# PHASE 2 MILESTONE INSPECTION

## **Ormond Heritage Condominiums**

## 1 John Anderson Drive

Ormond Beach, FL 32176



Prepared For:

Prepared By

The Ormond Heritage Condominium Management Association, Inc. 1 John Anderson Drive Ormond Beach, FL 32176 **UES Milestone Inspections, LLC** 

9802 Palm River Road Tampa, FL 33619

UES Project No: 0811.2400043.0000

**Report Date** 

October 23, 2024

Inspection Date(s)

September 3, 2024



October 23, 2024

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

Attention:	Tyler Brown
Phone:	398-672-6778
Email:	ohcmanager@gmail.com

Reference: Phase 2 Milestone Structural Inspections for Condominium and Cooperative Buildings Ormond Heritage Condominiums UES Project No: 0811.2400043.0000

Building Department Reference Number:	N/A
Building/Property Identification/Address:	1 John Anderson Drive, Ormond Beach, FL 32176
License Number:	Condominium Project #PR1S022589

Dear Mr. Brown,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 2** milestone inspection for the above referenced property as required for condominiums and cooperative buildings when "*substantial structural deterioration*" is identified. UES's **PHASE 2** milestone inspection was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 2** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **The Ormond Heritage Condominium Management Association, Inc.** Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

RespectfullySubmitted, UES Milestone Inspections, LLC Registry #36640

Ricardo Solis, P.E. Structural Engineer Florida Professional Engineer No. 95850

Robert F. Brown, P.E., S.E., S.I. Chief Structural Engineer Florida Professional Engineer No. 56928 This item has been digitally signed and sealed by Ricardo Solis, P.E. and Robert F. Brown, P.E., S.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.

> An original signed and sealed copy of this letter and the accompanying UES PHASE 2 Report has been retained in UES's office.

## TABLE OF CONTENTS

INTRODUCTION	4
SCOPE OF SERVICES	5
SCOPE EXCLUSIONS	6
STANDARD OF CARE AND WARRANTIES	6
REFERENCE DOCUMENTS	6
DESIGN/CONSTRUCTION DOCUMENTS/REPORTS BY OTHERS	6
SUMMARY OF FINDINGS	7
RELIANCE	7
	SCOPE OF SERVICES SCOPE EXCLUSIONS STANDARD OF CARE AND WARRANTIES REFERENCE DOCUMENTS DESIGN/CONSTRUCTION DOCUMENTS/REPORTS BY OTHERS SUMMARY OF FINDINGS

## **APPENDICES**

Site Photographs	A
Summary of Material Findings and Recommendations	В
Qualifications of Key Personnel	C

## **1.0 INTRODUCTION**

The purpose of the **PHASE 2** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.
- If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection.
- A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.
- Within 45 days after receiving a phase two milestone inspection report from the architect or engineer who
  performed the inspection, the association must distribute a copy of the inspector-prepared summary of the
  inspection report to each unit owner, regardless of the findings or recommendations in the report, by United
  States mail or personal delivery at the mailing address, property address, or any other address of the owner
  provided to fulfill the association's notice requirements under chapter 718 or chapter 719, as applicable, and by
  electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice
  requirements to unit owners who previously consented to receive notice by electronic transmission; must post a
  copy of the inspector-prepared summary in a conspicuous place on the condominium property; and must publish
  the full report and inspector-prepared summary on the association's website, if the association is required to have
  a website.

#### Description of Property

The condominium property is located in Ormond Beach, Volusia County, Florida. The condominium consists of 3 separate 9-story buildings with the ground floor consisting of a parking garage. The condominium buildings were constructed in phases and built in 1995. The structural framing systems of the buildings were limited to visual observations. The buildings consist of exterior concrete masonry unit (CMU) walls, structural exterior insulation and finishing system (EIFS), concrete beams, concrete columns, and reinforced elevated concrete slabs.

Based on UES's understanding of the referenced property, the following building currently is required to have a Phase 2 milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Ormond Heritage, A Condo, The Primary Address: 1 John Anderson Drive, Ormond Beach, FL 32176 Local Authority Having Jurisdiction: Volusia County. License Number: Condominium Project # PR1S022589

**Building 1** Address: 1 John Anderson Drive, Ormond Beach, FL 32176. No. of Stories: 9 Year of Certificate of Occupancy: 1995

## 2.0 SCOPE OF SERVICES

For the **PHASE 2** milestone inspection report (the "report"), UES's licensed engineer(s) performed a full assessment of areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. The assessment focused on areas referenced in the Phase 1 milestone inspection report in which was identified as "substantial structural deterioration" by the Ormond Beach Chief Building Official.

"<u>Substantial structural deterioration</u>" means substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one inspection determines that such surface imperfections are a sign of substantial structural deterioration.

During UES's assessment nondestructive testing was performed at the inspector's direction. Destructive testing was performed by the contractor (R&J Coatings and Waterproofing, Inc.) at the engineers (Timothy J Snook, P.E. No. 83208) discretion.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (APPENDIX B).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection.
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

#### Applicable definitions from the 2023 Florida Building Code, Existing Building, Eighth Edition

"<u>Unsafe</u>" means buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

"<u>Dangerous</u>" means any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

- 1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
- 2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads; under actual loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.

## **3.0 SCOPE EXCLUSIONS**

The scope of services included non-destructive and destructive testing of accessible areas only. UES gained access to the property from a representative of the condominium association. Our testing has been limited to the current characteristics of the building structure. Our **PHASE 2** milestone inspection has not included laboratory analysis, geotechnical investigations, or engineering evaluations of structural design. Additionally, this scope does not include environmental assessment such as air quality (mold survey) or evaluation of asbestos.

## 4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 2** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the AHJ.

UES represents 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 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.

## 5.0 REFERENCE DOCUMENTS

The following design/construction documents were used for this project.

### 5.1 DESIGN/CONSTRUCTION DOCUMENTS/REPORTS BY OTHERS

- 1. Ormond Heritage Condominium engineering drawings dated August 18, 2023, and signed and sealed by Timothy J. Snook.
- 2. Field Observation Report No. 1 for Vent Concrete Repair Project by United Engineering Consultants, Inc. dated November 14, 2023.
- 3. Field Observation Report No. 2 for Beam Concrete Repair Project by United Engineering Consultants, Inc. dated March 21, 2024, and signed and sealed by Timothy J. Snook.
- 4. North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc. dated March 26, 2024.
- 5. Field Observation Report No. 3 for Beam Concrete Repair Project by United Engineering Consultants, Inc. dated April 1, 2024, and signed and sealed by Timothy J. Snook.
- 6. North Garage Beam Progress Report #2 by The Ormond Heritage Condominium Management Association, Inc. dated April 8, 2024.

- 7. Field Observation Report No. 4 for Beam Concrete Repair Project by United Engineering Consultants, Inc. dated April 10, 2024, and signed and sealed by Timothy J. Snook.
- 8. North Garage Beam Progress Report #3 by The Ormond Heritage Condominium Management Association, Inc. dated April 19, 2024.
- 9. Field Observation Report No. 5 for Beam Concrete Repair Project by United Engineering Consultants, Inc. dated April 22, 2024, and signed and sealed by Timothy J. Snook.
- 10. Project Completion and Close-out Letter by United Engineering Consultants, Inc. dated June 18, 2024, and signed and sealed by Timothy J. Snook.

## 6.0 SUMMARY OF FINDINGS

Based on the Phase 1 milestone inspection structural distress was observed in the supporting beams within the parking garage structure and noted as substantial structural deterioration by the Ormond Beach Chief Building Official. See below for the following locations:

1. Within the one-story parking garage (below the north, east, & south tower), 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 the above courtyard area.

The extent of structural deterioration observed at each location mentioned above are as follows:

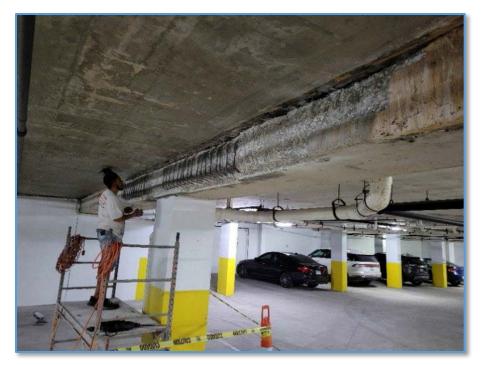
 These areas were investigated in detail by Timothy J. Snook, P.E. with United Engineering Consultants, Inc. and a repair program was provided for fully assessing and repairing the distressed and damaged portions of the concrete beams located in the parking garage by Timothy J. Snook. Also, a Project Completion and Close-out Letter dated June 18, 2024, was provided to the City of Ormond Beach Building Department by Timothy J. Snook. Additionally, UES inspected the repairs after they were completed on September 3, 2024. Refer to Appendix A for site photographs.

Based on the **PHASE 2** milestone inspection, the building is structurally sound and safe for its intended use. Unsafe or dangerous conditions were not observed.

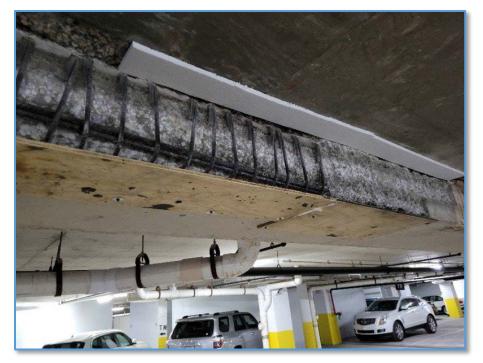
## 7.0 RELIANCE

This report has been prepared for the referenced party and their representatives, and it is intended for their use only. This report was prepared pursuant to the contract between UES Milestone Inspections, LLC (UES) and **The Ormond Heritage Condominium Management Association, Inc** (the "Client"). That contractual relationship included an exchange of information about the property that was unique and between UES and its client and serves as part of the basis upon which this report was prepared. Because of the importance of the communication between UES and the Client, reliance on any use of this report by anyone other than the Client, is prohibited and therefore not foreseeable to UES. **APPENDIX A** 

SITE PHOTOGRAPHS

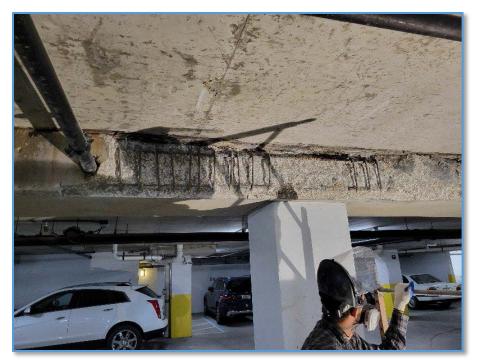


Photograph No. 1: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc.).



Photograph No. 2: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176



Photograph No. 3: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc.).



Photograph No. 4: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176

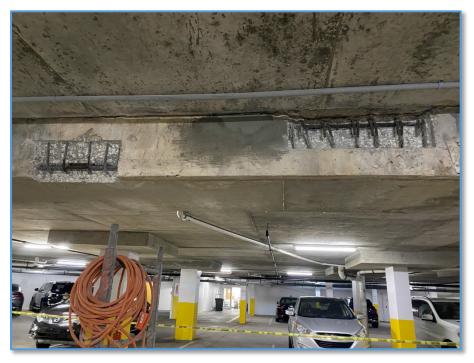


Photograph No. 5: North Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).

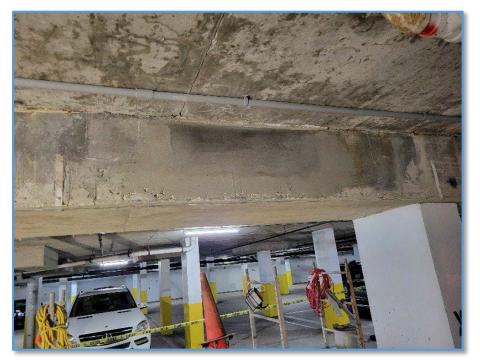


Photograph No. 6: North Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176

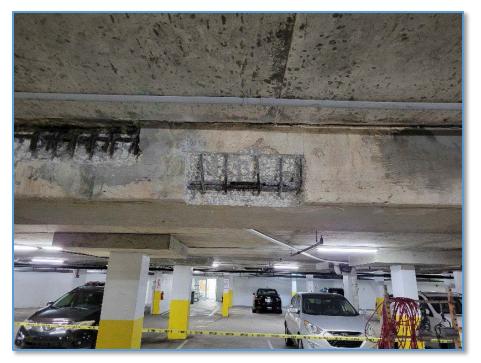


Photograph No. 7: North Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).



Photograph No. 8: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #2 by The Ormond Heritage Condominium Management Association, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176

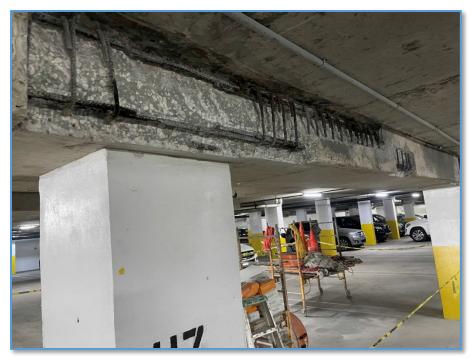


Photograph No. 9: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc.).



Photograph No. 10: North Garage Beam Repair (Picture obtained from North Garage Beam Progress Report #1 by The Ormond Heritage Condominium Management Association, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176



Photograph No. 11: East Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).



Photograph No. 12: East Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176



Photograph No. 13: East Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).



Photograph No. 14: South Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176



Photograph No. 15: South Garage Beam Repair (Picture obtained from Field Observation Report by United Engineering Consultants, Inc.).



Photograph No. 16: Garage Beam Repair (Picture obtained UES inspection).

### SITE PHOTOGRAPHS

Ormond Heritage Condominiums 1 John Anderson Drive Ormond Beach, Volusia County, FL 32176

APPENDIX B

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

October 23, 2024

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

Attention:Tyler BrownPhone:398-672-6778Email:ohcmanager@gmail.com

Reference: Phase 2 Milestone Structural Inspections for Condominium and Cooperative Buildings Ormond Heritage Condominiums UES Project No: 0811.2400043.0000

N/A

Building Department Reference Number: Building/Property Identification/Address: License Number:

1 John Anderson Drive, Ormond Beach, FL 32176 Condominium Project #PR1S022589

## SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Brown,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 2** milestone inspection for the above referenced property as required for condominiums and cooperative buildings when "*substantial structural deterioration*" is identified. UES's **PHASE 2** milestone inspection was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

#### SUMMARY OF FINDINGS

Based on the Phase 1 milestone inspection structural distress was observed in the supporting beams within the parking garage structure and noted as substantial structural deterioration by the Ormond Beach Chief Building Official. See below for the following locations:

1. Within the one-story parking garage (below the north, east, & south tower), 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 the above courtyard area.

The extent of structural deterioration observed at each location mentioned above are as follows:

1. These areas were investigated in detail by Timothy J. Snook, P.E. with United Engineering Consultants, Inc. and a repair program was provided for fully assessing and repairing the distressed and damaged portions of the concrete beams located in the parking garage by Timothy J. Snook. Also, a Project Completion and Close-out Letter dated June 18, 2024, was provided to the City of Ormond Beach Building Department by Timothy J. Snook. Additionally, UES inspected the repairs after they were completed on September 3, 2024. Refer to **Appendix A** for site photographs.

Based on the **PHASE 2** milestone inspection, the building is structurally sound and safe for its intended use. Unsafe or dangerous conditions were not observed.

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Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 2** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to **The Ormond Heritage Condominium Management Association, Inc.** 

Respectfully Submitted, UES Milestone Inspections, LLC Registry #36640

This item has been digitally signed and sealed by Ricardo Solis, P.E. and Robert F. Brown, P.E., S.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.

Ricardo Solis, P.E. Structural Engineer Florida Professional Engineer No. 95850

Robert F. Brown, P.E., S.E., S.I. Chief Structural Engineer Florida Professional Engineer No. 56928 An original signed and sealed copy of this letter and the accompanying UES PHASE 2 Report has been retained in UES's office. APPENDIX C

QUALIFICATIONS OF KEY PERSONNEL



#### Education

BS, Civil Engineering (Emphasis in Structural Engineering) - University of South Florida

#### **Years of Experience**

5

### Licenses

 Professional Engineer, FL #95850

### Certifications

- FAA Remote Pilot #4504445
- Haag Certified Inspector - Residential

## **Ricardo Solis, PE** Structural Engineer

Mr. Solis has over 5 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of low-rise commercial/industrial buildings, residential homes, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, tilt-up construction, structural steel, light gauge steel, load-bearing masonry, and timber. Mr. Solis' forensics experience includes investigations of residential sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes and sinkholes. Additionally, Mr. Solis has experience in Enercalc, MathCAD, RISA, and AutoCAD.

## **PROJECT EXPERIENCE**

## Infinity Business Park

Orlando, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of multiple tilt wall buildings in the business park. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

## **Gratigny Logistics Center Buildings**

#### Miami, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of two 220,000-SF tilt wall buildings in Miami. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

## Marion Street Office Building

Tampa, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this four-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

#### Wish Farms

Plant City, Florida

Mr. Solis was responsible for the structural foundation design, detailing, coordination, and quality control of this 118,000-SF pre-engineered metal building. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

#### **Amazon Warehouse**

Seffner, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of the light gauge stud framing canopies and front entry. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

### Winthrop Town Center Buildings

Riverview, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this two-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

#### SELECTED THRESHOLD EXPERIENCE

**UT Delaware Parking Garage -** 6-story building Tampa, FL

**BMW Wesley Chapel -** 7-story building Wesley Chapel, FL

**Central Pasco Apartments -** 4-story building Pasco County, FL

## SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE

Anchor Point Condominiums - 3-story building Apollo Beach, FL

**Arenda De Madeira Condominiums -** 6-story building Maderia Beach, FL

Banyan Point Condominiums - (6)3-story buildings Punta Gorda, FL

**Belleair Sands Condominiums -** 3-story building Belleair Beach, FL

**Boca Vista Condominiums -** 8-storybuilding Madeira Beach, FL

**Carlton Vero Beach Condominiums** - (6) 4-story buildings Indians River Shores, FL

**Charlevoi Condominiums -** (2)3-story buildings Punta Gorda, FL

**Ciega Cove Condominiums -** 8-story building South Pasadena,FL

**Coquina Reef Condominiums -** (2)3-story buildings Bradenton Beach, FL

**Cordova Greens IV Condominiums -** 3-story building Seminole, FL

**Country Club Condominiums -** (6)6-story buildings Largo, FL

**The Fountains Condominiums -** 3-story building Indian River Shores, FL

Garden Bay Condominiums - 4-story building Cocoa Beach, FL

**Gateway Square Condominiums -** (2)3-story buildings St. Petersburg, FL

## SELECTED MILESTONE INSPECTION/ STRUCTURAL INTEGRITY RESERVE STUDY EXPERIENCE CONT.

**Golf Lake Condominiums -** 6-story building Largo, FL

**Gulf Island Beach & Tennis Condominiums -** (2)10-story buildings Hudson, FL

**Heather Ridge West Condominiums -** (3)3-story buildings Dunedin, FL

Hidden Lagoon Beach Club - 7-story building Sarasota, FL

**The Landing Condominiums -** (18)3-story buildings Altamonte Springs, FL

**Land's End at Sunset Beach Condominiums -** (10) 4-story buildings Treasure Island, FL

Park Plaza Condominiums - 5-story building Pinellas Park, FL

**Penthouse Greens Condominiums -** (2)3-story buildings Largo, FL

Sea Island South - 8-story building Clearwater, FL



### Education

BS, Civil Engineering (Emphasis in Structural Engineering) - University of Central Florida

BS, Engineering Technology, University of Central Florida

#### **Years of Experience**

30

#### Licenses

 Professional Engineer - FL, AL, GA, SC, NC, & TN

#### **Special Qualifications**

 Threshold Building Special Inspector, FL

#### Expertise

 Structural engineering (retaining walls, foundations, wooden structures, structural steel, concrete masonry and concrete structures, tilt-wall panel buildings, commercial buildings, and residential homes), structural peer reviews, structural peer reviews, structural condition assessments, structural inspections, forensics, and geotechnical and sinkhole investigations

## Robert F. Brown, PE, SE, SI

#### Chief Structural Engineer

Robert Brown has over 30 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of projects extending across the following market sectors: aerospace, education, healthcare, hotels, offices, residential, retail, restaurants, renovations and alterations, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, structural steel, precast concrete, tilt-up concrete construction, light gauge steel, load-bearing masonry, and timber. Robert's forensics experience includes investigations of residential and commercial sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes. Additionally, Robert has experience in STAAD, RAM, Enercalc, MathCAD, ETABS, ADAPT, ADOSS, Sp Mats, AutoCAD, and Revit.

## **PROJECT EXPERIENCE**

#### **Bishop Snyder Catholic High School** Jacksonville, FL

Robert was responsible for the design, detailing, coordination, and quality control of multiple masonry buildings on shallow concrete foundations for this catholic high school campus project.

He managed a team of five structural engineers to prepare project-specific construction documents, review construction shop drawings, and perform threshold inspections.

#### **Tortuga Pointe Apartments**

St. Petersburg, FL

Robert was responsible for the design, detailing, coordination, and quality control of multiple five-story wood framed buildings on shallow concrete foundations for this apartment complexproject, as well as preparing project- specific construction documents.

#### Casa Monica Hotel (St. Johns County Courthouse Restoration)

St. Augustine, FL

Robert was responsible for the review of construction shop drawings for the existing timber framed building and multi-story concrete addition consisting

of two-way flat plate elevated concrete

slabs, as well as the analysis and retrofitted connection design of existing timber framed floors on this multi-story hotel project, as well as performing threshold inspections.

#### **Melbourne City Hall**

Melbourne, FL

Robert was responsible for the design, detailing, coordination, and quality control of this five-story, 5,800 square foot steel framed building on a shallow concrete foundation. His responsibilities included preparing project-specific construction documents, reviewing construction shop drawings, and performing threshold inspections.

#### Child Development Center (US Navy) Pearl Harbor, HI

Robert was responsible for the design, detailing, coordination, and quality control of six single-story masonry buildings on shallow concrete foundations for this military project. He designed the buildings according to military Anti-Terrorism Force Protection (ATFP) standards, prepared project-specific construction documents, reviewed construction shop drawings, and conducted a site inspection.