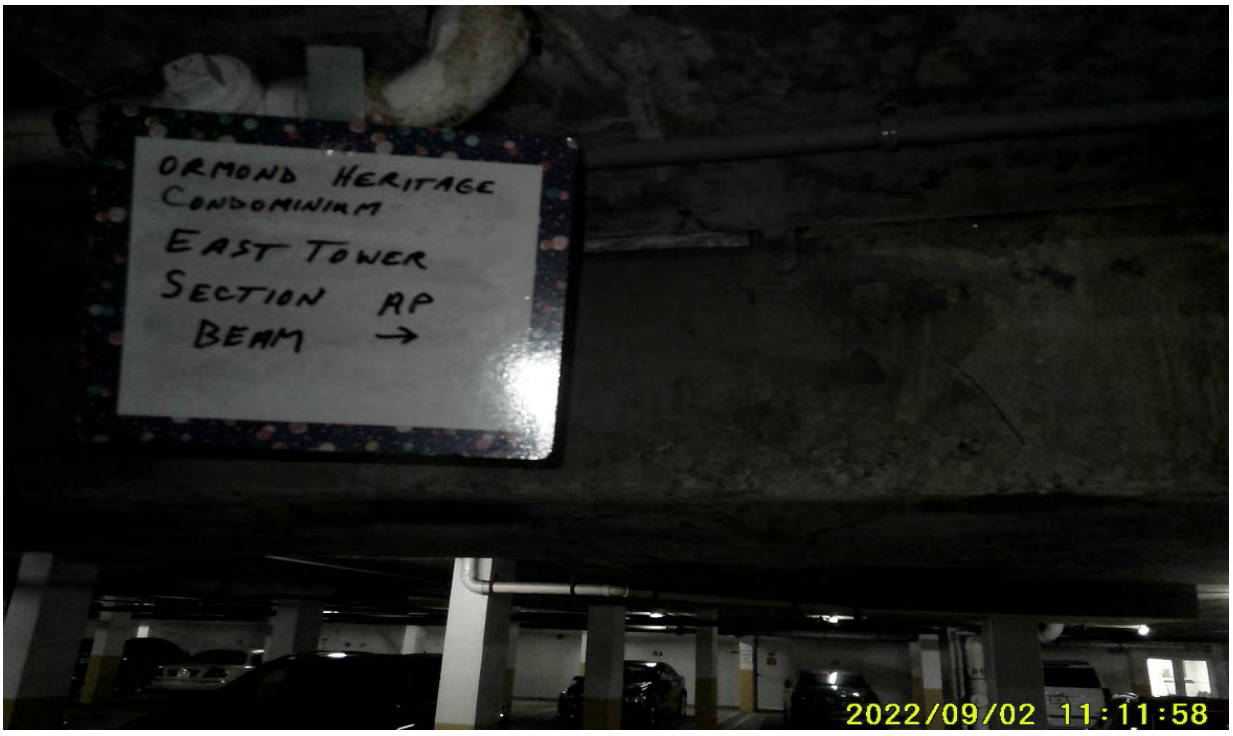
Photograph 13: East Tower, Parking Garage Section UZ



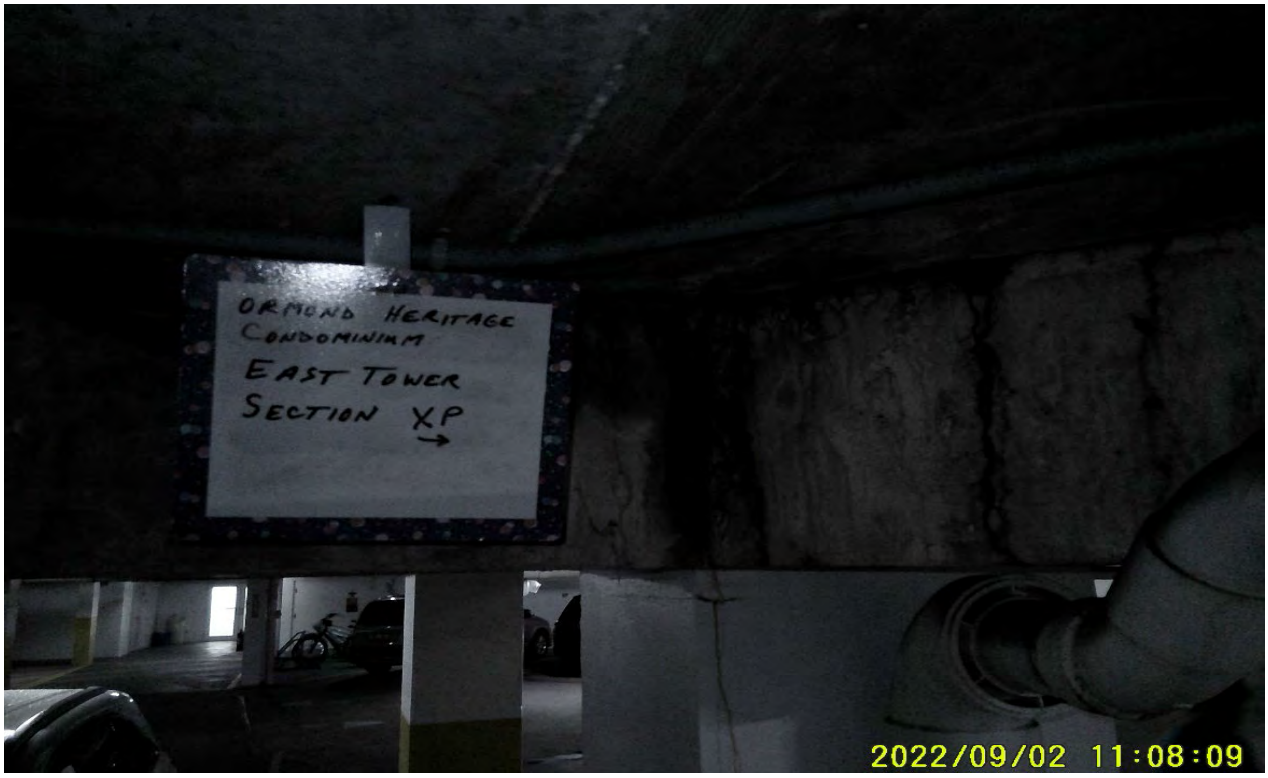
Photograph 14: East Tower, Parking Garage Section KO



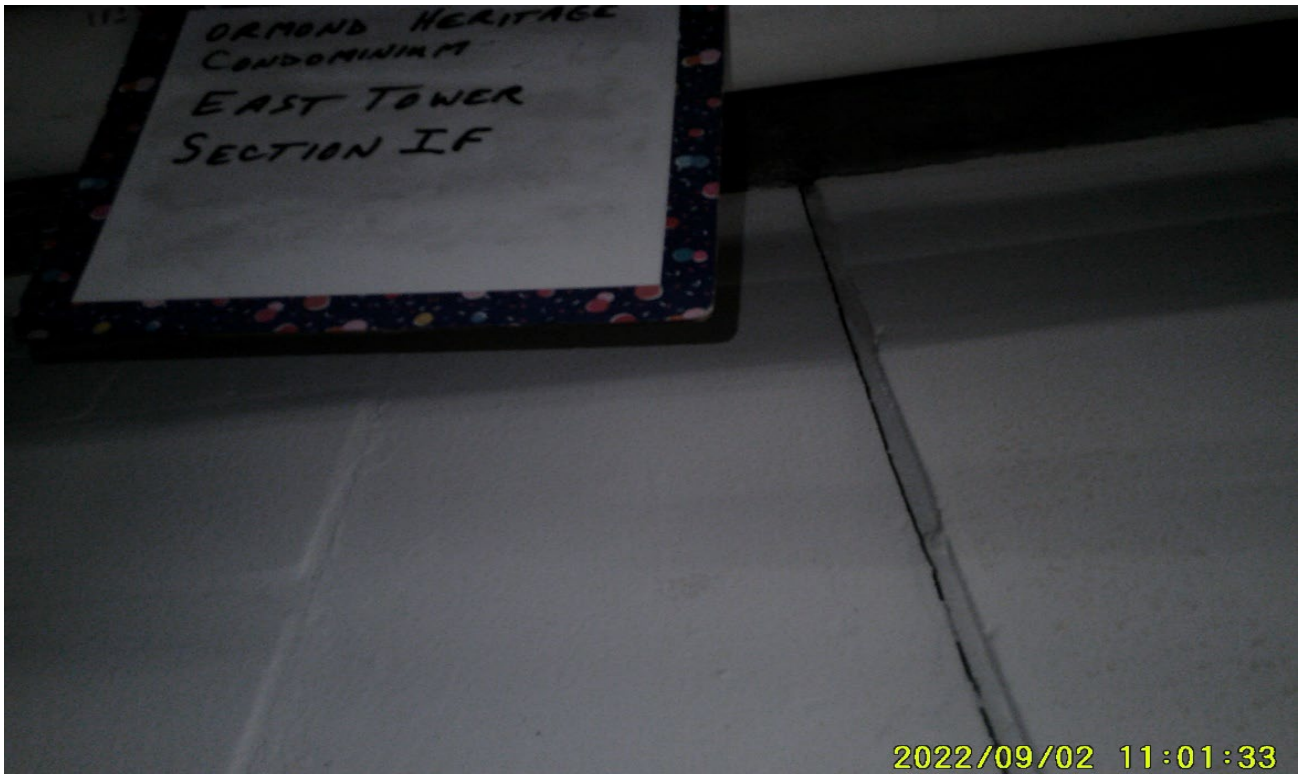
Photograph 15: East Tower, Parking Garage Section XM



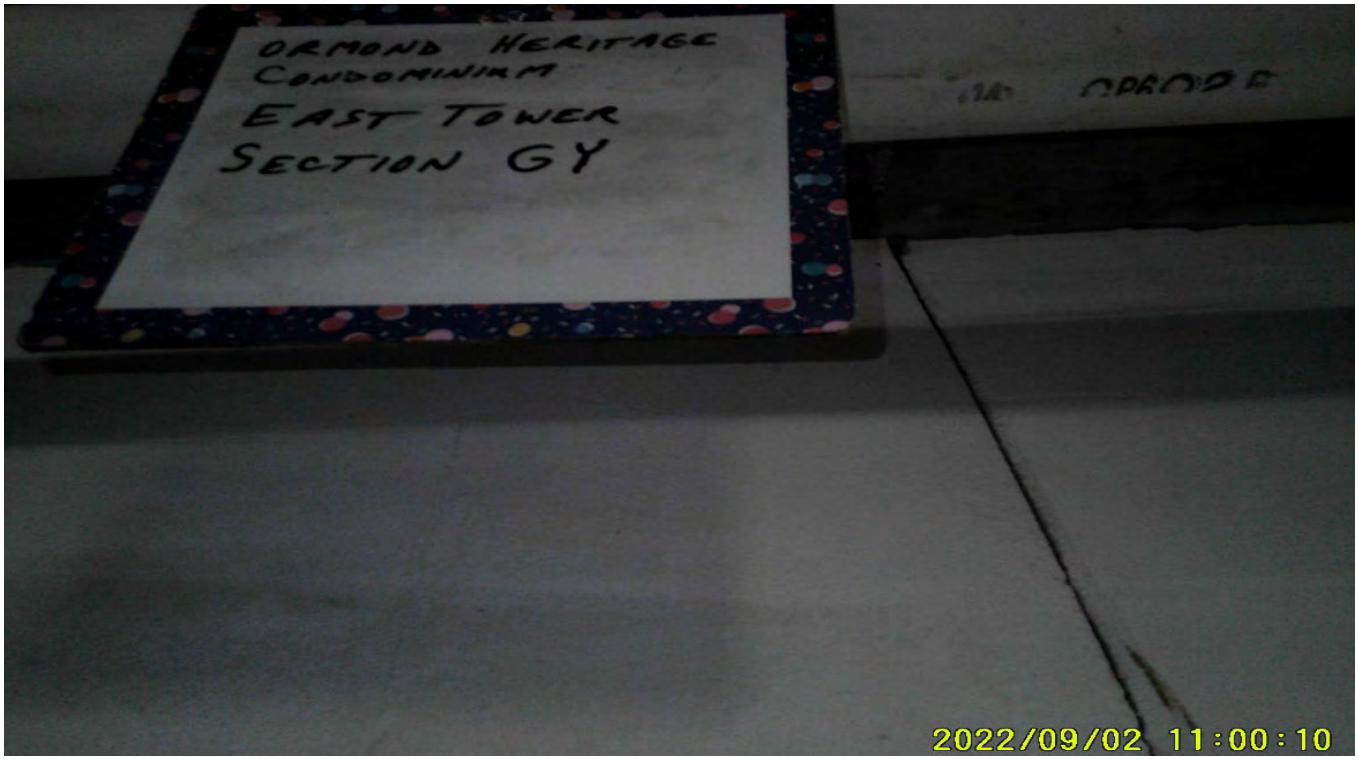
Photograph 16: East Tower, Parking Garage Section RP



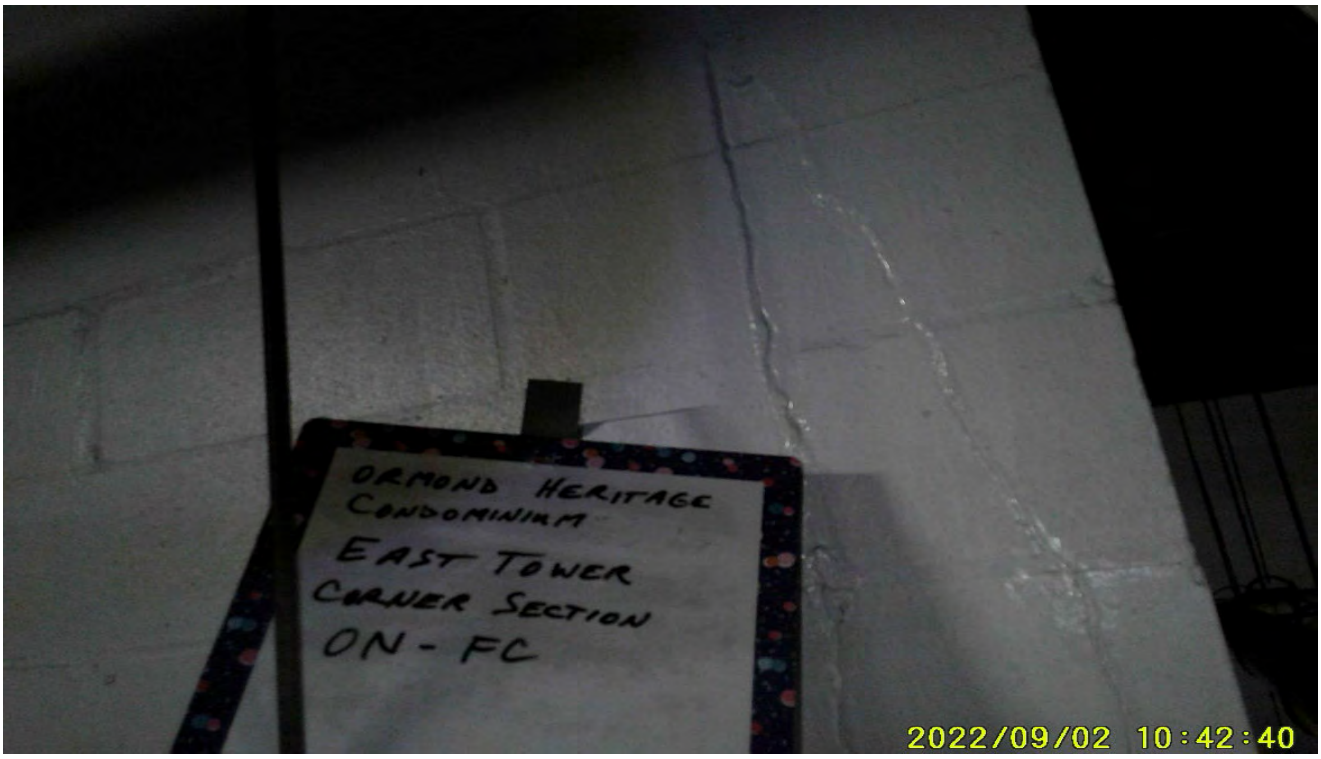
Photograph 17: East Tower, Parking Garage Section XP



Photograph 18: East Tower, Parking Garage Section IF

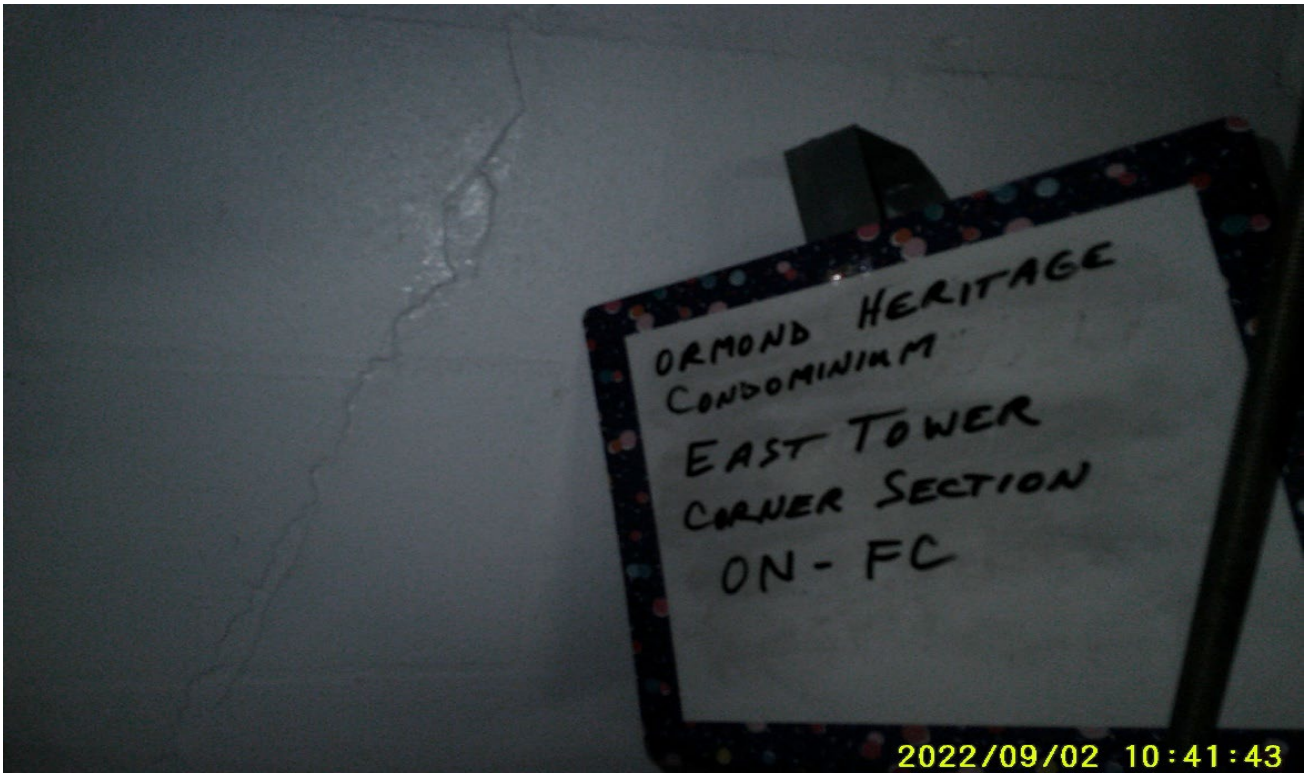


Photograph 19: East Tower, Parking Garage Section GY



Photograph 20: East Tower, Parking Garage Section FC

Photograph 21: East Tower, Parking Garage Section FC



Photograph 22: East Tower, Parking Garage, Section FC

Photograph 23: South Tower, Parking Garage Section WW

Photograph 24: South Tower, Parking Garage Section WW

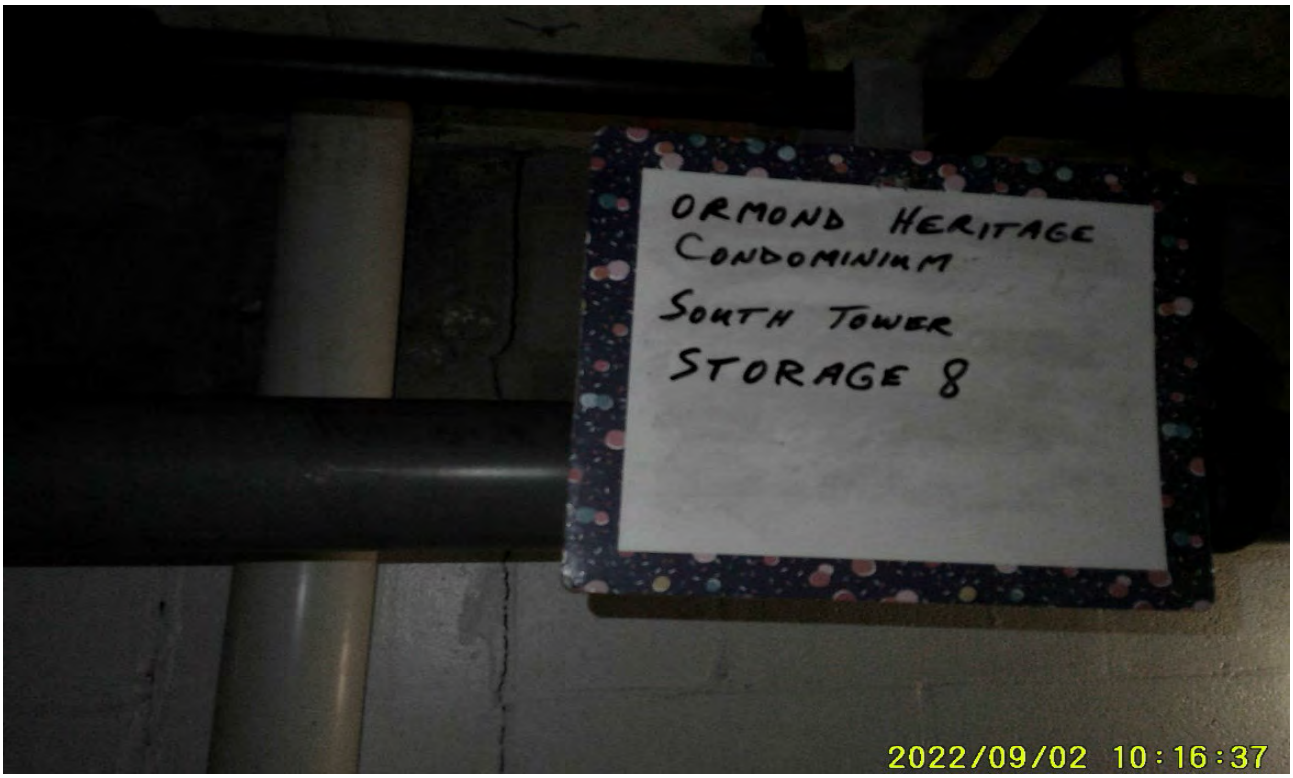
Photograph 25: South Tower, Parking Garage Section GL

Photograph 26: South Tower, Parking Garage Section GL

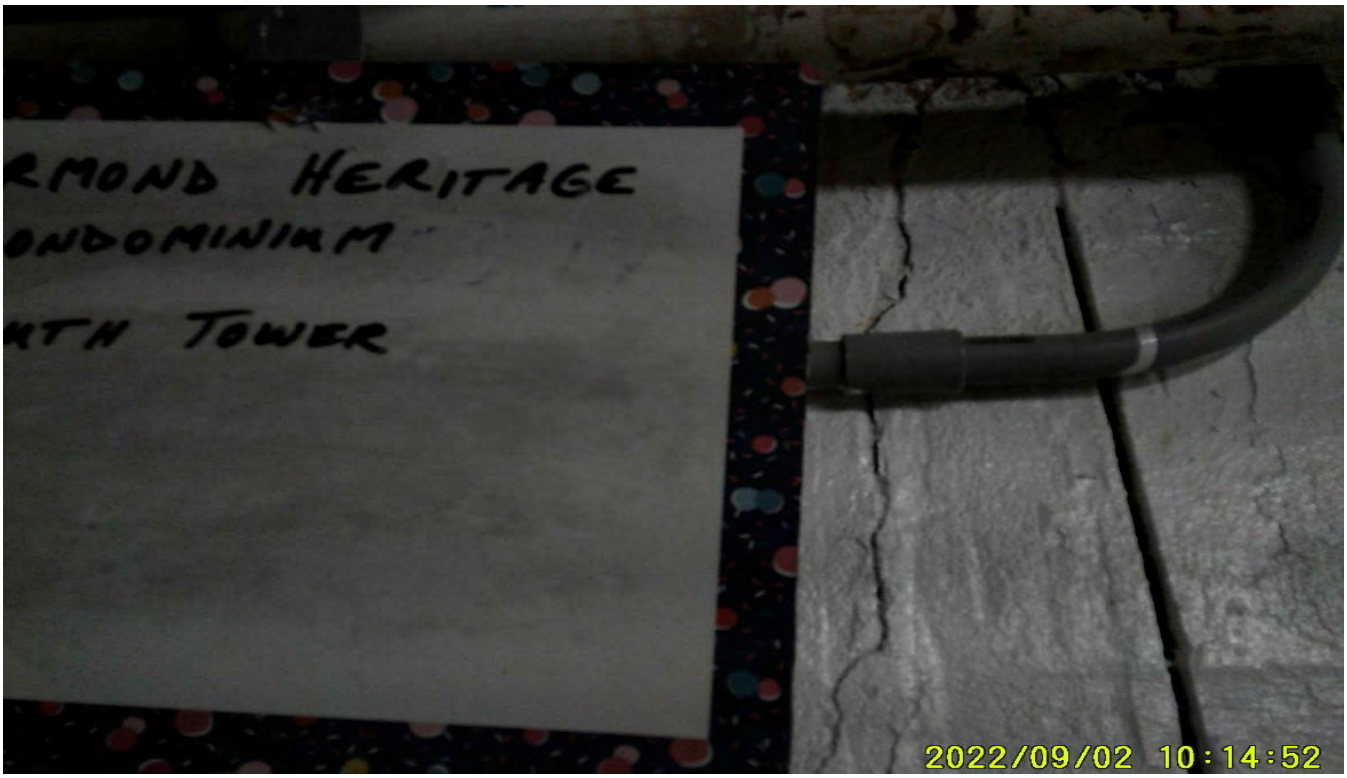
Photograph 27: South Tower, Parking Garage Section GL

Photograph 28: South Tower, Parking Garage Section MO

Photograph 27: South Tower, Parking Garage Section MO



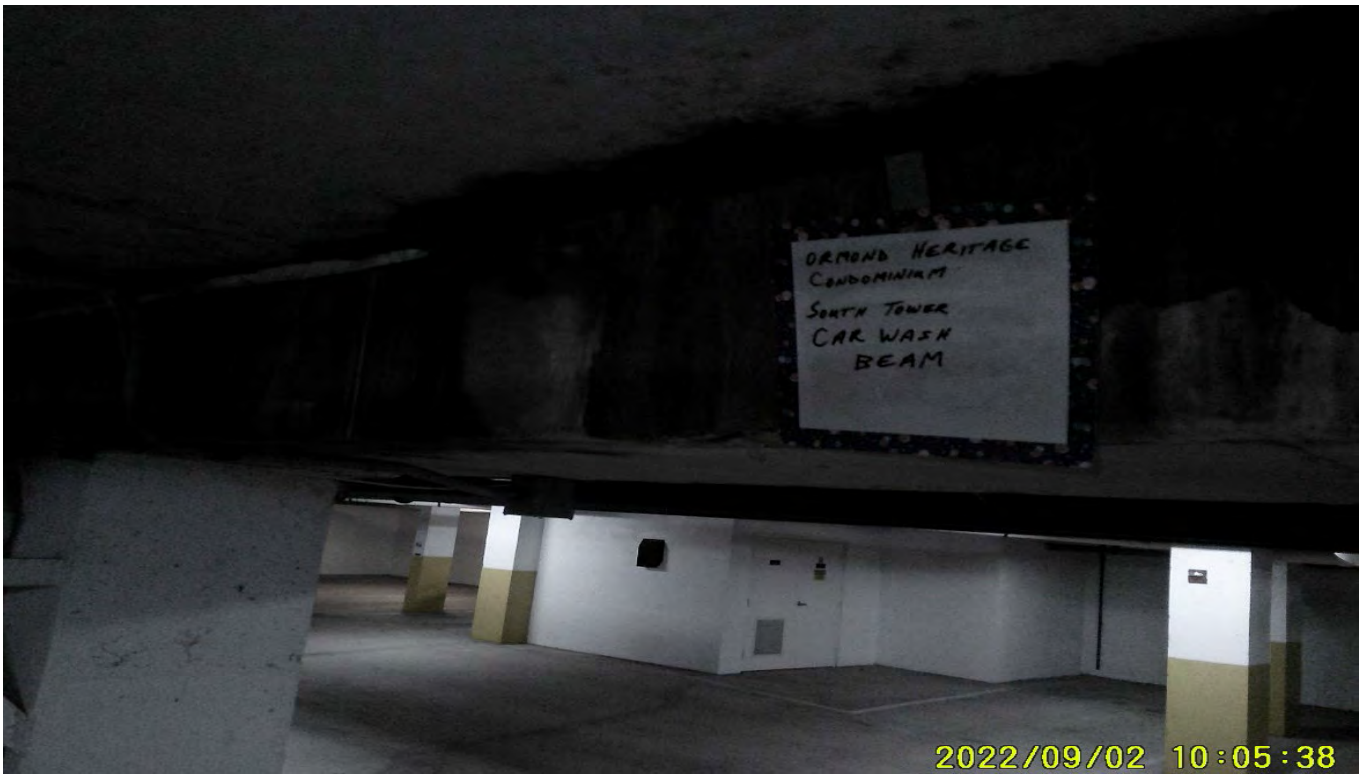
Photograph 28: South Tower, Parking Garage Storage 8



Photograph 29: South Tower

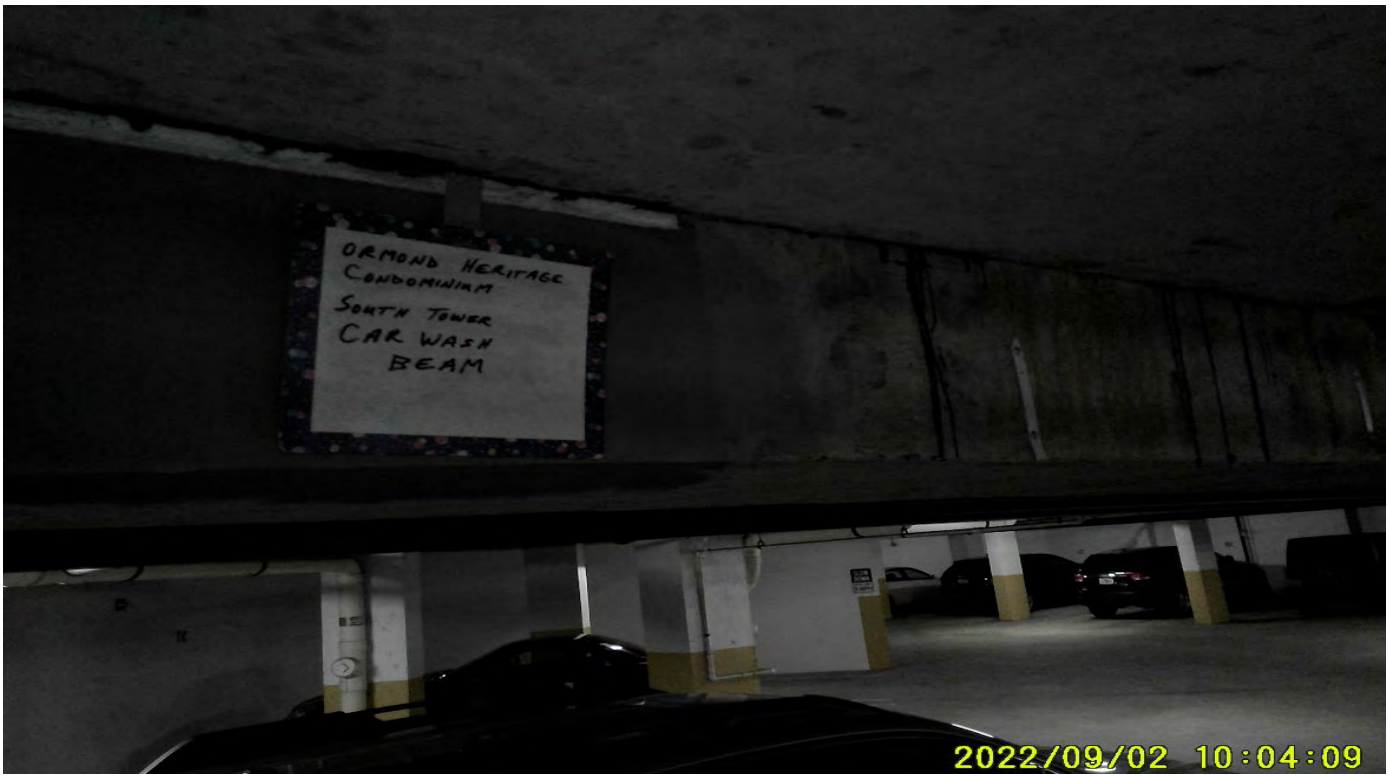
Photograph 30: South Tower, Parking Garage

Photograph 31: South Tower, Parking Garage Section WX



Photograph 32: South Tower, Parking Garage Car Wash

Photograph 33: South Tower, Parking Garage Car Wash



Photograph 34: South Tower, Parking Garage Car Wash

Photograph 35:South Tower Car Wash

Photograph 36: South Tower Car Wash

Photograph 37: South Tower, Parking Garage Car Wash

Photograph 38: Balcony (Misc. Location)

Photograph 39: Balcony (Misc. Location)

Photograph 40: Balcony (Misc. Location)

Photograph 41: Balcony (Misc. Location)

Photograph 42: Balcony (Misc. Location)

Photograph 43: Balcony (Misc. Location)

Photograph 44: Balcony (Misc. Location)

Photograph 45: Balcony (Misc. Location)

Photograph 46: Balcony (Misc. Location)

Photograph 47: Balcony South Tower – Phase 4/1, 4/2, and 4/3

Photograph 48: Balcony South Tower – Phase 4/1, 4/2, and 4/3

Photograph 49: Balcony South Tower – Phase 4/1, 4/2, and 4/3

Photograph 50: Balcony South Tower – Phase 4/1, 4/2, and 4/3

Photograph 51: Balcony, South Tower Unit 204/2

Photograph 52: Balcony, South Tower Unit 204/2

Photograph 53: Balcony, South Tower Unit 204/2

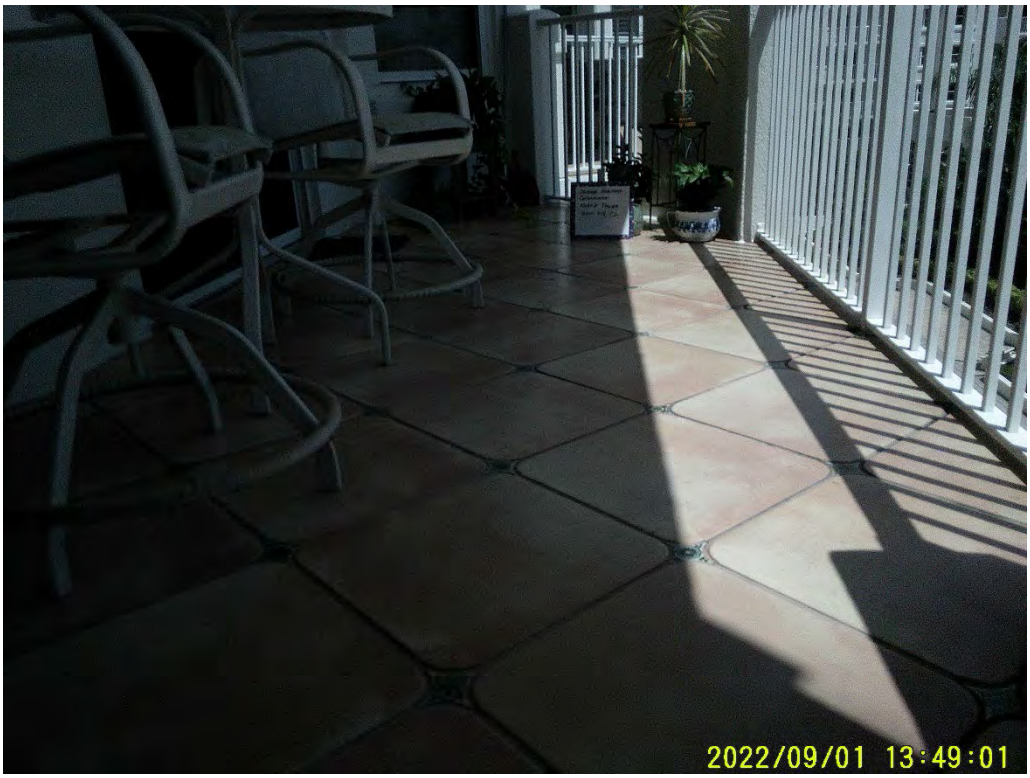
Photograph 54: Balcony (Misc. Location)

Photograph 55: Balcony (Misc. Location)

Photograph 56: Balcony (Misc. Location)

Photograph 57: Balcony (Misc. Location)

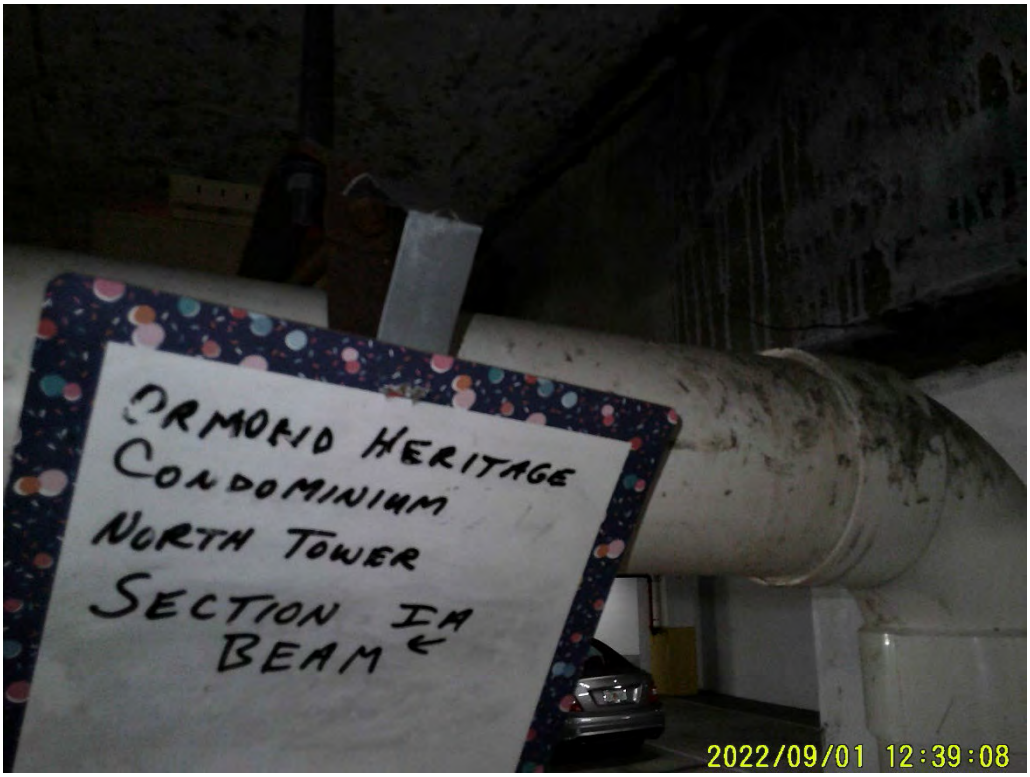
Photograph 58: Balcony (Misc. Location)



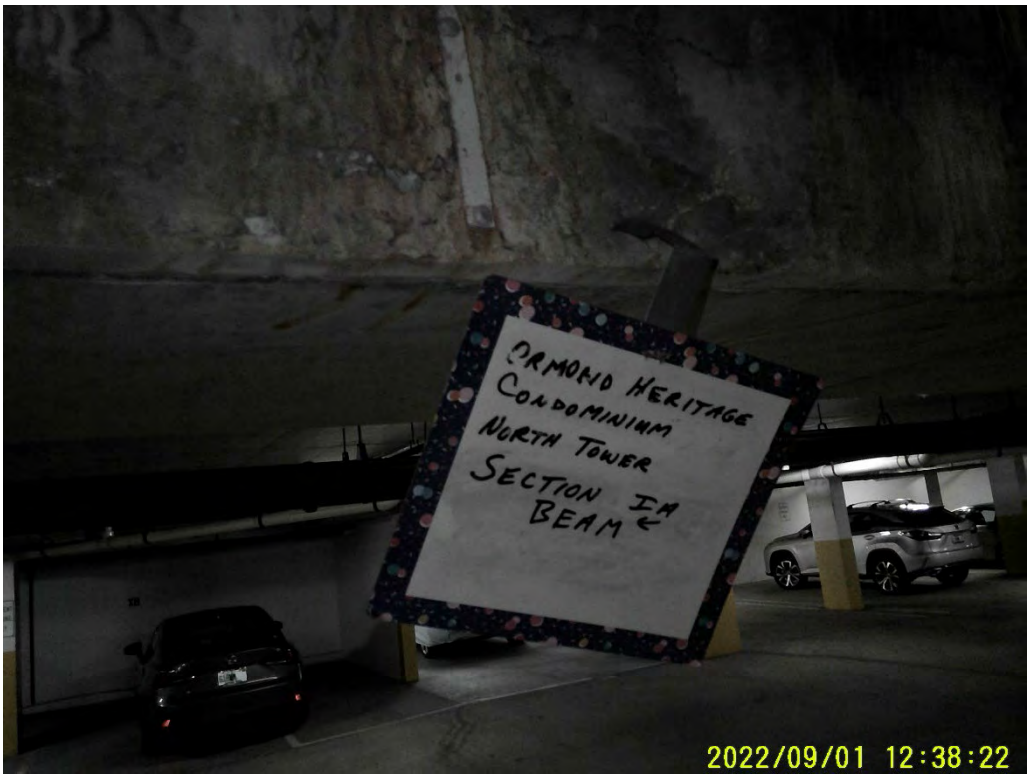
Photograph 59: Balcony (Misc. Location)

Photograph 60: Balcony (Misc. Location)

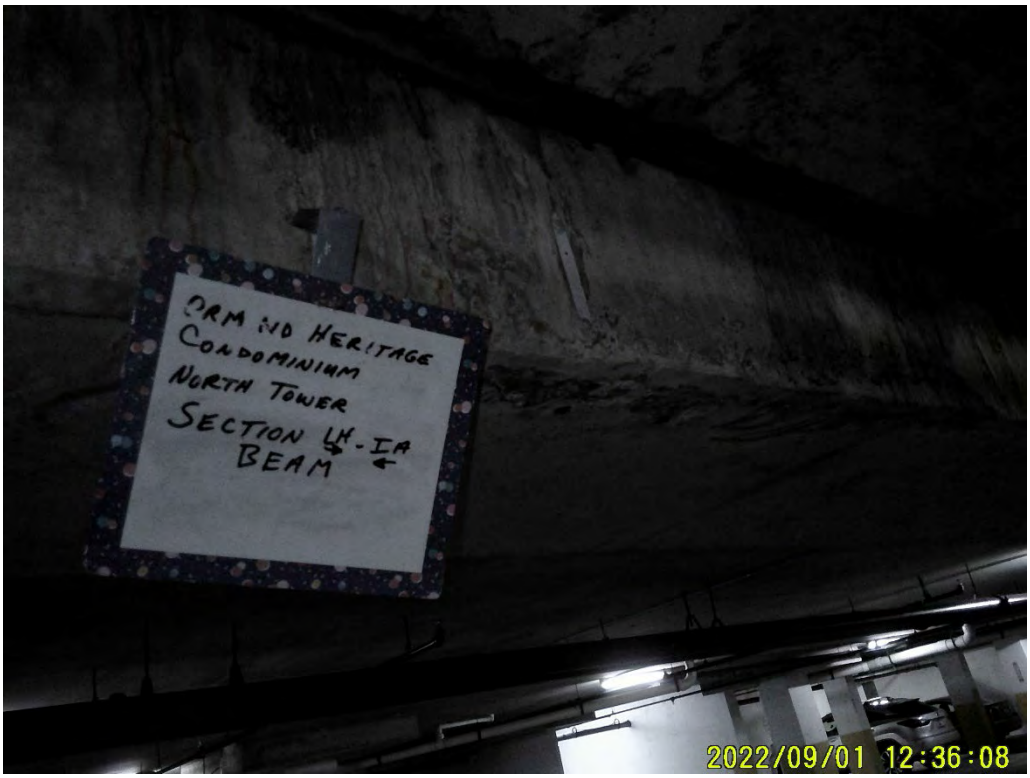
Photograph 61: Balcony, North Tower – Phase 6/1



Photograph 62: North Tower, Parking Garage Section IA

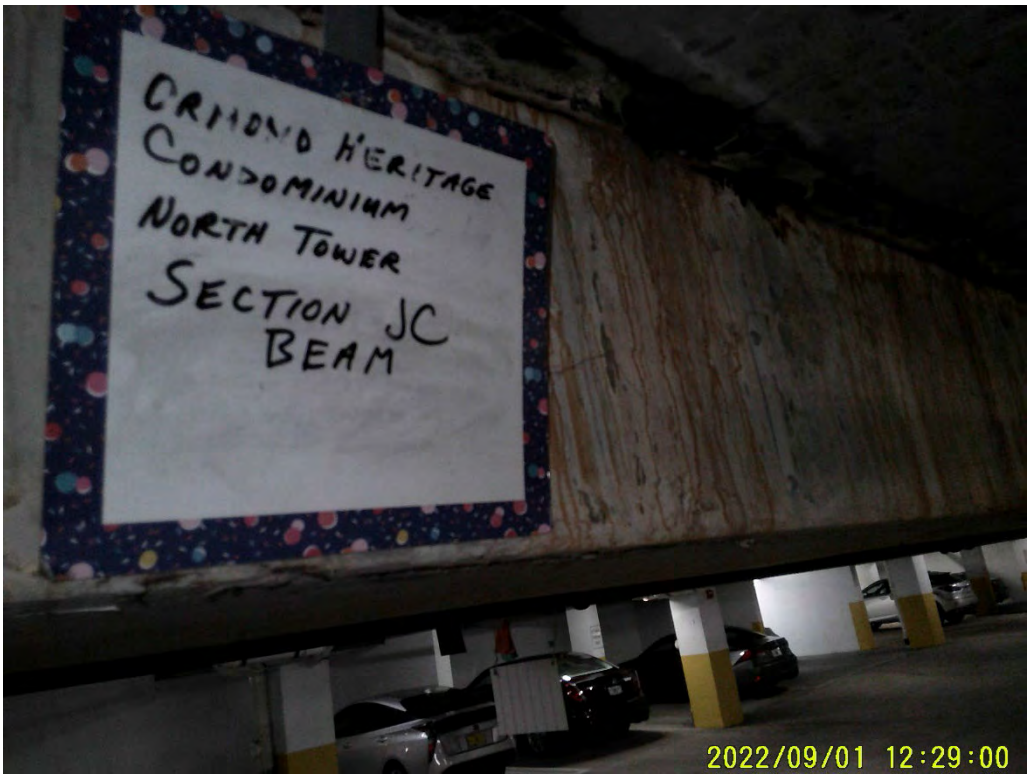


Photograph 63: North Tower, Parking Garage Section IA

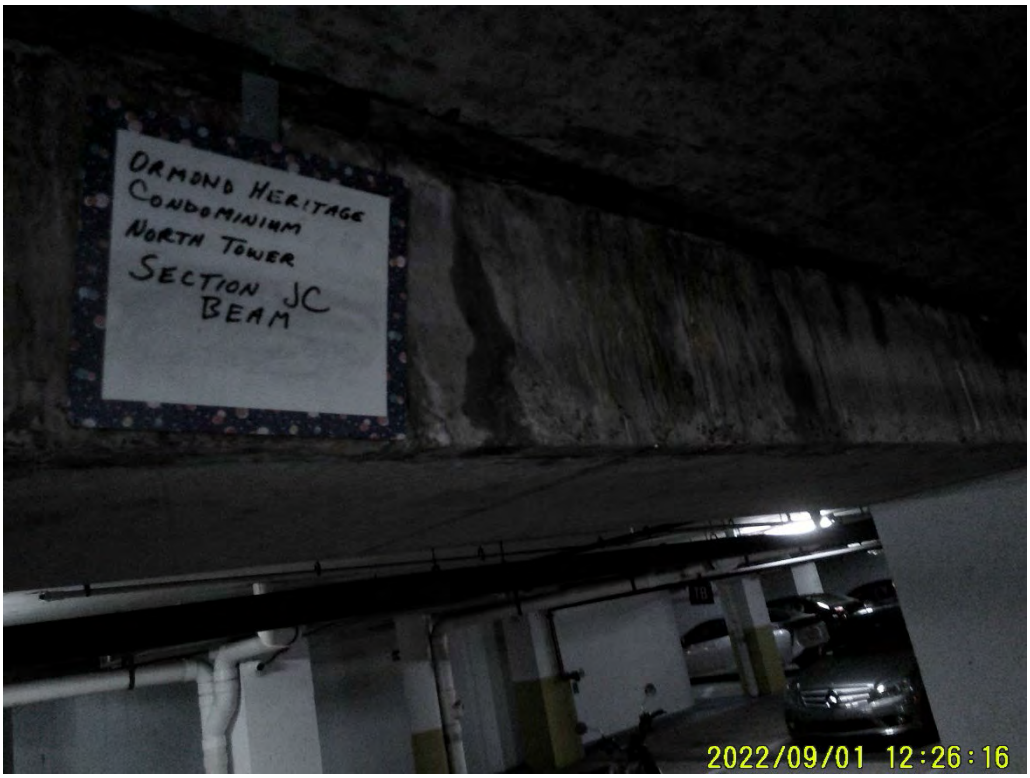


Photograph 64: North Tower, Parking Garage Section LH-IA

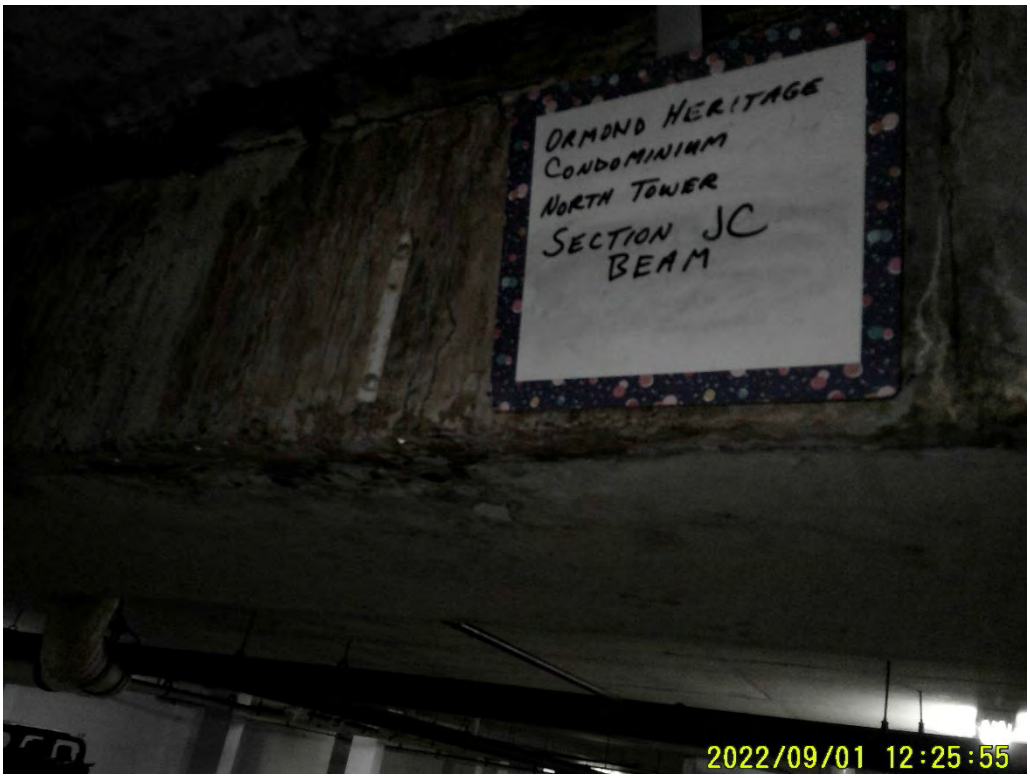
Photograph 65: North Tower, Parking Garage Section LH-IA



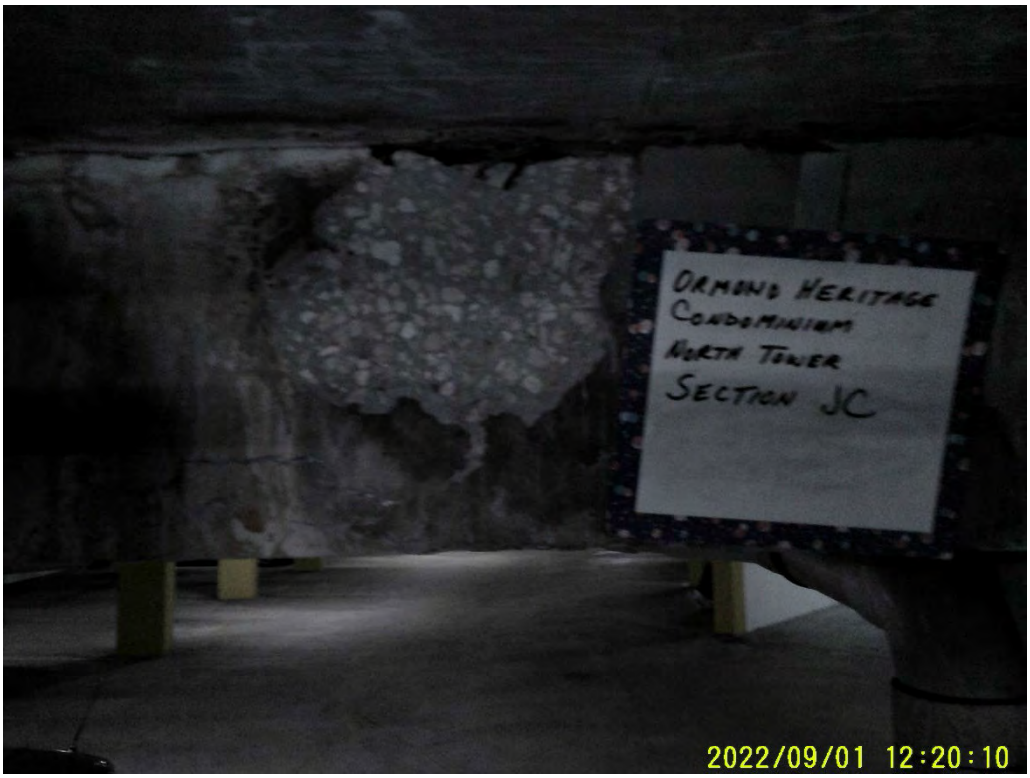
Photograph 66: North Tower, Parking Garage Section JC



Photograph 67: North Tower, Parking Garage Section JC



Photograph 68: North Tower, Parking Garage Section JC



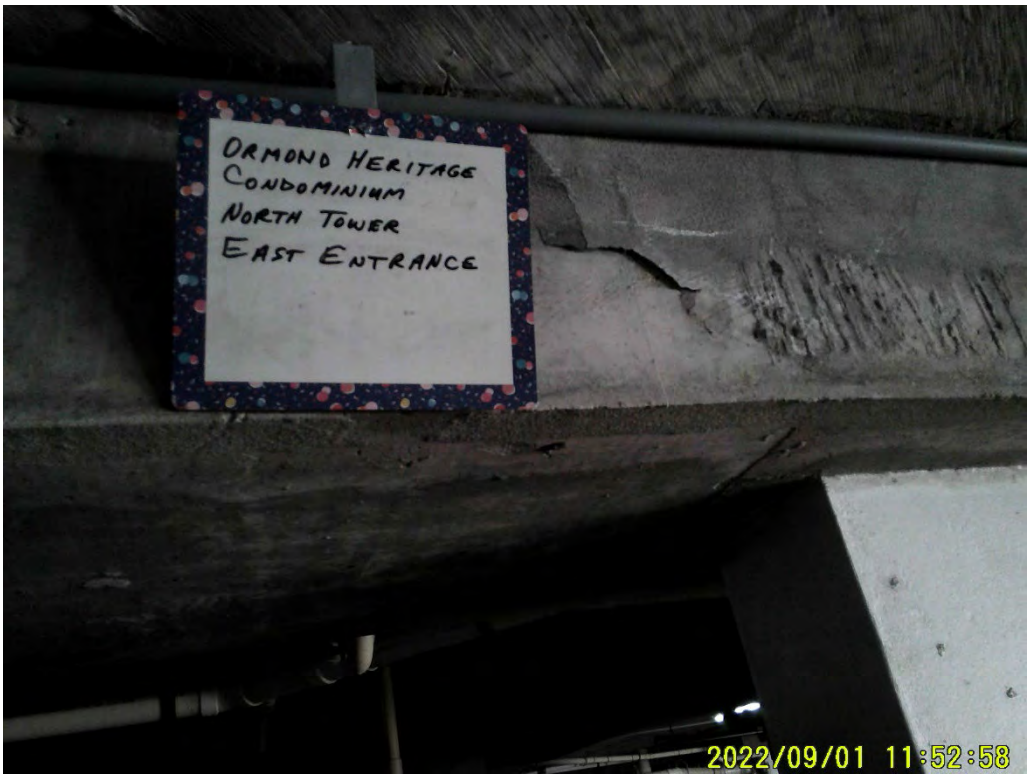
Photograph 69: North Tower, Parking Garage Section JC

Photograph 70: North Tower, Parking Garage Section JC

Photograph 71: North Tower, Parking Garage Section RL

Photograph 72: North Tower, Parking Garage Storage 2

Photograph 73: North Tower, Parking Garage, East Entrance, Section SG



Photograph 74: North Tower Parking Garage East Entrance

Photograph 75: North Tower Parking Garage East Entrance

Photograph 76: North Tower, Roof

Photograph 77: North Tower, Roof

Photograph 78: North Tower, Roof

Photograph 79: North Tower, Roof

Photograph 80: North Tower, Roof

Photograph 81: Façade

Photograph 82: Façade North Tower

Photograph 83: Façade South Wall Tower

Photograph 84: Façade South Wall Tower

Photograph 85: East Tower Roof

Photograph 86: East Tower, Roof

Photograph 87: East Tower, Roof

Photograph 88: East Tower, Roof

Photograph 89: South Tower, Roof

Photograph 90: South Tower, Roof

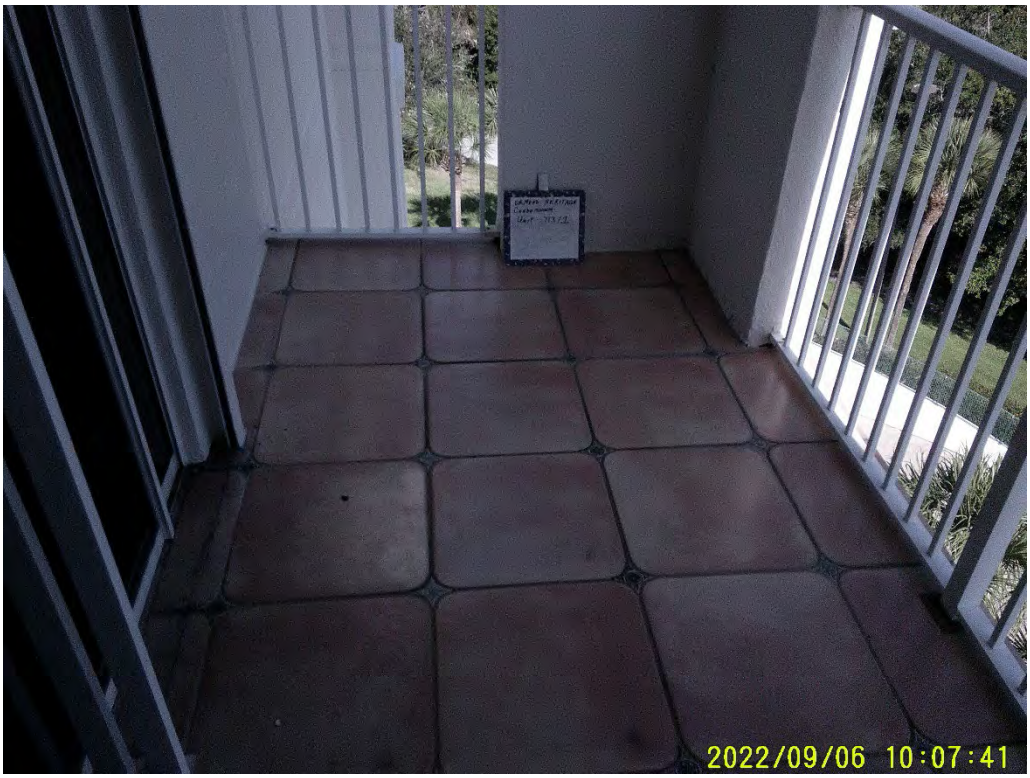
Photograph 91: South Tower, Roof

Photograph 92: South Tower, Roof

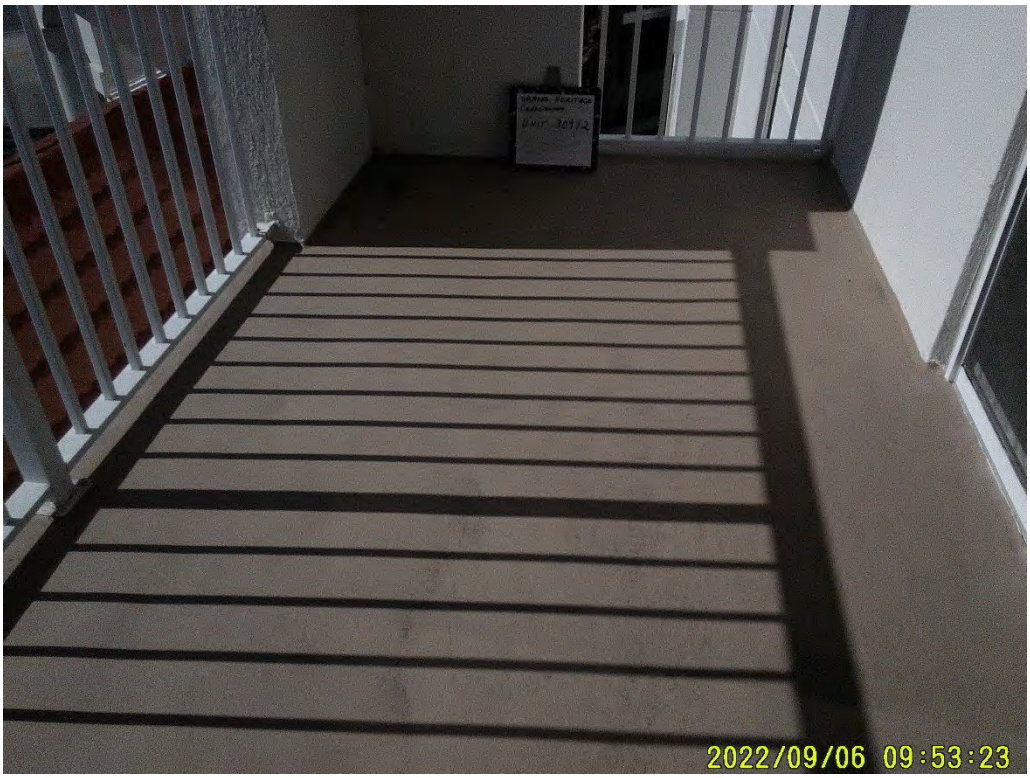
Photograph 93: Balcony (Misc. Location)

Photograph 94: Balcony (Misc. Location)

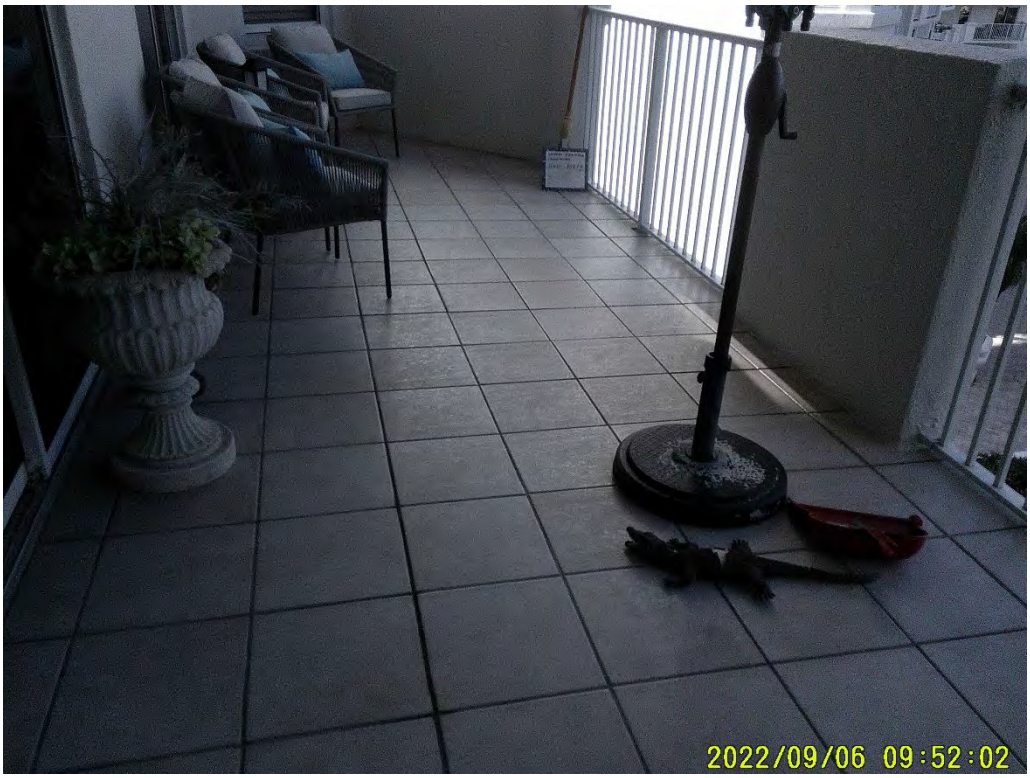
Photograph 95: Balcony (Misc. Location)



Photograph 96:Balcony Unit 713/1



Photograph 97:Balcony (Misc. Location)



Photograph 98: Balcony (Misc. Location)

Photograph 99: Balcony (Misc. Location)

Photograph 100: Balcony Unit 510

Photograph 101:South Tower, Roof

Photograph 102: South Tower, Roof

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

UNIVERSAL ENGINEERING SCIENCES

BRIAN POHL, PE

Branch Manager

Brian Pohl coordinates with the Universal Building Inspections Department, overseeing multiple private provider inspections and municipal support projects. He also directs geotechnical explorations and testing and inspection services for buildings, bridges, residential, and industrial facilities and small to large roadways. He has experience in shallow and deep foundation and testing services analysis, including spread footing and pile foundations. Brian has conducted geotechnical studies for roadway, airport and bridge projects, and land development.

Brian's Project Experience Includes:

Daytona International Speedway, Volusia County, Florida – Brian worked with Universal's Daytona Beach Building Inspection Department to coordinate the inspection services and inspection team.

I-95 and I-4 Interchange, Volusia County, Florida – Brian managed the Geotechnical and QC Services for this roadway project at the intersection of I-95 and I-4. Universal was awarded the geotechnical and field Quality Control (QC) services for the I-95 Widening and Systems Interchange Reconstruction Design-Build form North of SR44 to North of US 92. Geotechnical services began immediately subsequent to award and QC field testing services. Brian served as the project manager.

Port Orange Riverwalk, Port Orange, Florida – Brian managed the geotechnical, testing and inspection services for this proposed development in Port Orange which included a restaurant, condominium, marina with a riverboat, and various other parcels. Brian served as the project manager.

World Class Distribution Center (Trader Joe's), Volusia County, Florida – Universal provided Geotechnical Engineering and Construction Materials Testing services. Universal was responsible to provide in place density testing (min three per trip), 4" x 8" concrete compressive strength test cylinders (four per set), additional test cylinders for early breaks for tilt panel construction, Certified Welding Inspector to perform inspections on structural steel (bolt torque and welded connections), limerock bearing ratio test with soil modified proctor test, asphalt extraction and gradation testing, report reviews and consultations with Contractor, FF/FL testing and steel inspections. Brian served as the project manager.

Education

BS in Civil Engineering, University of Central Florida (1998)

Licenses

Professional Engineer, FL

Years of Experience

19

Years with Universal

15

Clyde Morris Boulevard Widening Project, Daytona Beach, Florida – Brian managed the Geotechnical services on this very large project which went on for over a year for the widening of the local roadway. Brian served as the project manager.

Tanger Retail Outlet Mall – I-95 & LPGA, Volusia County, Florida – Universal completed Geotechnical Engineering and testing services for the project above referenced. Universal performed several welding inspections as well as structural steel inspections for the Tanger Outlet Mall. All areas of inspections were found to be in compliance with approved project plans, specifications and AWS structural welding code requirements. Brian served as the project manager.

SR 415 Pedestrian Bridge, Volusia County, Florida – Brian managed the Geotechnical and QC services for this project which consisted of a pedestrian bridge to be constructed over SR 415 in Osteen, Florida. The bridge has an approximate 100 foot span. Universal provided geotechnical recommendations for bridge foundations and related construction was provided. Brian served as the project manager.

SR 442 Pedestrian Bridge, Volusia County, Florida – Universal provided Geotechnical Exploration services for the construction of a pedestrian bridge constructed over SR. 442 in Edgewater, Florida. The purpose of the exploration was to investigate the general subsurface conditions at the site, interpret and review the subsurface conditions with respect to the proposed construction, and provides geotechnical engineering recommendations for bridge foundations and related construction issues. A report containing the results of our exploration, an engineering interpretation of these with respect to the project characteristics described to our team and recommendations for design and installation of the foundation for the proposed pedestrian bridge was created and given to the client. Brian served as the project manager.

Publications

Case Study of a Major Roadway Corridor over Soft Marsh Soils, ASCE 2000 Annual Meeting

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.