

October 20, 2023

Matter No. 100195886

Mr. Dennis Dyer, General Manager
The Sands of Marco Condominium Assn., Inc.
129 South Collier Boulevard
Marco Island, FL 34145

**Structural Milestone Inspection
Phase II Summary**

Property Address: Building "C," 129 South Collier Boulevard, Marco Island, FL 34145

Dear Mr. Dyer,

As requested, Rimkus Consulting Group, Inc. dba Delta Engineering & Inspection (Delta) has conducted a Structural Milestone Inspection (SMI) on behalf of **The Sands of Marco Condominium Assn., Inc.** (Client). This summary and attached report have been prepared in compliance with the state-mandated inspection requirements for conducting an SMI as outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. The findings, opinions, and recommendations contained herein are based upon site visits conducted on January 17, 18, and July 26, 2023, and the information provided to and reviewed by Delta at the time of this report. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed. No warranty, expressed or implied, is included within this summary and report. The use of the attached report by any unauthorized third party shall be at their own risk.

The inspection consisted of destructive and/or nondestructive testing at locations requiring further investigation and as identified in the SMI Phase I report issued on April 11, 2023. This inspection was performed in accordance with Senate Bill 4D and Florida Statute Section 553.899 for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including identifying areas of substantial structural deterioration, and determination of any required maintenance, repair, or replacement of those structural components. This report is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the fire safety code.

FINDINGS:

Based on the scope and limitations of this SMI, Substantial Structural Deterioration was observed at the fifth-floor walkway slab drop beam (Photographs #22 and #23) and unit balconies, which require immediate repair.

A preliminary repair scope includes the repair of spalled and delaminated concrete and exposed rebar at the columns by excavating damaged concrete, coating reinforcing steel with a corrosion-inhibiting coating,

ENGINEERS	PROJECT MANAGERS	INSPECTORS
SARASOTA	CLEARWATER	NAPLES

and re-casting with a compatible repair mortar, all in accordance with International Concrete Repair Institute standards.

Engineering specifications and details will be required to correct the structural deficiencies cited within this report and provide preventative repair procedures. Due to the structural nature of the damage, the design of the repair should be prepared by a licensed Florida Professional Engineer. If the repairs are not performed to correct these deficiencies, these conditions will worsen, thereby further compromising the capacity and integrity of the structural elements, resulting in a greater expense for the Association to repair and if left unmitigated could result in unsafe conditions. Delta did not observe structural concerns that rise to the level of “unsafe” or “dangerous” conditions as defined by the Florida Building Code.

For areas that did not rise to the level of substantial deterioration, Delta recommends routine building maintenance, which includes but is not limited to mechanically cleaning and coating the steel columns; sealing exposed cracks in the exterior stucco finish; replacing damaged stucco; repairing exposed cracks in the balcony concrete slabs; and repairing concrete spalling, damaged coatings, and waterproofing at the exterior walkway deck. Forgoing repairs and routine maintenance may adversely affect the integrity of the structure.

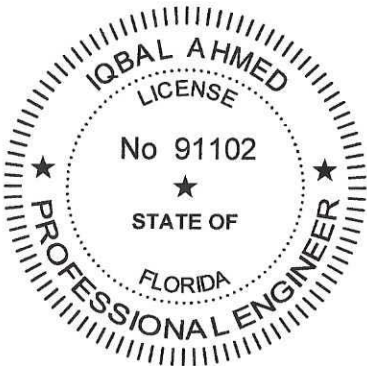
Should you have any questions regarding our findings or would like us to proceed with the preparation of repair specifications for bidding and construction purposes, please feel free to contact our office at (941) 727-2600.

Respectfully submitted,
RIMKUS CONSULTING GROUP, INC.
dba DELTA ENGINEERING & INSPECTION
Florida EB #8301

Iqbal Ahmed

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Iqbal Ahmed, P.E.
Practice Leader for Assessments
FL Licensed PE #91102



This item has been digitally signed and sealed by Iqbal Ahmed, PE.

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Enc: Structural Milestone Inspection Report



Structural Milestone Inspection Phase II

**Property Located at:
The Sands of Marco - Building "C"
129 South Collier Boulevard
Marco Island, Florida 34145**

**Prepared for:
The Sands of Marco
Condominium Assn., Inc.**

Matter No. 100195886

October 20, 2023

**RIMKUS CONSULTING GROUP, INC.
10405 TECHNOLOGY TERRACE
LAKEWOOD RANCH, FL 34211**

**FLORIDA REGISTERED ENGINEERING CORP.
FLORIDA BUSINESS LICENSE EB #8301
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STRUCTURAL MILESTONE INSPECTION Phase II

Property located at:
Building "C"
129 South Collier Boulevard
Marco Island, FL 34145

Prepared for and Certified to:
The Sands of Marco
Condominium Assn., Inc.
129 South Collier Boulevard
Marco Island, FL 34145

Prepared by:
Rimkus Consulting Group, Inc.
10405 Technology Terrace
Lakewood Ranch, Florida 34211
Florida Business License EB #8301

Matter No. 100195886

October 20, 2023

Engineer's Certification

I, Iqbal Ahmed, P.E., hereby certify to the best of my knowledge and belief that the information provided in this report is true and correct. This report has been prepared to comply with the Structural Milestone Inspection requirements outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. This report includes only a visual examination of structure and is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the Fire Safety Codes. No warranty, expressed or implied, is included within this report.

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1.0 GENERAL INFORMATION / SCOPE OF SERVICE

1.1 General Information

As requested, Rimkus Consulting Group, Inc. dba Delta Engineering & Inspection (Delta) has conducted a Structural Milestone Inspection (SMI) on behalf of **The Sands of Marco Condominium Assn., Inc.** (Client). This report has been prepared in compliance with the state-mandated inspection requirements for conducting an SMI as outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. The findings, opinions, and recommendations contained herein are based upon site visits conducted on January 17, 18, and July 26, 2023, and the information provided to and reviewed by Delta at the time of this report. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed. No warranty, expressed or implied, is included within this summary and report. The use of the attached report by any unauthorized third party shall be at their own risk.

The inspection consisted of destructive and/or nondestructive testing at locations requiring further investigation and as identified in the SMI Phase I report issued on April 11, 2023. This inspection was performed in accordance with Senate Bill 4D and Florida Statute Section 553.899 for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including identifying areas of substantial structural deterioration and determination of any required maintenance, repair, or replacement of those structural components. This report is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the fire safety code.

This report was prepared by Iqbal Ahmed, P.E., Bruce Miller, P.E., and Justin Chavis, E.I. Mr. Ahmed is the Practice Leader for Assessments and is a Licensed Professional Engineer in the State of Florida (Reg. No. 91102) specializing in building assessments. Mr. Miller is the Practice Leader for Restoration, a licensed Professional Engineer in the State of Florida (Reg. No. 43721) specializing in structural engineering and a licensed Special Inspector (Reg. No. 1088). Mr. J. Chavis is a certified Engineering Intern (EI No. 44752) specializing in building inspections.

1.2 Scope of Service

The scope of this structural milestone inspection is limited to the requirements as defined by Florida Senate Bill 4D and Florida Statute Section 553.899. The scope of service shall include:

1. Documentation Review: If available, construction documents, plans and specifications, and prior exploratory and engineering reports shall be provided to the Consultant by the Client to assist in the visual evaluation of the structural elements of the building(s).
2. Visual Survey (Phase I): Visual observations of the habitable and non-habitable areas will be conducted to evaluate the major structural components of the building with the intent to provide an initial assessment of the structural condition of the building(s).
3. Destructive or Nondestructive Testing (Phase II): Destructive or nondestructive testing at locations requiring further investigation and as identified in the SMI Phase I to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use. This includes but is not limited to removal of stucco and concrete enclosures identified as cracked or spalled with the intent to detect deterioration of underlying steel columns.
4. Engineer's Report and Summary: Pursuant to F.S. 553.899 (8), the milestone inspection report shall meet the following minimum criteria:
 - a. A report and summary shall be issued and certified by a registered Florida Professional Engineer (P.E.) to the Client and local Authority Having Jurisdiction.
 - b. Describes the manner and type of inspection used to form the basis for the inspection report.
 - c. Identify any substantial structural deterioration as defined by the Florida Statutes, within a reasonable professional probability based on the scope and limitations of the inspection; describe the extent of such deterioration; identify any recommended repairs for such deterioration; and state whether the building(s) are "*unsafe*" or "*dangerous*" as defined by the Florida Building Code.
 - d. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
 - e. Identify and describe any items requiring further inspection. This may include the recommendation to proceed with Phase II of the Milestone Inspection.

1.3 Components and Systems Visually Evaluated (to the extent they are exposed, accessible and within view)

- a. Exterior Walls
- b. Columns and Beams
- c. Floor System
- d. Balconies
- e. Walkways
- f. Stairs
- g. Foundation
- h. Interior Units

For the purpose of this report, the following definitions will be used as they relate to the current condition of the component or system:

- **Excellent** - The component or system is in new or like new condition. There is little or no evidence of deferred maintenance or needed repairs, which can be accomplished through routine scheduled maintenance.
- **Good** - The component or system is sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary but does not rise to the level of substantial structural deterioration.
- **Fair** - The component or system is performing its function at this time but exhibits signs of deferred maintenance, evidence of previous repairs, and/or substantial structural deterioration. Repairs or replacement will be required to prevent further deterioration, prevent failure, and extend its service life.
- **Poor** - The building / components or system has either failed or cannot be relied upon to perform its original function. This may be a result of having exceeded its typical expected useful life, exhibiting excessive deferred maintenance or advanced substantial structural deterioration, or being in a state of disrepair. The present condition could contribute to or cause the deterioration of other adjoining components or systems. Significant repairs will be required.

2.0 BUILDING DESCRIPTION

2.1 Building Information

The subject building on the property, The Sands of Marco Condominium, is a residential condominium located at 129 S. Collier Blvd, Marco Island, FL 34145. The Sands of Marco Condominium was designed by Dekonshin & Associates Inc., Architect in 1988 under the 1982 Standard Building Code with 1985 Amendments. The property consists of two 3-story buildings, two 4-story buildings, two 5-story buildings, and one 6-story building (128 units). According to information provided by the Collier County Property Appraiser's Office, the subject property was originally constructed in 1989 (**Photographs #1, #2, #3, and #4**).

The subject building is comprised of the following elements:

Exterior Walls: Interior and exterior walls are comprised of load-bearing concrete masonry unit (CMU) block walls.

Columns and Beams: Primary structural support appears to be provided by load-bearing CMU walls, mild steel-reinforced concrete beams, and enclosed steel columns.

Floor System: Elevated floors are comprised of 5-inch, mild steel-reinforced concrete slabs over composite steel decks.

Exterior Balconies: Balconies are comprised of 5-inch, mild steel-reinforced concrete simply supported slabs coated with a waterproofing membrane.

Exterior Walkways: Walkways are comprised of 5 1/4-inch (minimum), mild steel-reinforced concrete cantilevered slabs coated with a waterproofing membrane.

Stairs: Comprised of mild steel-reinforced concrete with a minimum 5-inch thickness at the landing slab edge.

Foundations: The building foundation is comprised of mild steel-reinforced concrete foundation system with shallow footings and column block pedestals.

TABLE 1: Building Identification

Building Identification	Building Address	Number of Stories	Number of Units	*Year Built
Building C	129 South Collier Boulevard Marco Island, FL 34145	6	42	1989

** Based on the Collier County Building Department Certificate of Occupancy documenting the year built.*

3.0 FIELD OBSERVATIONS

Field observations were limited to visual observations of the major structure components (including the interior units and common areas) to the extent they are exposed, accessible, and within view at the time of the site visit with the intent to identify areas of “*substantial structural deterioration*” as outlined in Senate Bill 4D and Florida Statute Section 553.899. This term as defined by Florida Statutes 553.899 (b) means substantial structural distress 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 I or Phase II inspections determines that such surface imperfections are a sign of substantial structural deterioration. An evaluation of the structural elements of the building, which included a survey of the interior units and common areas, was as follows:

4.1 Exterior Walls:

General Structural Condition: **Good**

- 3.1.1 The exterior walls appeared to be in good condition, with no signs of substantial structural deterioration observed.

4.2 Columns and Beams:

General Structural Condition: **Good**

- 3.2.1 Stucco cracking and spalling were observed at the enclosure of the steel balcony columns. Further investigation was conducted at select locations, including the removal of stucco and concrete enclosure of the steel columns. Subsequently, the steel columns were visually inspected, and minor surface corrosion was observed. This condition does not represent substantial structural deterioration (**Photographs #5, #6, #7, and #8**).

4.3 Floor System:

General Structural Condition: **Good**

- 4.3.1 Cracking was observed at the interior unit floor system during the Phase I inspection. This condition does not represent substantial structural deterioration (**Photograph #9**).

4.4 Exterior Balconies:

General Structural Condition: **Fair**

- 4.4.1 Stucco damage was observed at the exterior balcony column during the Phase I inspection. This condition does not represent substantial structural deterioration but could eventually lead to structural deterioration if not repaired (**Photograph #10**).

4.4.2 Concrete spalling and cracking were observed at balcony overhead slabs and walls during the Phase I inspection. This condition represents substantial structural deterioration and requires immediate repair (**Photographs #11, #13, #14, #15, #18, #19, and #20**).

4.4.3 Stucco cracking and spalling were observed at the enclosure of the steel balcony columns. Further investigation was conducted, including the removal of stucco and concrete enclosure of the steel columns. Subsequently, the steel columns were visually inspected, and minor surface corrosion was observed. This condition does not represent substantial structural deterioration (**Photographs #12, #16, #17, and #21**).

4.5 Exterior Walkways:

General Structural Condition: **Fair**

4.5.1 Stucco and concrete cracking were observed at the fifth-floor walkway slab edge and drop beam during the Phase I inspection. The drop beam is part of the Building C walkway where it meets the Building B East walkway under the expansion joint. This condition represents substantial structural deterioration and requires immediate repair (**Photographs #22 and #23**).

4.6 Stairs:

General Structural Condition: **Good**

4.6.1 The stairs appeared to be in good condition, with no signs of substantial structural deterioration were observed.

4.7 Foundation:

General Structural Condition: **Good**

4.7.1 The foundations were found to be in good condition; although the majority of the structural elements were not visible, there were no indications of substantial structural damage present.

4.8 Interior Units:

General Structural Condition: **Good**

4.8.1 Cracking on the overhead slab and walls was observed during the Phase I inspection. This condition does not represent substantial structural deterioration but could eventually lead to structural deterioration if not repaired (**Photograph #24**).

4.0 ENGINEER'S OPINIONS AND RECOMMENDATIONS

Based on the scope and limitations of this SMI, ***Substantial Structural Deterioration*** was observed at the fifth-floor walkway slab drop beam (**Photographs #22 and #23**) and unit balconies (**Photographs #11, #13, #14, #15, #18, #19, and #20**) which requires immediate repair.

A preliminary repair scope includes repair of spalled and delaminated concrete and exposed rebar at the columns by excavating damaged concrete, coating reinforcing steel with a corrosion-inhibiting coating, and re-casting with a compatible repair mortar, all in accordance with ICRI standards.

Engineering specifications and details will be required to correct the structural deficiencies cited within this report and provide preventative repair procedures. Due to the structural nature of the damage, the design of the repair should be prepared by a licensed Florida Professional Engineer. If the repairs are not performed to correct these deficiencies, these conditions will worsen, thereby further compromising the capacity and integrity of the structural elements, resulting in a greater expense for the Association to repair and if left unmitigated could result in unsafe conditions. Delta did not observe structural concerns that rise to the level of “unsafe” or “dangerous” conditions as defined by the Florida Building Code.

For areas that did not rise to the level of substantial deterioration, Delta recommends routine building maintenance, which includes but is not limited to mechanically cleaning and coating steel columns; sealing exposed cracks in the exterior stucco finish; replacing damaged stucco; repairing exposed cracks in the balcony concrete slabs; and repairing concrete spalling, damaged coatings, and waterproofing at the exterior walkway deck (**Photographs #5 through #10, #12, #16, #17, #21 and #24**). Forgoing repairs and routine maintenance may adversely affect the integrity of the structure.

5.0 LIMITATIONS / INFORMATION SOURCES

The scope of work for this SMI was limited to performing tasks as defined in the agreement between **Delta** and the Client. The use of this report by any unauthorized third party shall be at their own risk.

Excluded from the said contract is the existence of any code violations within the property, the location of any well field protection areas, urea formaldehyde insulation or testing for lead within any structures on the subject property, the existence of the "sick-building" syndrome within any structure on the subject property, geotechnical analysis or indoor air quality, structural stability of building(s), or construction claims.

This SMI was performed to render a professional opinion regarding the structural condition of the aforementioned components of the subject property (based upon on-site visual observations) as outlined in the Florida Senate Bill 4D Building Safety Act and Florida Statute Section 553.899. The engineer's opinions and initial repair recommendations provided within this report are limited by the methods of this assessment, which did not include the mechanical sounding of concrete, materials testing, destructive investigation, or other technically exhaustive evaluation methods. This assessment did not include an assessment of the roof, windows, doors, mechanical, electrical, plumbing, fire protection, site characteristics, inaccessible areas, or interior components or areas that were inaccessible or hidden from view. It is important to note that all but an exhaustive investigation might fail to locate or identify deficiencies that may be buried, covered, or not reasonably visible. Delta assumes that there are no hidden or unapparent physical or environmental conditions of the buildings, site, subsoil, groundwater, structures, or surroundings that may have an adverse effect on the subject property, whether the source is on-site, located on adjacent properties, or in surrounding areas. This report is not intended to identify construction defects or to determine if the condition of the existing building is in compliance with the Florida Building Code or the Fire Safety Codes that may be associated with the construction of the property or to provide an environmental, geotechnical, or building envelope analysis or survey of the building other than the components cited.

Information and opinions furnished by Delta and its representatives were obtained from sources that are considered and assumed reliable and believed to be true and correct. Delta and its representatives assume no responsibility for any inaccuracies in such items that may be revealed because of subsequent action. These occurrences are beyond our control.

Opinions and recommendations drawn from the results of this assessment are limited by the methods used and do not represent a warranty. All portions of this report, including the summary and limitations, are an integral part of this SMI and should not be separated from any other portion of the report.

EXHIBIT I
PHOTOGRAPHS

Photograph #1



THE SANDS OF MARCO

Photograph #2



THE SANDS OF MARCO
BUILDING “C”

Photograph #3



THE SANDS OF MARCO
BUILDING “C”

Photograph #4



THE SANDS OF MARCO
BUILDING “C”

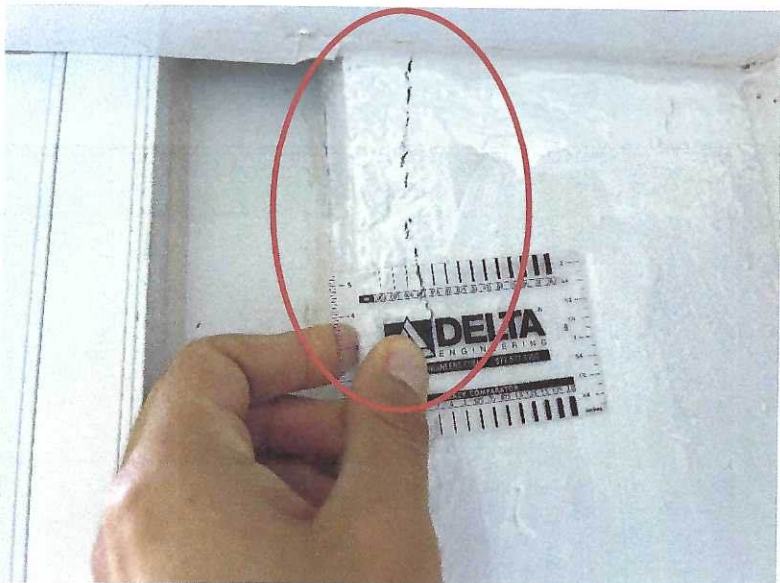
Photograph #5



**COLUMNS AND BEAMS
UNIT C401**

Stucco cracking and spalling were observed at the enclosure of the steel balcony columns. These conditions do not represent substantial structural deterioration.

Photograph #6



**COLUMNS AND BEAMS
UNIT C406**

Stucco cracking and spalling were observed at the enclosure of the steel balcony columns. These conditions do not represent substantial structural deterioration.

Photograph #7



**COLUMNS AND BEAMS
UNIT C407**

Stucco cracking and spalling were observed at the enclosure of the steel balcony columns. These conditions do not represent substantial structural deterioration.

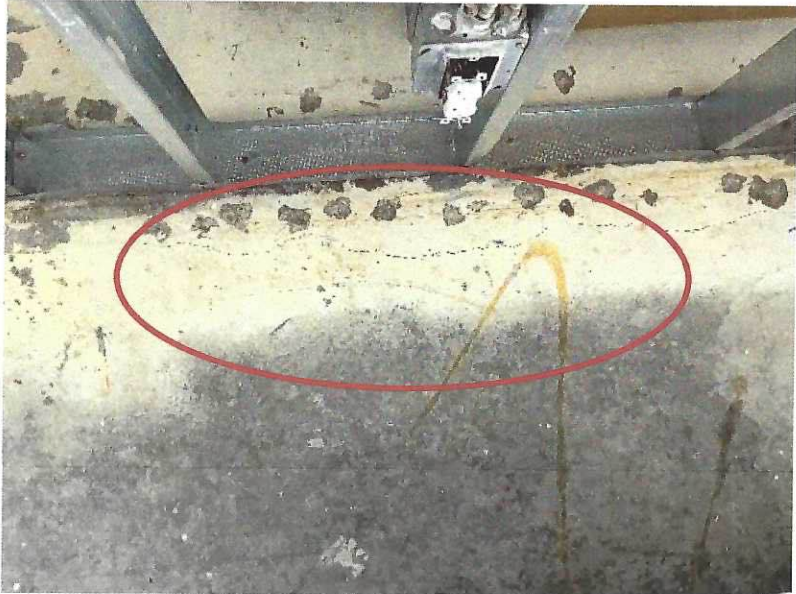
Photograph #8



**COLUMNS AND BEAMS
UNIT C202**

Minor surface corrosion was observed at a steel column. This condition does not represent substantial structural deterioration.

Photograph #9



**FLOOR SYSTEM
UNIT C501**

Cracking was observed at the unit's interior floor slab. This condition does not represent substantial structural deterioration.

Photograph #10



**EXTERIOR BALCONIES
UNIT C104**

Stucco damage was observed at the exterior balcony column. This condition does not represent substantial structural deterioration.

Photograph #11



**EXTERIOR BALCONIES
UNIT C105**

Cracking was observed at the exterior balcony wall. This condition represents substantial structural deterioration and requires immediate repair.

Photograph #12



**EXTERIOR BALCONIES
UNIT C105**

Stucco cracking and spalling were observed at the enclosure of the steel balcony columns. These conditions do not represent substantial structural deterioration.

Photograph #13



**EXTERIOR BALCONIES
UNIT C107**

Concrete spalling was observed at the exterior balcony overhead slab. This condition represents substantial structural deterioration and requires immediate repair.

Photograph #14



**EXTERIOR BALCONIES
UNIT C201**

Concrete spalling was observed at the exterior balcony overhead slab near the column. This condition does not represent substantial structural deterioration.

Photograph #15



**EXTERIOR BALCONIES
UNIT C202**

Concrete spalling was observed at the exterior balcony overhead slab. This condition represents substantial structural deterioration and requires immediate repair.

Photograph #16



**EXTERIOR BALCONIES
UNIT C204**

Stucco cracking was observed at the enclosure of the steel balcony columns. This condition does not represent substantial structural deterioration.

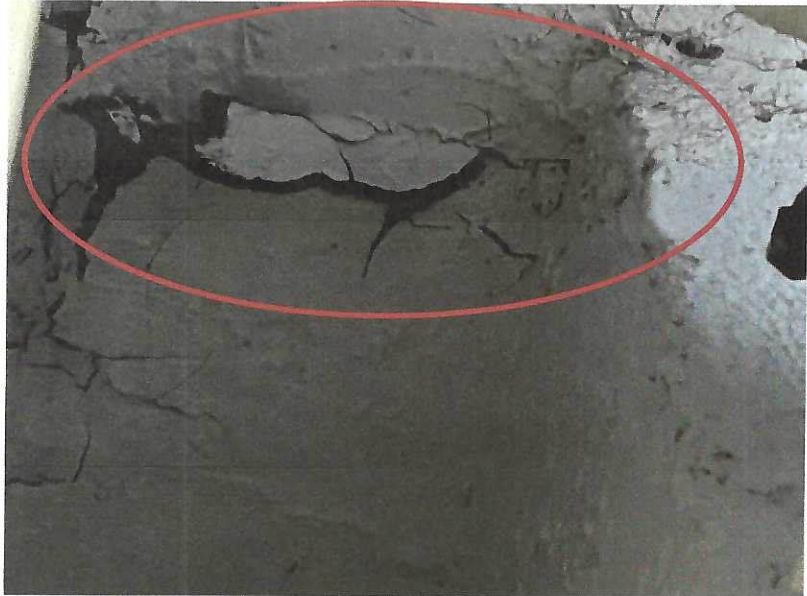
Photograph #17



**EXTERIOR BALCONIES
UNIT C204**

Minor surface corrosion was observed at a steel column. This condition does not represent substantial structural deterioration.

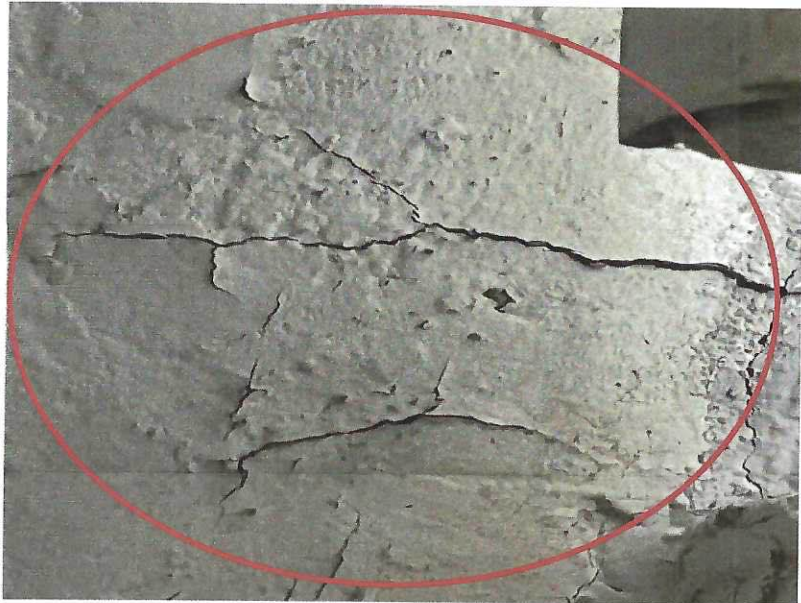
Photograph #18



**EXTERIOR BALCONIES
UNIT C205**

Concrete spalling was observed at the exterior balcony overhead slab. This condition represents substantial structural deterioration and requires immediate repair.

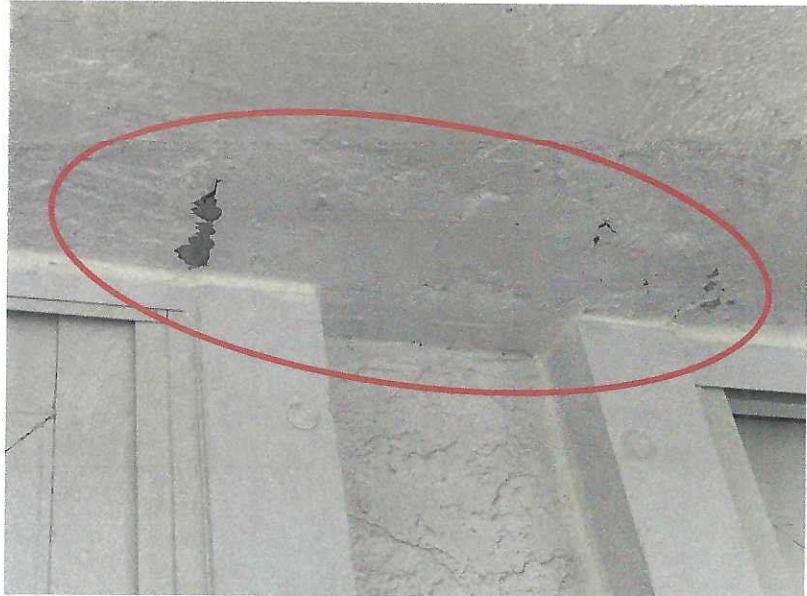
Photograph #19



**EXTERIOR BALCONIES
UNIT C205**

Concrete spalling was observed at the exterior balcony overhead slab. This condition represents substantial structural deterioration and requires immediate repair.

Photograph #20



**EXTERIOR BALCONIES
UNIT C301**

Concrete spalling was observed at the exterior balcony overhead slab. This condition represents substantial structural deterioration and requires immediate repair.

Photograph #21



**EXTERIOR BALCONIES
UNIT C305**

Minor surface corrosion was observed at a steel column. This condition does not represent substantial structural deterioration.

Photograph #22



**EXTERIOR WALKWAY – FIFTH
FLOOR**

Stucco and concrete cracking were observed at the fifth-floor walkway slab edge and drop beam. These conditions represent substantial structural deterioration and require immediate repair.

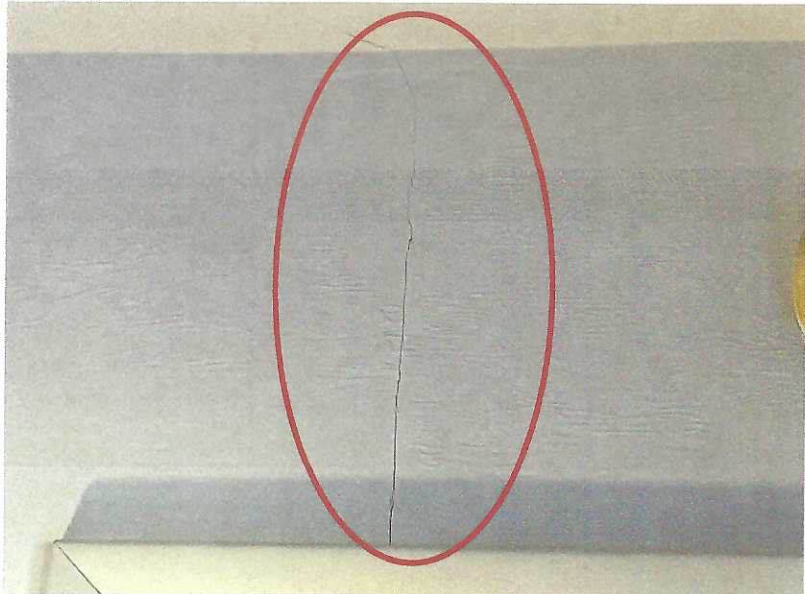
Photograph #23



EXTERIOR WALKWAY – FIFTH FLOOR

Stucco and concrete cracking were observed at the fifth-floor walkway slab edge and drop beam. These conditions represent substantial structural deterioration and require immediate repair.

Photograph #24



**INTERIOR UNITS
UNIT C207**

Cracking was observed inside the unit. This condition does not represent substantial structural deterioration.

**STRUCTURAL MILESTONE INSPECTION
PHASE II**

The Sands of Marco Condominium Assn., Inc.

Property located at:

129 South Collier Boulevard
Marco Island, FL 34145