



CONDO ON THE BAY

888 & 988 TOWERS

2021 STRUCTURAL SURVEY REPORT SUMMARY

Survey completed by Sterling Engineering Aug-Dec 2021

Condominium on the Bay
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Structural Survey Owner Summary

Stirling & Wilber Engineering Proposal: A Multi-year review to provide Immediate Survey with follow-up per pending State/County/City requirements as needed.

August 11, 2021

The Board of Directors Condo on the Bay c/o Mr. Scott Bole, Scott.Bole@fsresidential.com

Re: Condo on the Bay – Structural Review – Phase 1

Dear Board of Directors,

The scope of services shall be as follows:

- Review of available original construction documents, as well as any or all structural repairs, to be provided in electronic format (pdf's) prior to any onsite inspections.
- Exterior visual review from ground level and from any openly accessible areas such as elevated common area decks and exterior walkways.
- Review of non-residential common areas such as covered or enclosed parking, mechanical rooms, and interior common areas.
- If areas of concern are observed Client shall arrange access to areas that are occupied and or elevated, to the extent necessary to conduct a more detailed examination. In the event Client does not provide such access the report will specifically identify such and Client acknowledges such limitations.
- Limited exploratory destructive testing and non-destructive testing as deemed necessary by the SE. Costs for non-destructive testing requiring specialized equipment such as ground penetrating radar are not included. If the SE deems such as necessary, an estimated cost for testing services shall be provided to the Client for approval.
- The guidelines for the inspection shall follow the current Miami-Dade Guidelines for Structural Re-Certification, attached.
- This scope will include the hi-rise residential buildings, Marina Suites structures, and the elevated parking structures at each high-rise tower.
- Preparation and submission of a summary report including photographs as deemed necessary to demonstrate key observations, as well as completing the checklist for the Miami-Dade Guidelines, attached.

Client specifically acknowledges the following:

- This is a limited inspection only and the services provided do not provide any warranty against defects or structural deterioration not visible.
- The services provided will be done in accordance with industry standards by a licensed professional engineer (with a specialty in structures) in the State of Florida.
- The report is time sensitive, and reflective of observations at the time the inspections are done. The findings may discuss in general terms possible future inspections, but the report does not purport to predict any future performance characteristics of the structure.
- The inspections and report under this agreement are strictly limited to structural aspects, that may include impacts of water intrusion and component / cladding failures. No other parts of the building, including but not limited to electrical, mechanical, roofing, plumbing, or fire protection, are included.
- It is not the intent of these services to review the original design for adequacy, nor is such a review included.

SURVEY RESULTS AND EXECUTIVE SUMMARY

A Structural Engineering Study for both Towers and detached Parking Garages was completed over the course of several months from Aug 2021- Feb 2022 by a Certified Structural Engineer with intimate knowledge of the property from previous projects in both Towers.

- The study of the property included hands-on examination of key elements (e.g. roof, building plans, stairwells/foundations etc...) and invasive non-destructive observations for interior conditions by site visits **during Unit Owner renovations and routine maintenance of stucco/paint work and balconies on the exterior of the building.**

The summary statement from this report is as follows:

“The building structure at Condo on the Bay are in good condition considering the age and exposure conditions, benefitting from the on-going maintenance and repairs programs for structural repairs, waterproofing, and painting.”

“In summary, while there are some limited yet important areas to focus on as described below, the structures have and continue to function as intended by the original design, and there are no indications of imminent structural collapse or failure.”

COTB has:

1. An ongoing relationship with the Structural Engineering Firm to both stay abreast of developing FL Statute requirements and at minimum remain in compliance with evolving statutes while seeking to ensure the safety and quality of life for all Owners and residents.
2. An ongoing reserve fund to address issues identified.
3. Specific maintenance and projects planned/in-planning to address Tower Stucco and Balcony repairs identified.
4. Specific observation, maintenance and projects planned / in-planning to address Garage surface repairs identified.

BUILDING STRUCTURE INSPECTION REPORT February 2, 2022

Condo on the Bay, Towers 1 and 2, and Parking Structures

Executive Summary

The building structures at Condo on the Bay are in good condition considering the age and exposure conditions, benefitting from the on-going maintenance and repairs programs for structural repairs, waterproofing, and painting.

In summary, while there are some limited yet important areas to focus on as described below, the structures have and continue to function as intended by the original design, and there are no indications of imminent structural collapse or failure. It is essential that management, staff, and unit owners continue to report any structural concerns observed, and any reported instances be professionally evaluated.

The following are comments on my observations and recommendations related to those observations:

A. Tower Structures

- a. There are multiple areas of paint failures related to the balconies and knee walls, evidenced by paint bagging, cracks, and paint failures. These failures are the result of leaking water into knee walls and into the joint between the knee wall and supporting concrete slab. I recommend the Board consider the initial planning of a balcony's restoration program that will address this and item b.
- b. The end details at the balconies incorporate a vertical element that terminates the knee wall. This detail is very susceptible to water intrusion and has and continues to result in cosmetic and minor structural distress at these locations. This detail should be addressed in the balcony's restoration program.
- c. Knee walls under windows, particularly at ends of window systems abutting the balconies, are experiencing limited structural distress. This should be addressed as part of the balconies restoration program and give consideration to the possible windows replacement. These components of work should be integrated and appropriately detailed to stop damage and provide a weatherproof solution to the damages observed.
- d. The windows and sliding glass doors used at Condo on the Bay are a commercial level window system, and while in good condition, are near the end of their useful life. They do not provide resistance to current design force winds and are not impact resistant. I recommend the Board consider a plan to replace the windows to provide additional protection to the building interiors and structure.
- e. It is recommended that future painting cycles incorporate very detailed requirements for joint sealants removal and replacement.

B. Garage Structures

- a. Garage structures are more susceptible to structural damage due to exposure and repeated dynamic loading. I recommend the garage structures be inspected every two years, if not more often.
- b. There is evidence of past leaks that have been addressed through the waterproofing done in 2019. The waterproofing membrane is performing well, but annual maintenance is required to address localized damages and allow the membrane to continue to perform the intended function.
- c. There are some isolated areas of ponding water on the upper garage floors. The membrane protects the structure at these locations. It is recommended that future waterproofing programs address that standing water by adding drains and or sloping.
- d. The metal stair structures should be repaired, and an appropriate surface preparation and paint coating system be used to provide long-term corrosion protection.
- e. The joints in the garage are showing distress due to expansion and contraction. These joint failures demonstrate the need to use properly designed joints, using materials that can accommodate expected movements. In some cases, the structure has created joints in the form of cracks, showing the need to add control joints to accommodate normal expected

movements. Proper sealants at joints are essential to protecting the structure.

Photographs showing information discussed herein are included in this report. Tower photographs are denoted as (T) and garage photographs are denoted as (G).

Prepared by:

Brian Stirling, PE, SI
Stirling & Wilbur Engineering Group

A copy of the full report is available for viewing to all Owners by appointment with the Management Office.