SOCOTEC

# MILESTONE INSPECTION – PHASE I REPORT

The Somerset of Marco Island
780 South Collier Boulevard
Marco Island, Florida 34145

SOCOTEC Project Number 6178-002.01

December 2024

SOCOTEC

December 4, 2024

**THE SOMERSET OF MARCO ISLAND CONDOMINIUM ASSOCIATION, INC.**
Attn: Mr. Dave Miller, Property Manager
780 South Collier Boulevard
Marco Island, Florida 34145
Telephone: 239.472.5020 Ext:807
Email: dave@somersetmi.com

**Subject:** Report of Engineering Consulting Services
**MILESTONE INSPECTION – PHASE I**
The Somerset of Marco Island Condominium
780 South Collier Boulevard
Marco Island, Collier County, Florida 34103
SOCOTEC Project Number 6178-002.01

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase I report of our Milestone Inspection completed at the subject property. We have completed the required engineering services in general accordance with the recently enacted Florida Statute 553.899 mandatory structural inspections for condominiums and cooperative buildings.

We have endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable scientific and engineering methodologies to evaluate the structural condition of the subject building and to form our professional engineering opinions.

The building is a 10-story luxury mid-rise structure that is located along the west side of Collier Boulevard on the Gulf of Mexico in Marco Island, Florida. The property contains 122-individual residential units and was developed circa 1990.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm last visited the subject property on November 18, 2024 to evaluate the current structural condition of the subject building. During our visits we inspected the major structural components of the building, common ("nonhabitable") areas and habitable residential units across the subject building.

We began our evaluation within the residential units. We inspected the windows/sliding glass doors for previous/on-going water intrusion, all handrail systems over the balcony knee wall for integrity and openings for water intrusion, any structural distress (cracks or spalling concrete) along the balcony edges, waterproofing systems over the open balconies, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures), exterior coating systems, and other areas where the structural slab or column could be directly observed (mechanical/utility rooms and storage rooms). Following the inspection of the residential units, we inspected the roof/rooftop terraces, entry terraces, breezeways, stairwells, ground floor storage rooms, maintenance rooms, domestic pump rooms, pool equipment room, managers office, trash rooms, and elevator equipment room looking for signs of any structural distress. We ended our site visit by inspecting the exterior walls and balcony edges from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the residential balcony inspections.

Substantial Structural Deterioration/Material Findings

Following the completion of our phase I milestone inspection for the subject property, we did not observe any conditions that we consider **substantial structural deterioration.** Therefore, it is our professional engineering that Phase II of the milestone inspection is not necessary.

We **did not** observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the decks. We reserve the right to amend our opinion should new information be brought to our attention.



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Remedial/Preventive Repairs

During our phase I inspection we observed the following building components that should be considered for repair/replacement within the near future. Please note that these items are not considered substantial structural deterioration:

- Replace waterproofing across common area entry walkways.

## *Background Information*

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

| ITEMS REQUESTED | STATUS OF DOCUMENTS/UNITS INSPECTED |
|---|---|
| Construction plans | Full sets of architectural and structural building plans were available for review. The architectural plans were prepared by West Architects, Inc. and the structural plans were prepared by Hershell Gill Consulting Engineers, Inc. Post-tension plans were not available for review. |
| Access to building components | Access to the residential units and common areas was provided by the manager Dave Miller and on-site maintenance. We viewed all grade level areas, the roof, the stairwells, common rooms, the exterior walls, and 36 individual units with balconies. |
| Past engineering reports | We were not provided any past engineering reports outside of our firm. |
| Past building repairs | We have been involved with several areas of concrete restoration along the edge of the balconies, breezeway slab edges, and stairwells for the building in the past. |
| Past loading modifications to the building | Several residences have enclosed their front entrance terrace into living space after original development. We observed five of the units that have enclosed their balconies (units 103, 104, 112, 113, and 203). **This assessment does not include calculating the additional loads of the modifications listed above and their effect on the overall structure. However, we did not observe indications of structural distress to the subject building from the load modifications to the units observed at the time of our inspection.** |
| List of Units Inspected | 102,103,104,105, 106, 110, 111, 112, 113,114, 203, 205, 209, 214, 306, 308, 410, 413, 414, 501, 504, 507, 509, 603, 612, 701, 714, 802, 808, 811, 906, 906, 912, PH2, , PH3, PH4 |

## *Description of Building*

Based on our review of the provided building plans, the subject building is a cast-in-place concrete framed structure. The building is supported on 14”x14” precast concrete piles with an allowable capacity of 60 and 80 tons each. The slab-on-grade and lobby slab is 4-inch thick concrete with 6”x6” - W1.4xW1.4 welded wire fabric reinforcing steel over a



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6-mil vapor barrier. The typical floor slab is 8 ½" thick, post-tension and steel reinforced concrete decks. The exterior knee walls consist of 8" masonry concrete block in-filled with #5 reinforcement @ 48" O.C. The top of the knee walls consists of 8"x8" concrete cap beams with two #5 steel reinforcement continuous. The exterior walls of the building are masonry concrete block in-filled with #5 reinforcing steel and fill cells @ 48" O.C. The exterior of the block is covered with ¾" stucco. The main roof of the tower is protected by a low-sloped modified bitumen/built-up roof system as well as a sloped standing seam metal roof. There is always the possibility the actual construction of the building could deviate from the provided plans.

### *Representative Photographs*

The following photos are representative of the observed conditions during our site inspection:

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>View of the east side of the building.</td><td>View of the west side of the building.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>View of water intrusion through a penthouse terrace scupper, currently undergoing remedial repairs.</td><td>View of metal roofing system.</td></tr>
</table>



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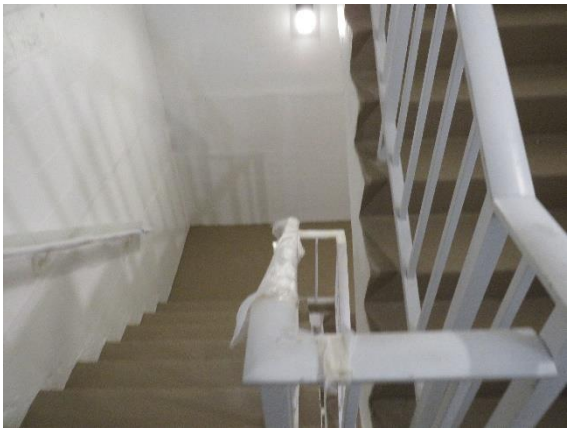
| | |
|---|---|
|  |  |
| View within the stairwells. | View of typical entry walkway deck waterproofing failure. |
|  |  |
| Indications of water intrusion through walkway waterproofing. | Indications of slab movement at the rear entrance to the building lobby. |
|  |  |
| Typical entrance walkway | View within the ground floor storage room. |



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| | |
|---|---|
|  |  |
| View from below the entrance lobby. | View of the roofing membrane. |

## *Closing*

Buildings are complicated structures that require periodic inspections to determine the current condition of the structure. As a structure ages, the condition of the structure changes and is affected by the local environmental conditions, wear and tear and use, and by the performance of maintenance or lack thereof to the structure on a timely basis.

The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable conditions may exist that would be considered detrimental to the structures. Therefore, it is imperative that if any conditions not listed in this report or that occur after the date of our evaluation are discovered, we be notified immediately to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the structure to the buildings engineer of record for evaluation prior to the modification.

Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore, must be performed on a routine basis. The above opinions are based on the requirement that the Association performs maintenance to the structure on a timely routine basis.



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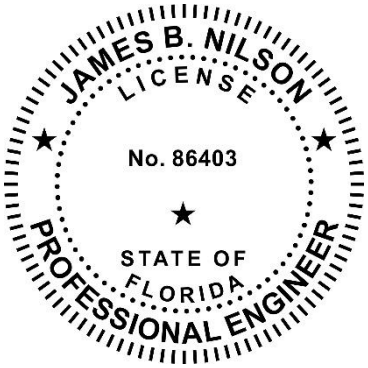
We appreciate working with you as your engineering consultant. We recommend that you read this report thoroughly and contact us with any questions.

Sincerely,
***SOCOTEC CONSULTING, INC.***

Digitally signed by James B Nilson
DN: c=US, o=Unaffiliated, dnQualifier=A01410C00000191935785E50007633D, cn=James B Nilson
Reason: This item has been electronically signed and sealed by James B. Nilson, P.E. on the date shown using SHA-1 authentication codes must be verified on any electronic copies
Date: 2024.12.04 16:30:52 -05'00'




James B. Nilson, P.E.
Senior Engineer
Florida Registration No. 86403

Distribution: 1 – Addressee (via email), 1 – File



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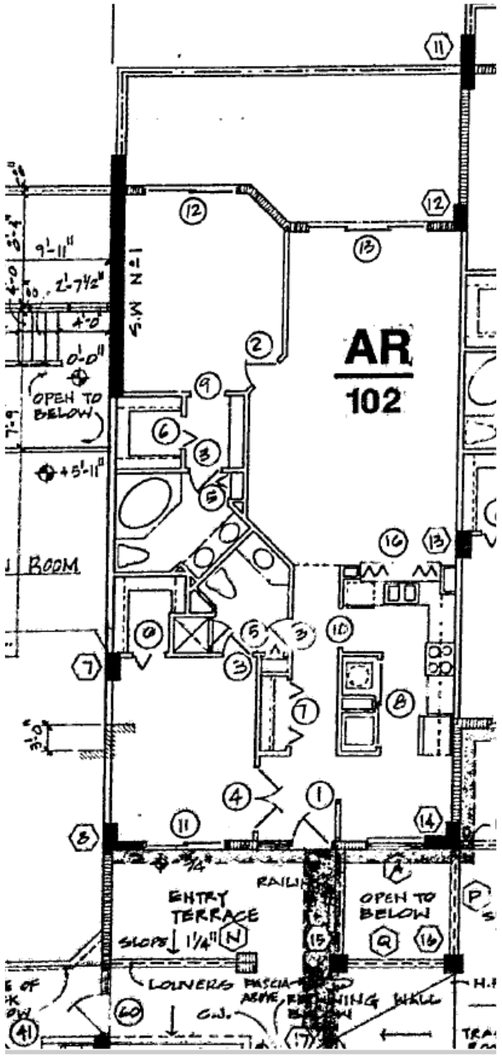
No Structural Distress Observed

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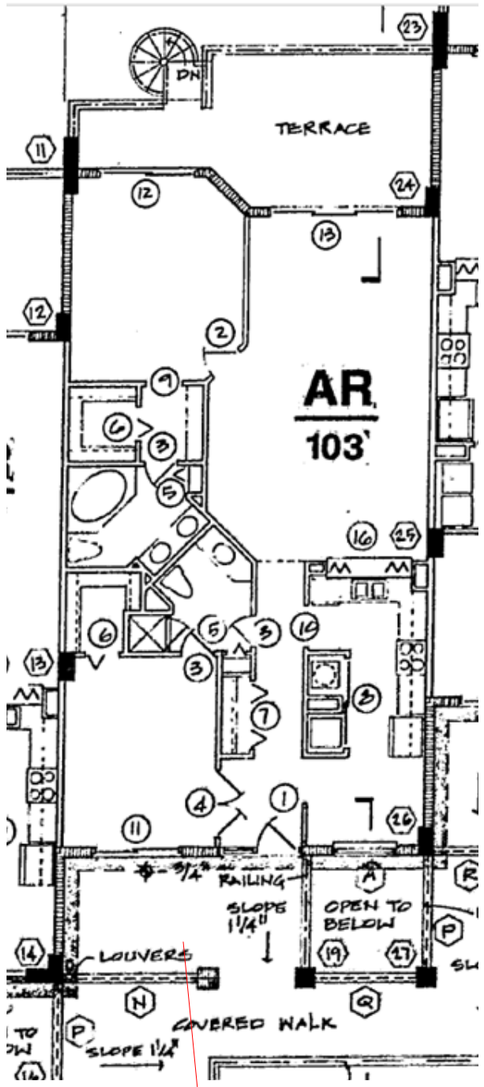
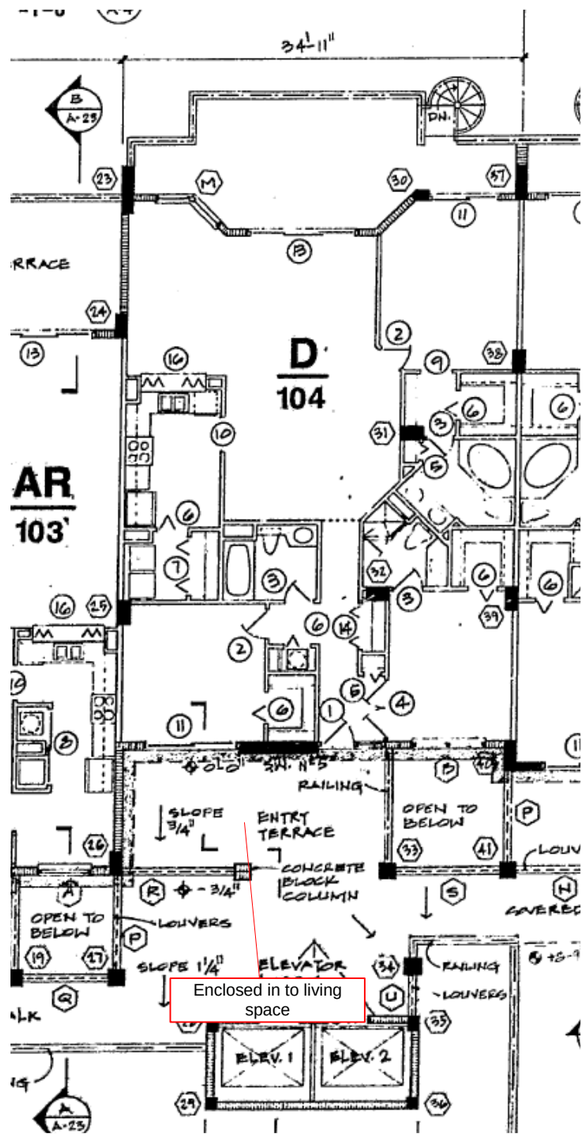



Enclosed in to living space

## UNIT 103

No Structural Distress Observed



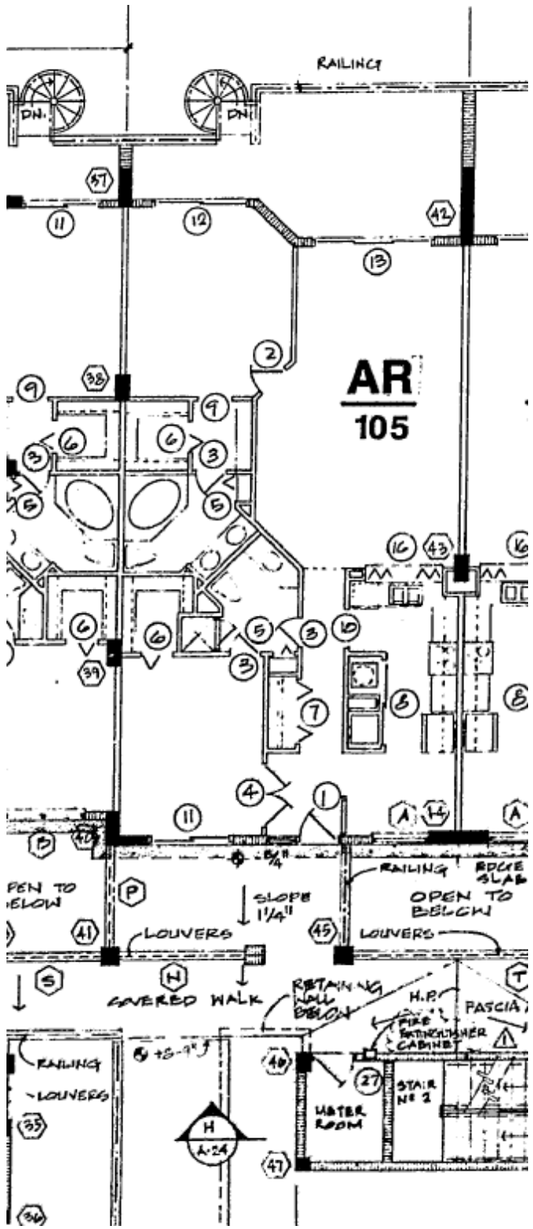

Enclosed in to living space

## UNIT 104

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed




**UNIT 105**

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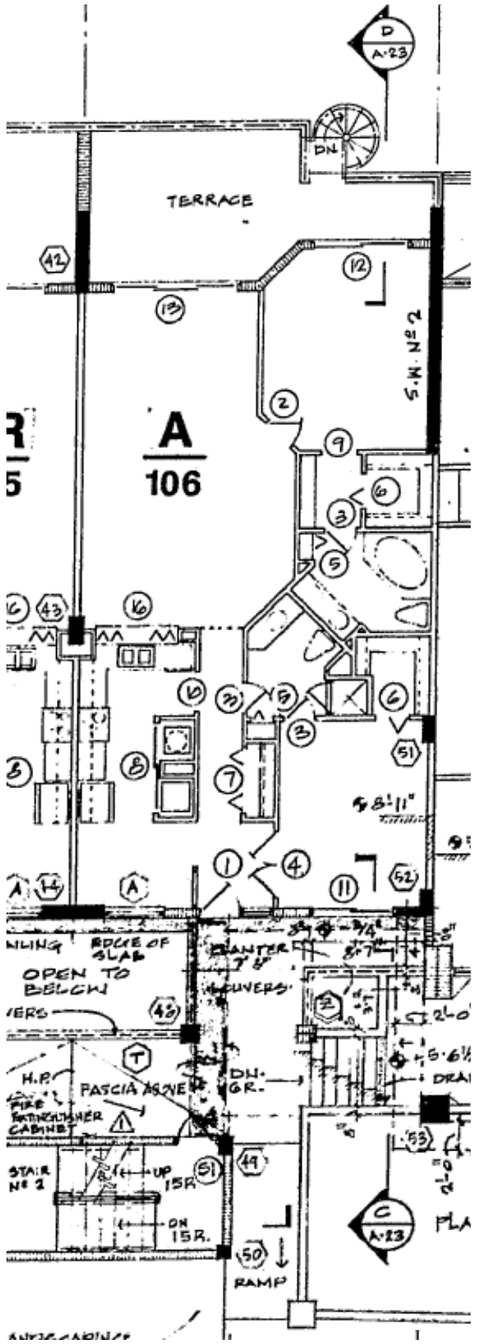


**UNIT 106**

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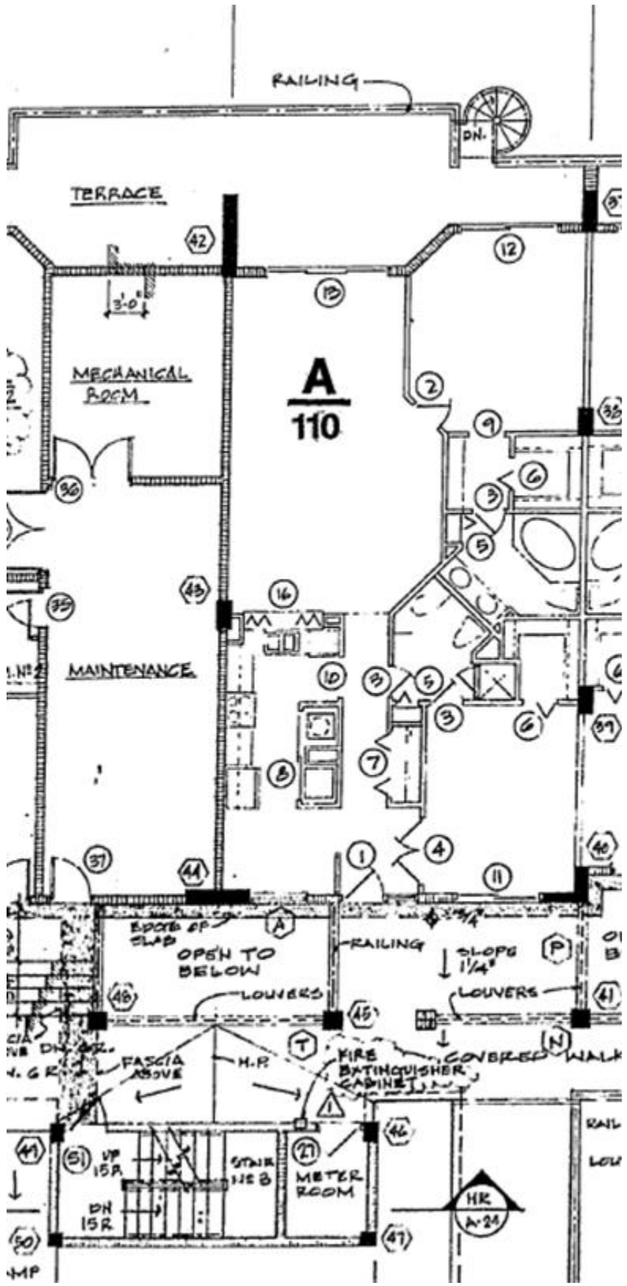
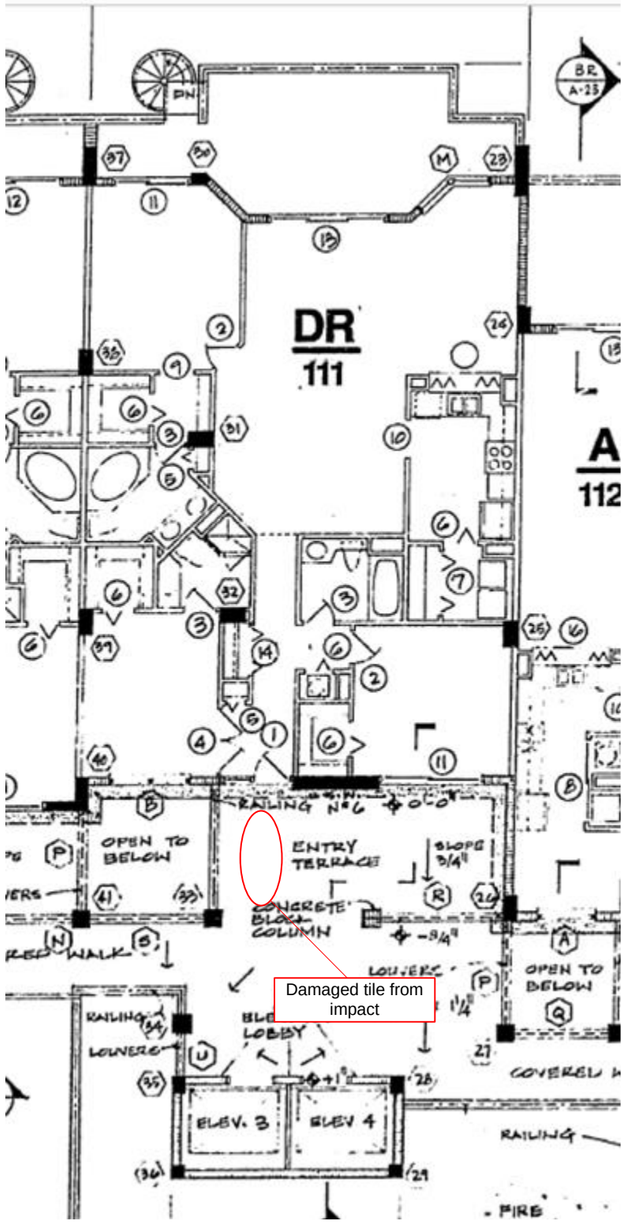



**UNIT 110**

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed

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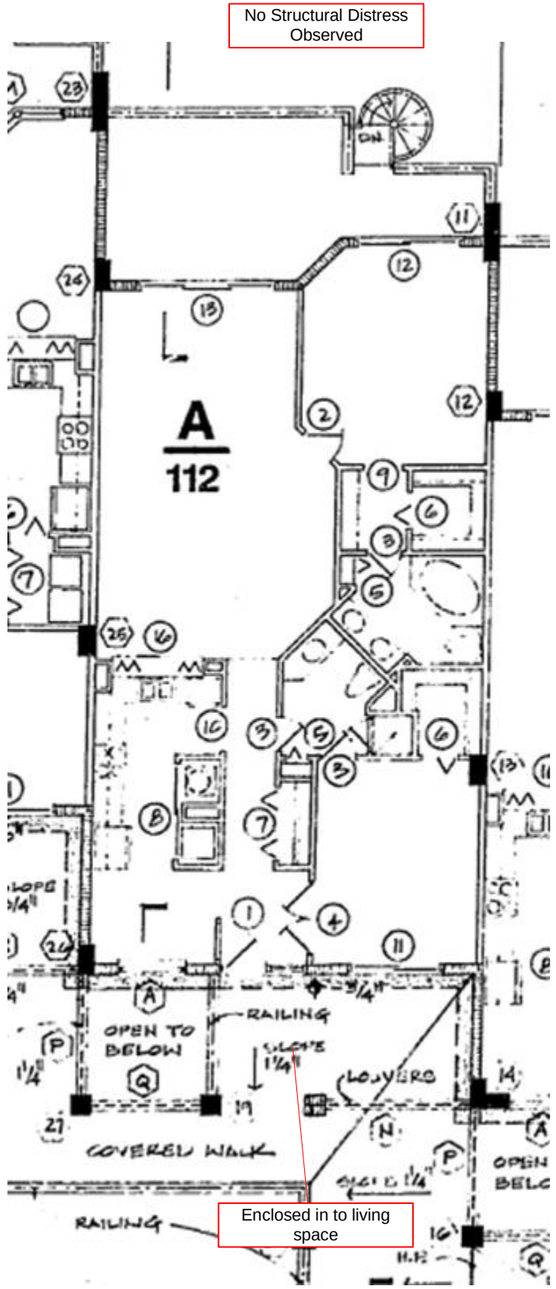
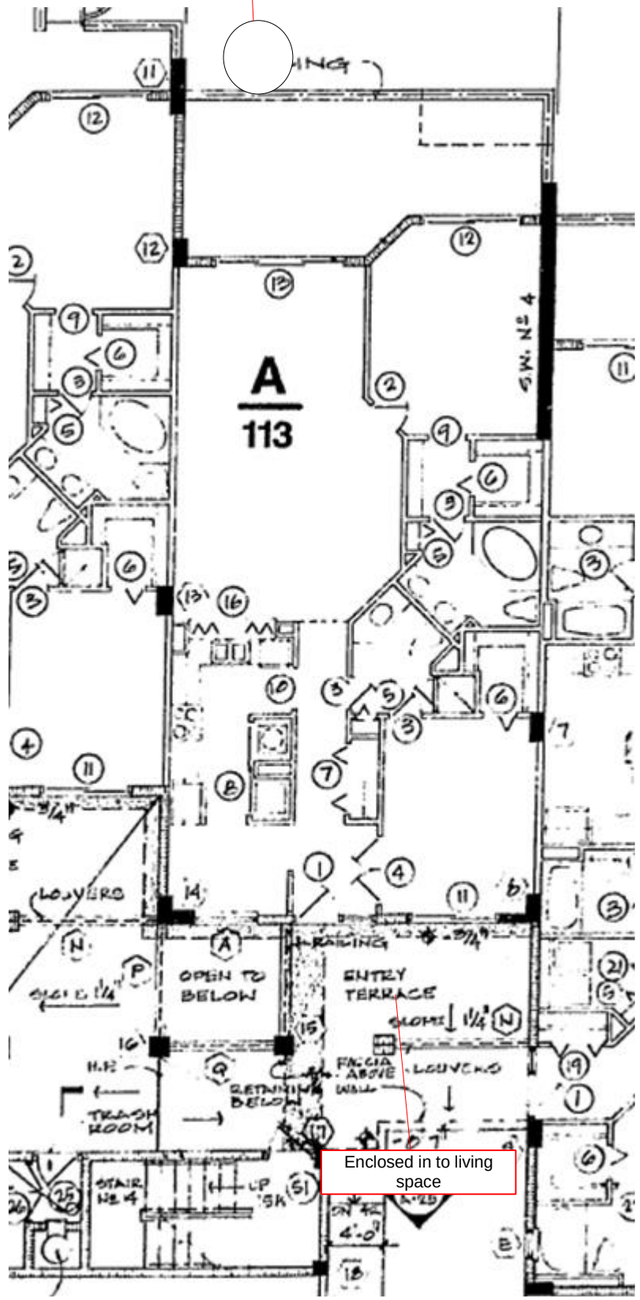



## UNIT 112

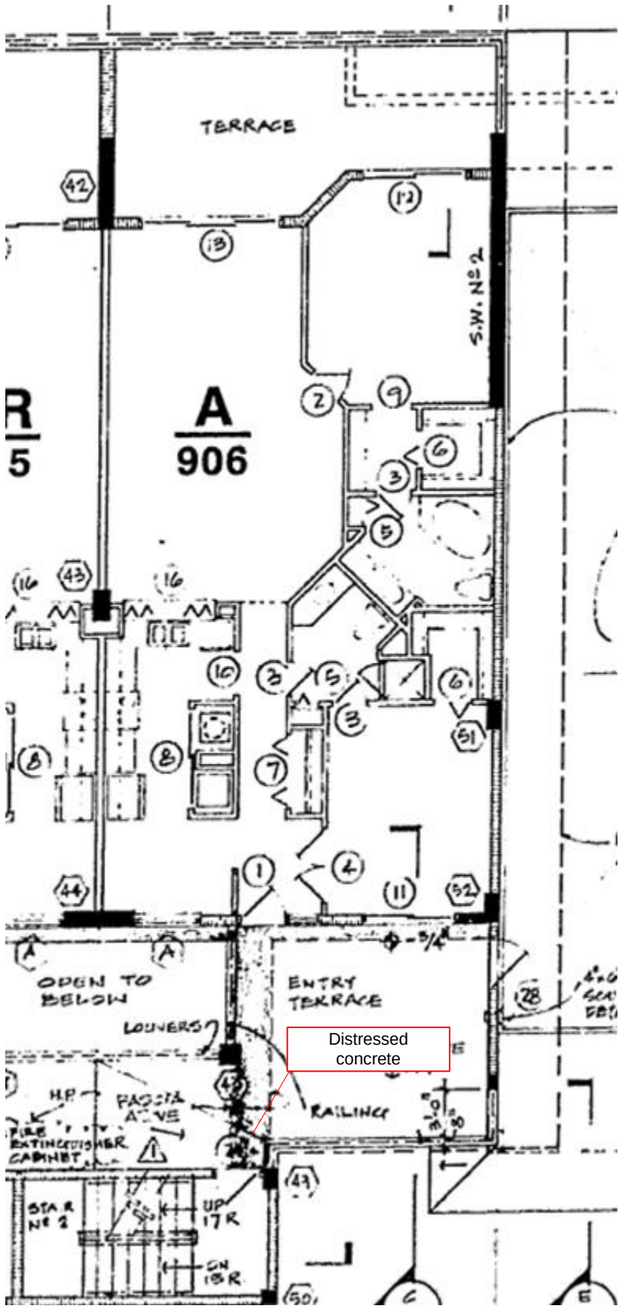
Spiral stairs starting to pull away from the building




## UNIT 113

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

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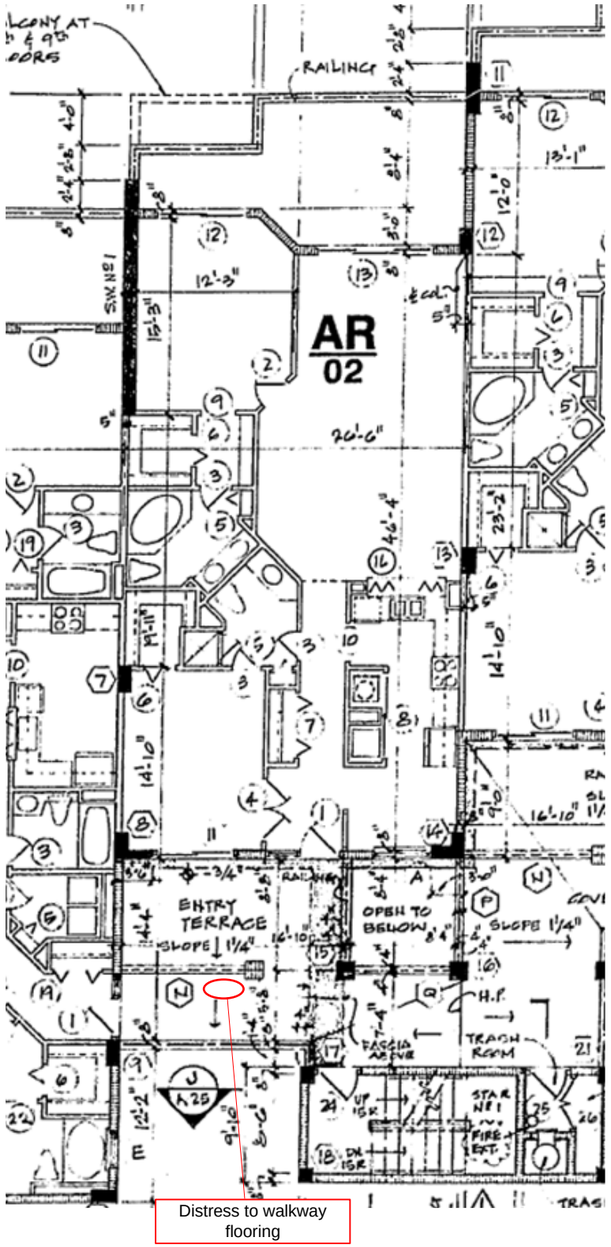


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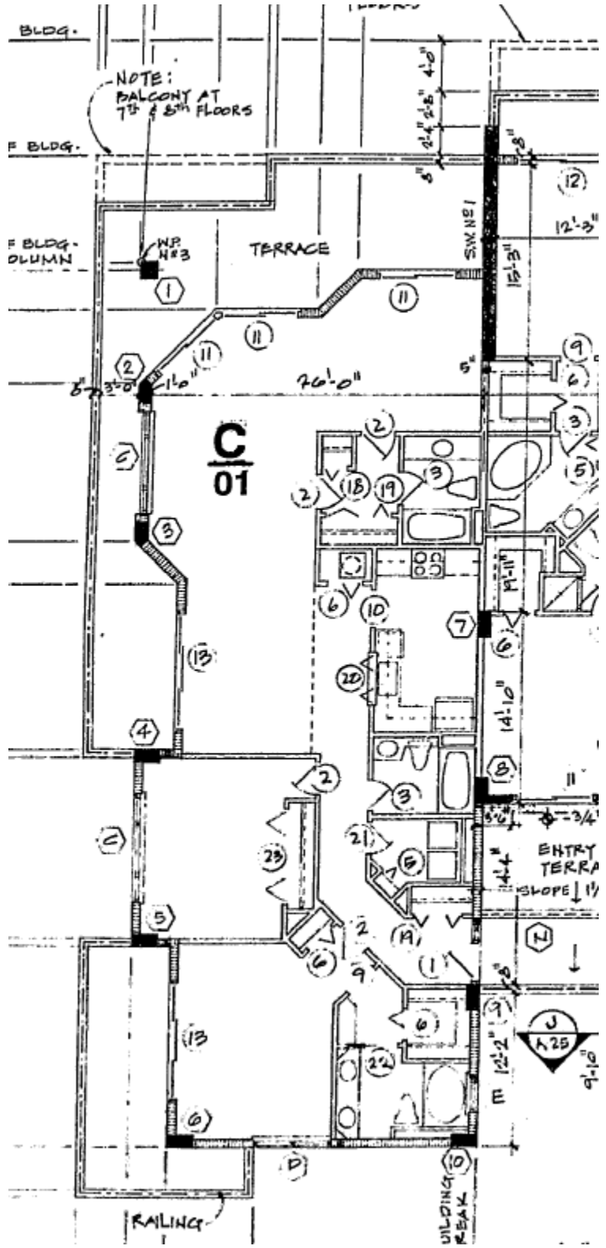


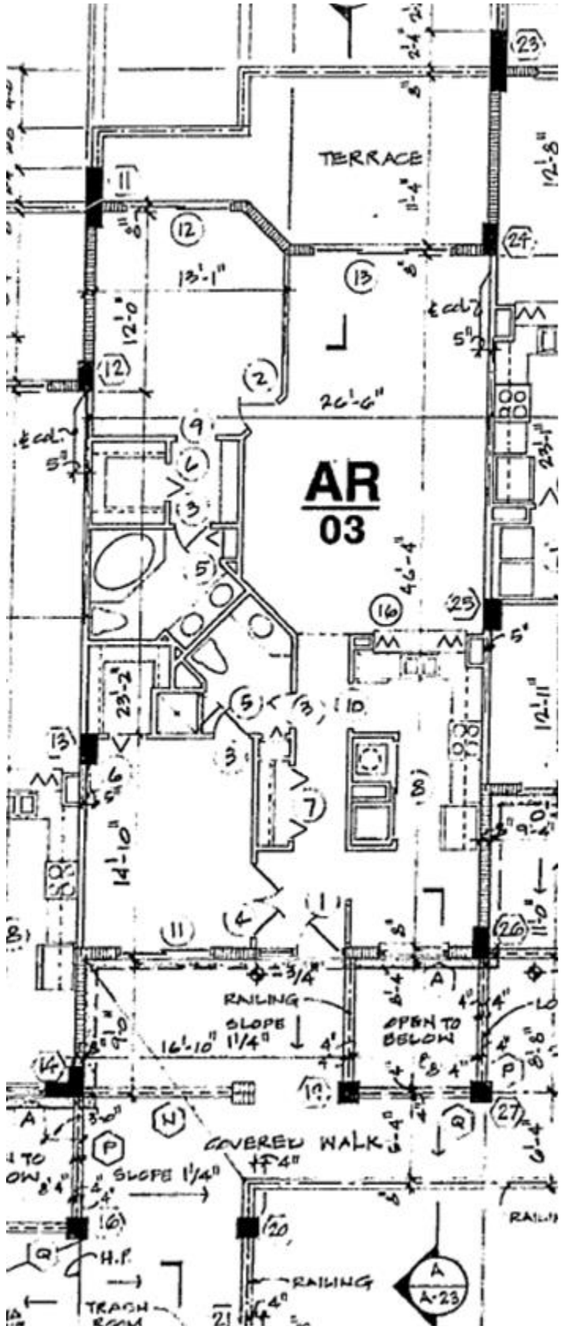

No Structural Distress Observed

## UNIT 701

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed

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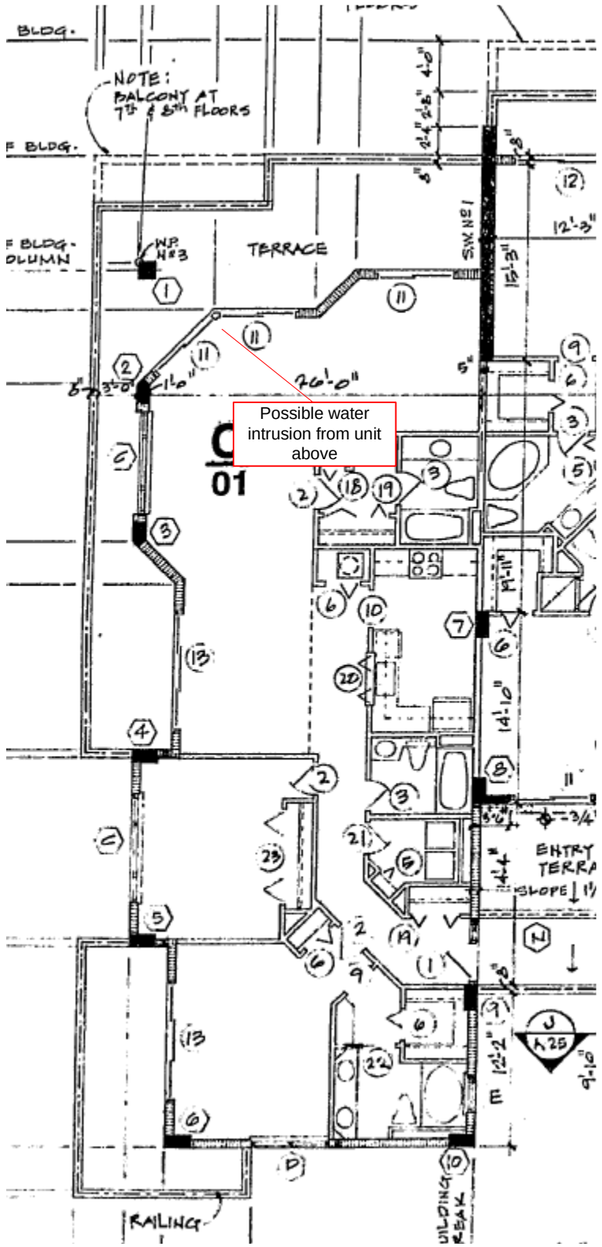


**UNIT 501**

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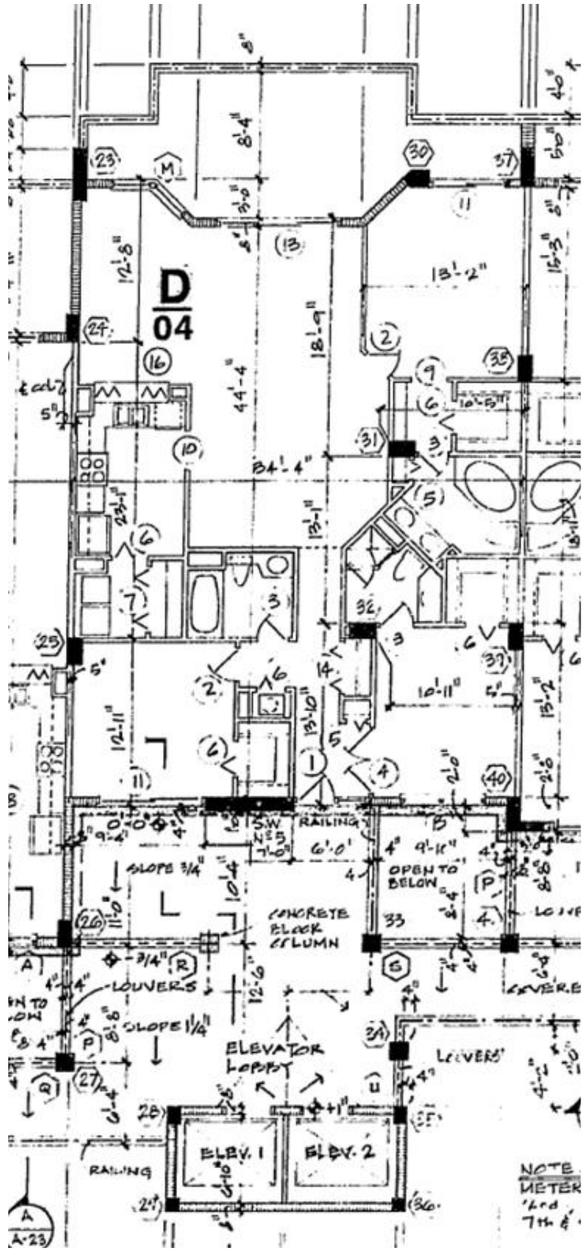
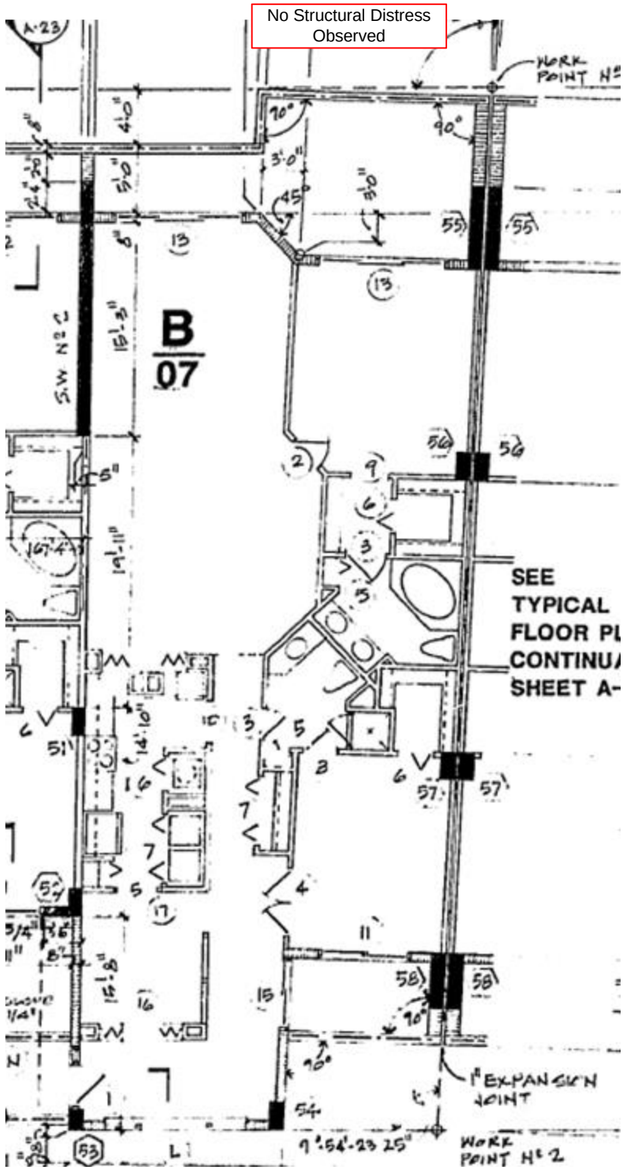



**UNIT 504**

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed




## UNIT 507

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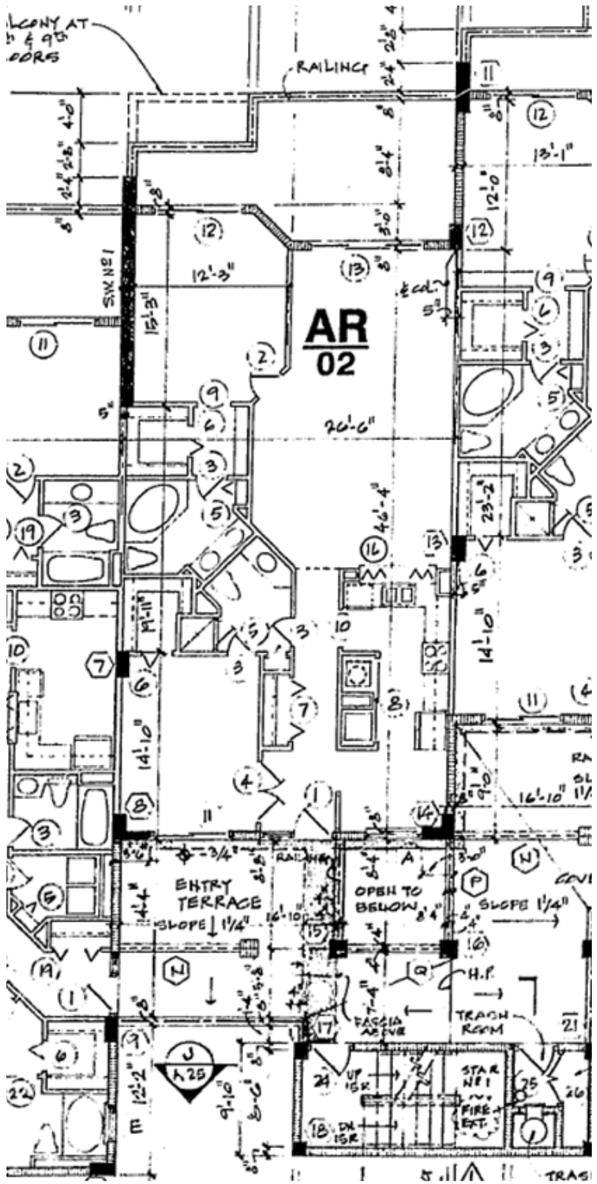


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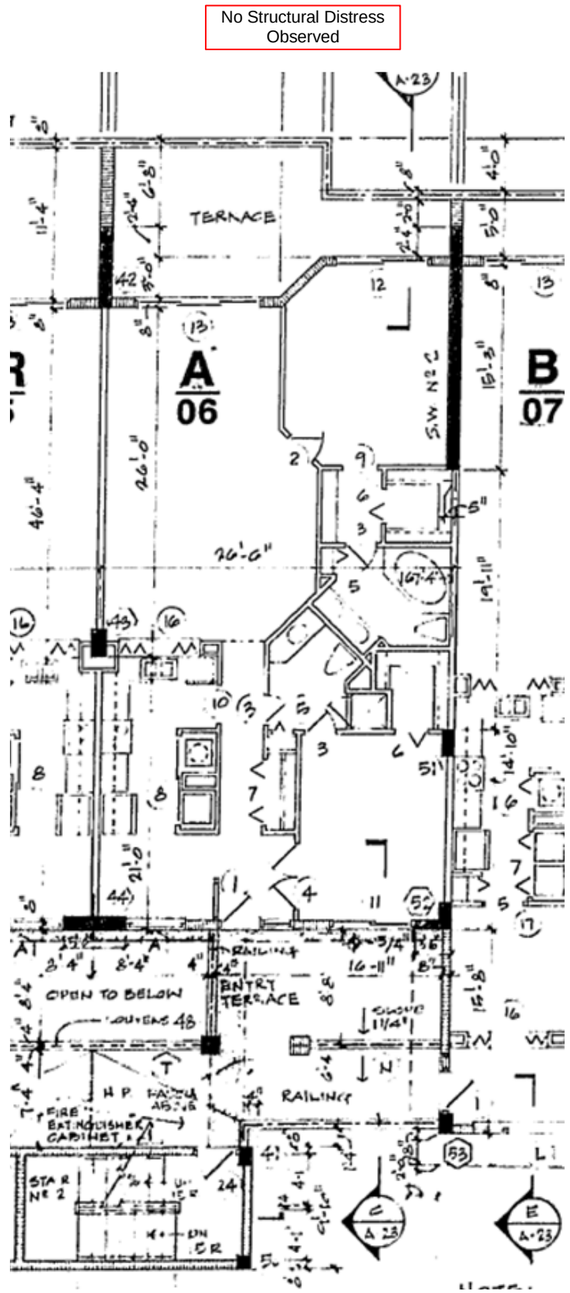
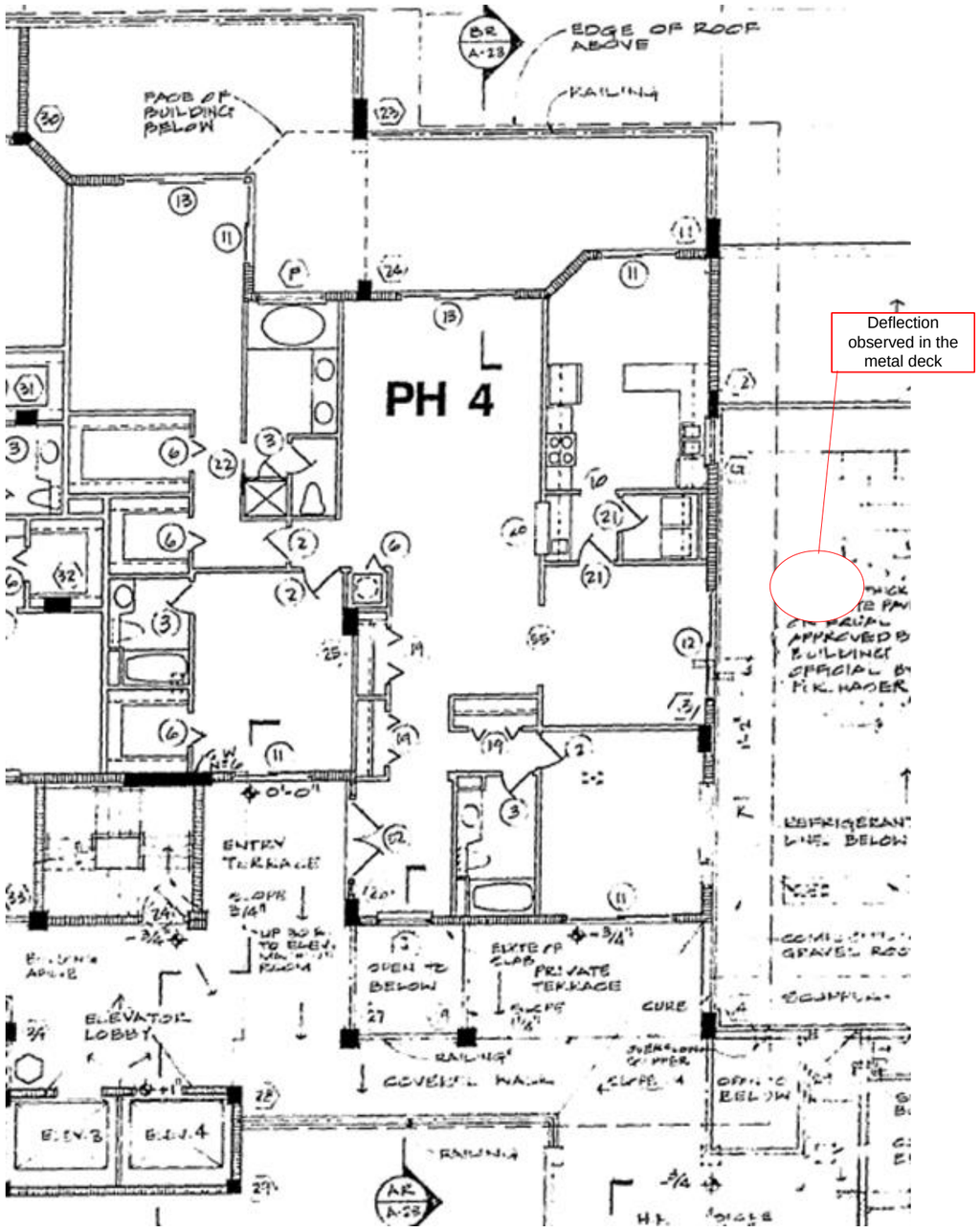


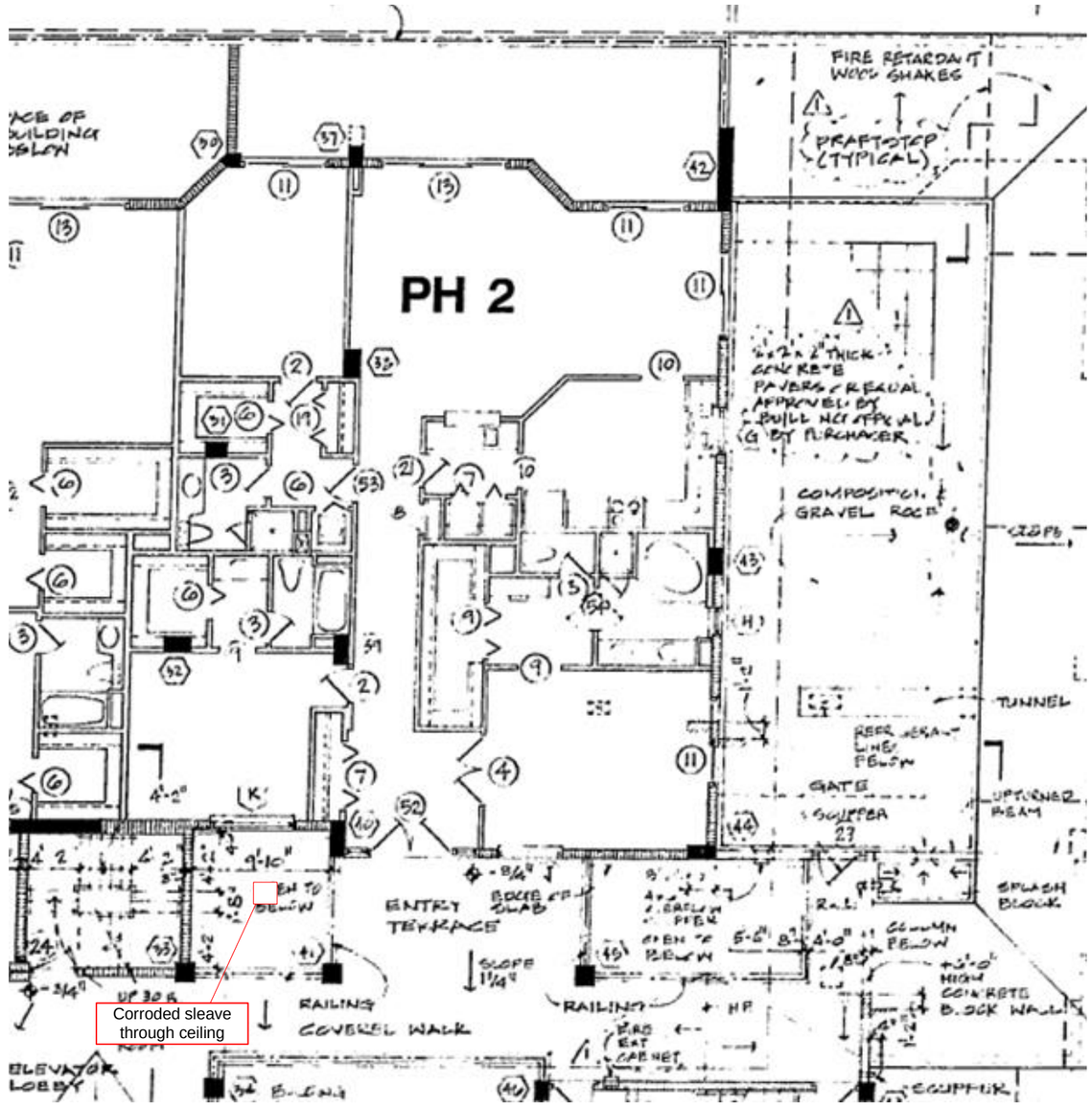

## UNIT 306

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01



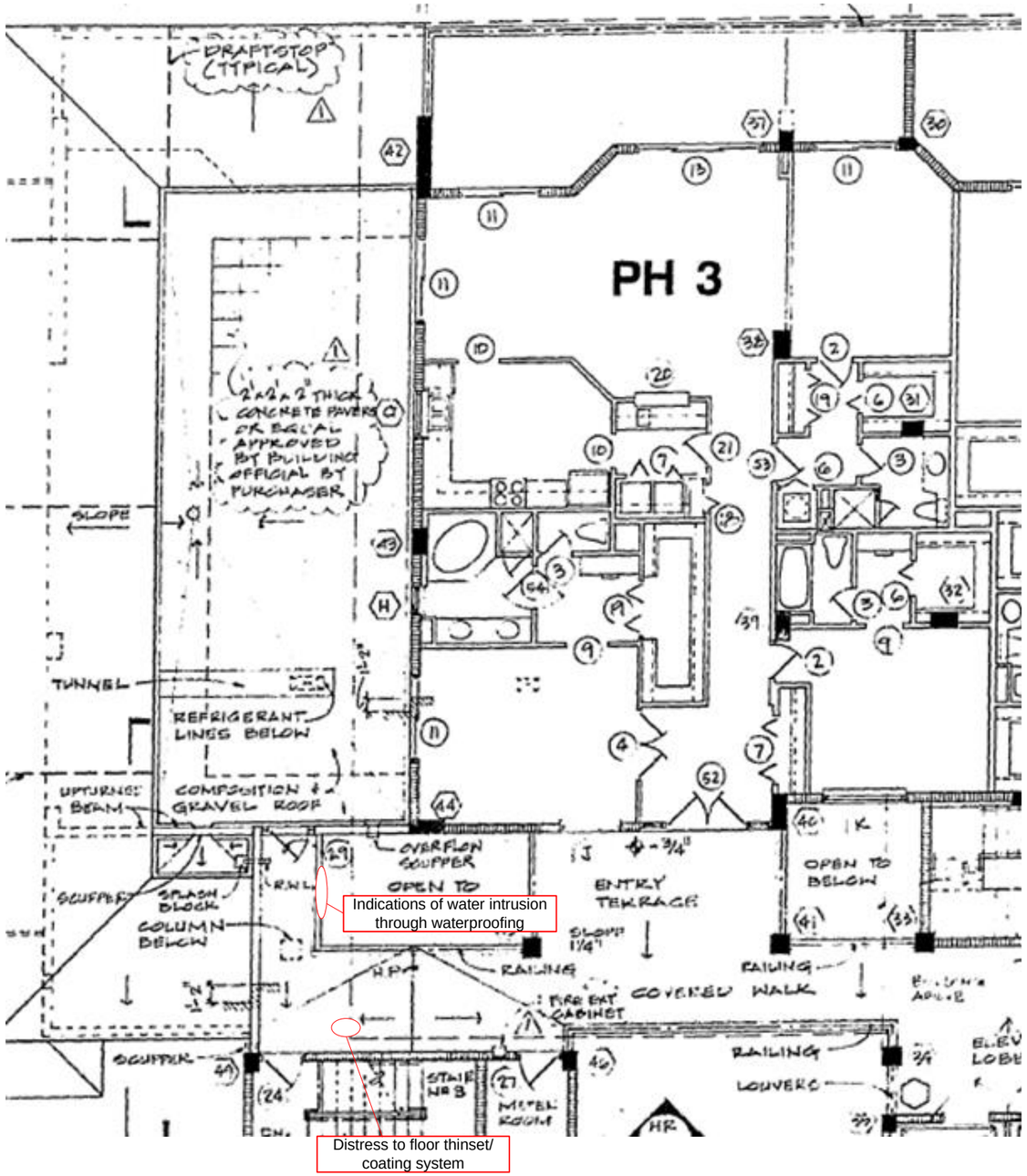

**PENTHOUSE 4**



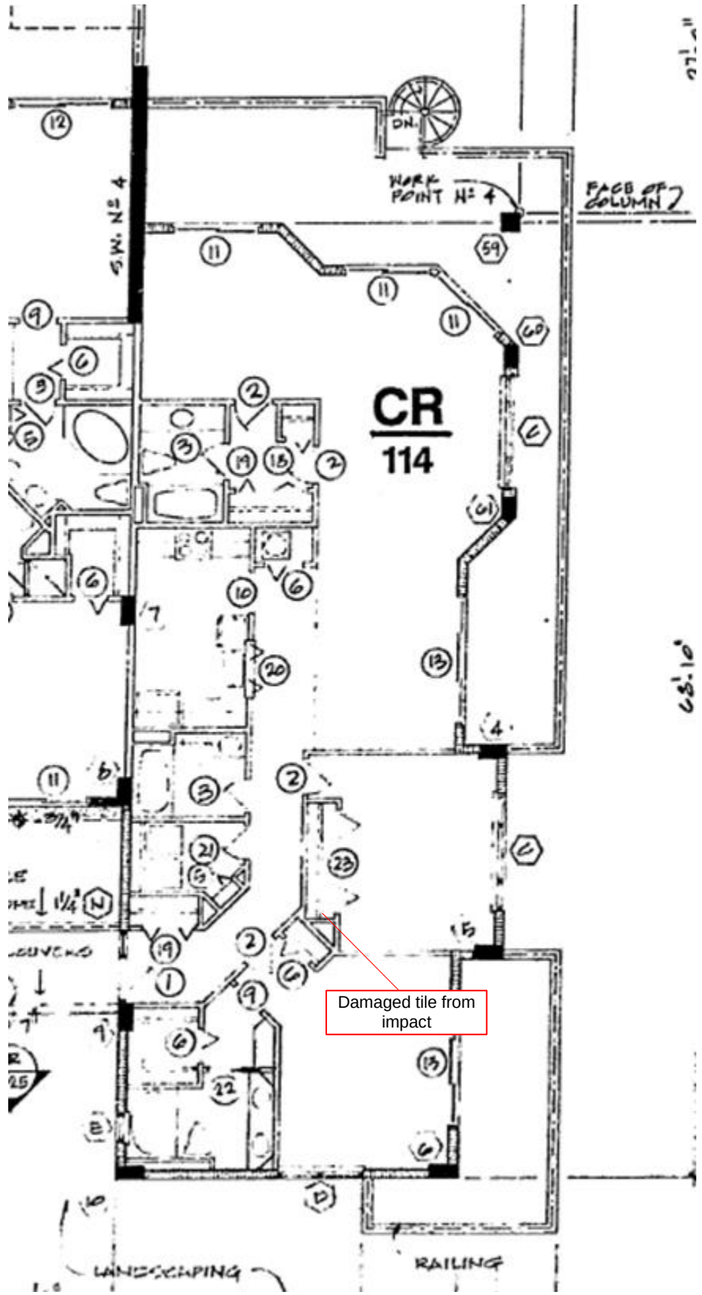

**PENTHOUSE 2**

# APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01




**PENTHOUSE 3**

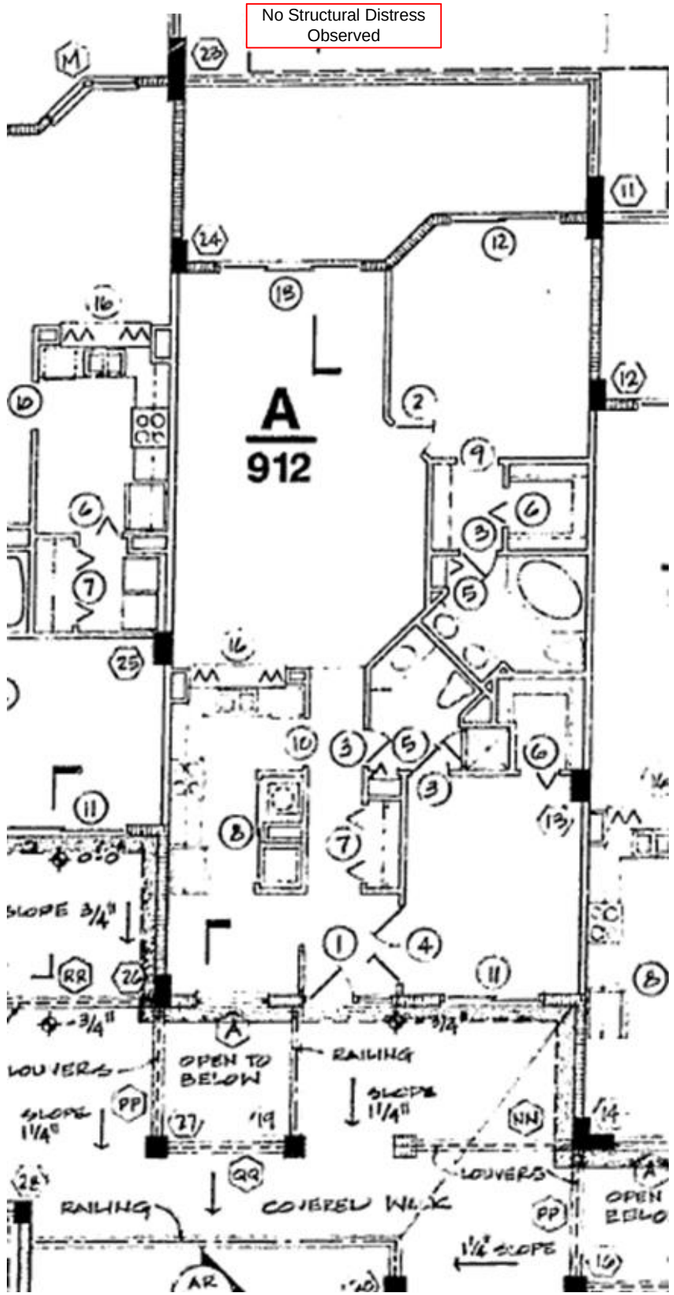



**UNIT 114**

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed




## UNIT 912

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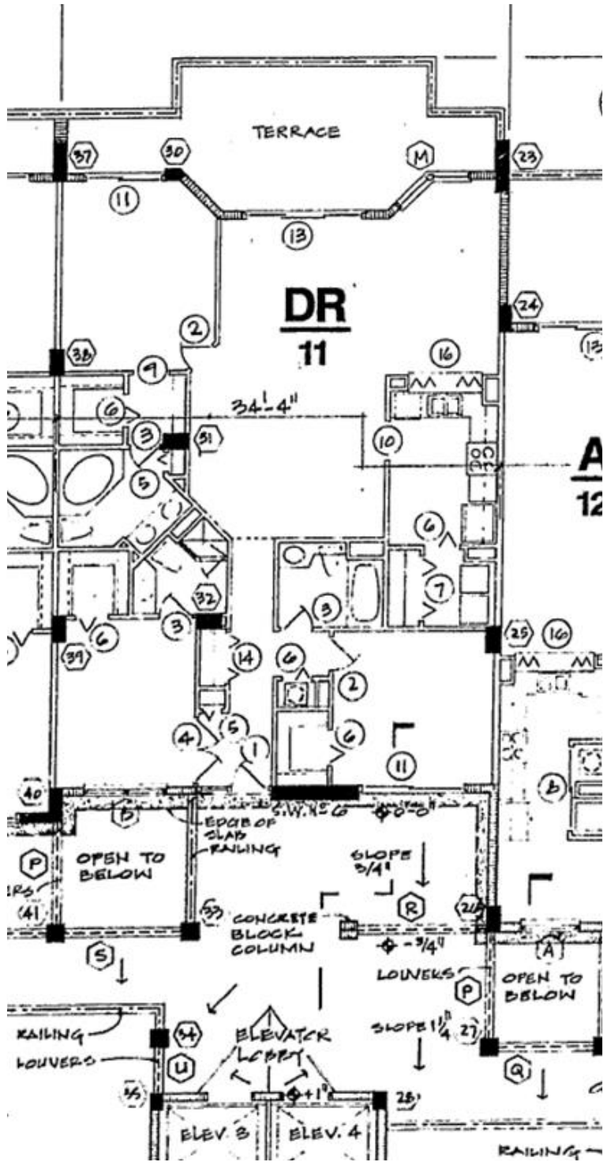


## UNIT 811

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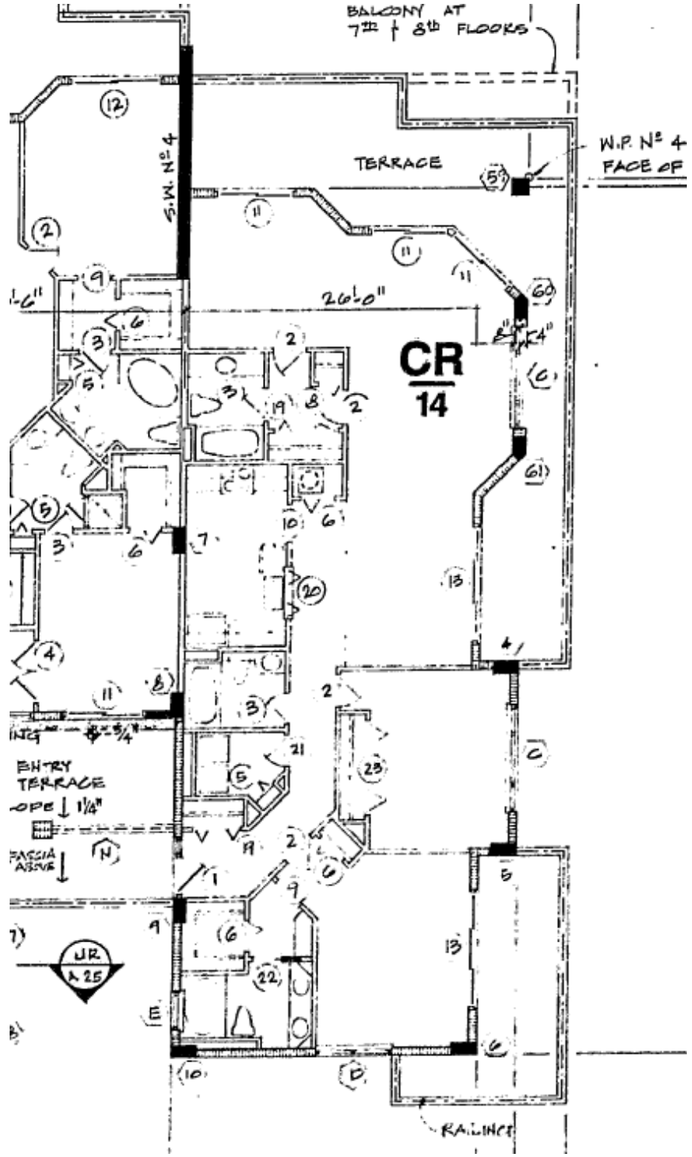
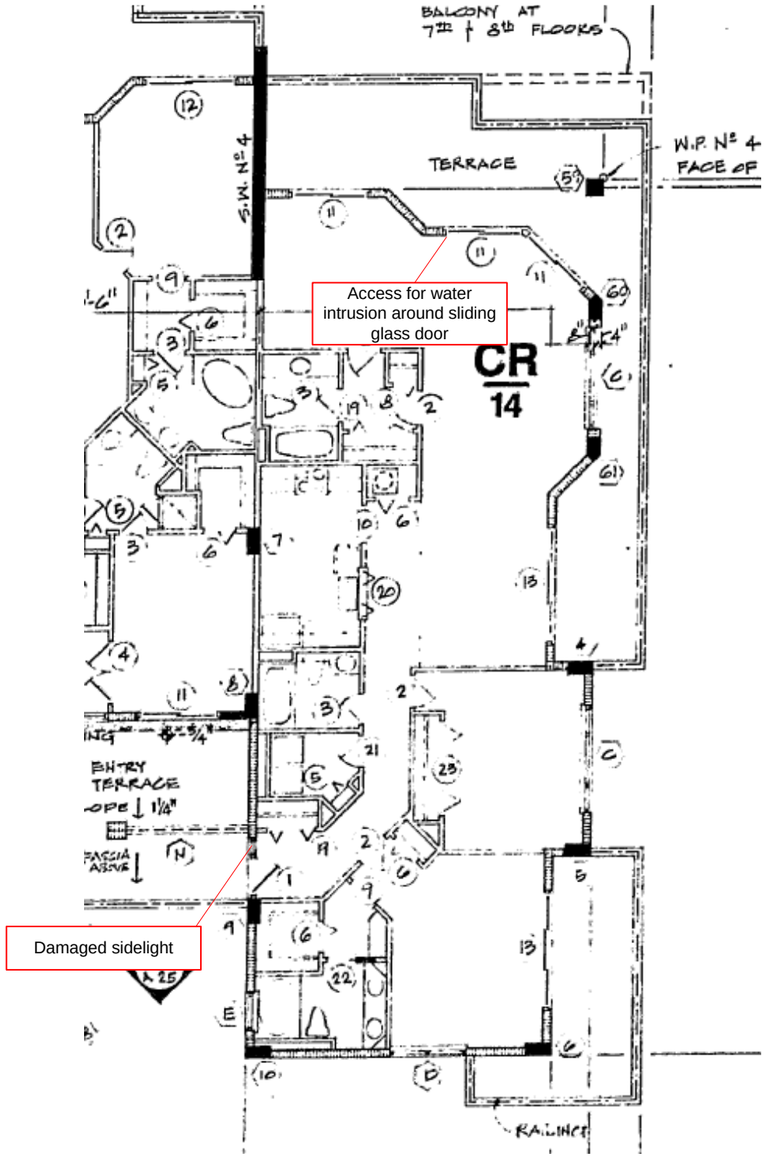



## UNIT 714

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

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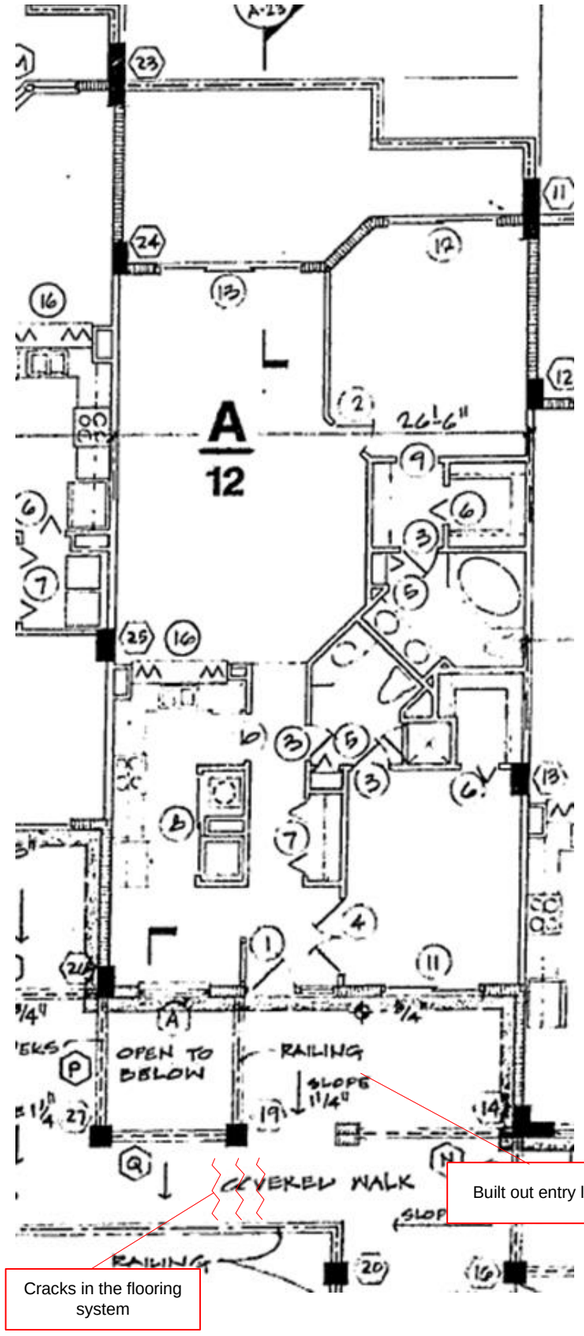


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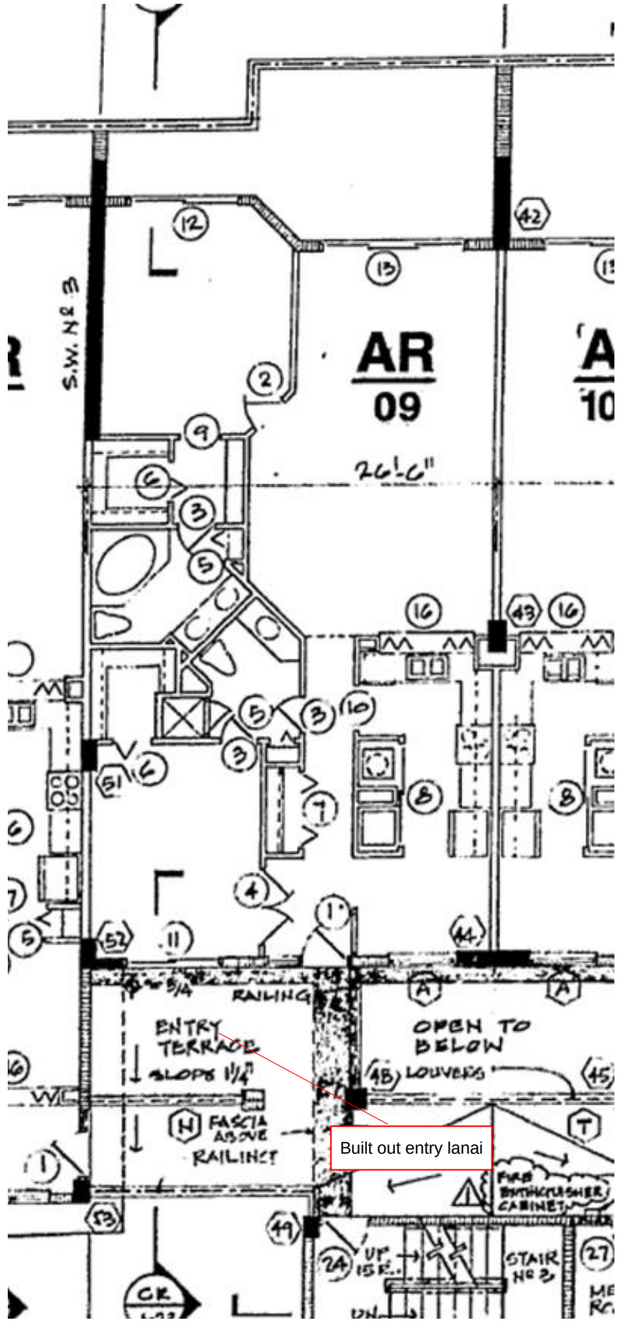
No Structural Distress Observed

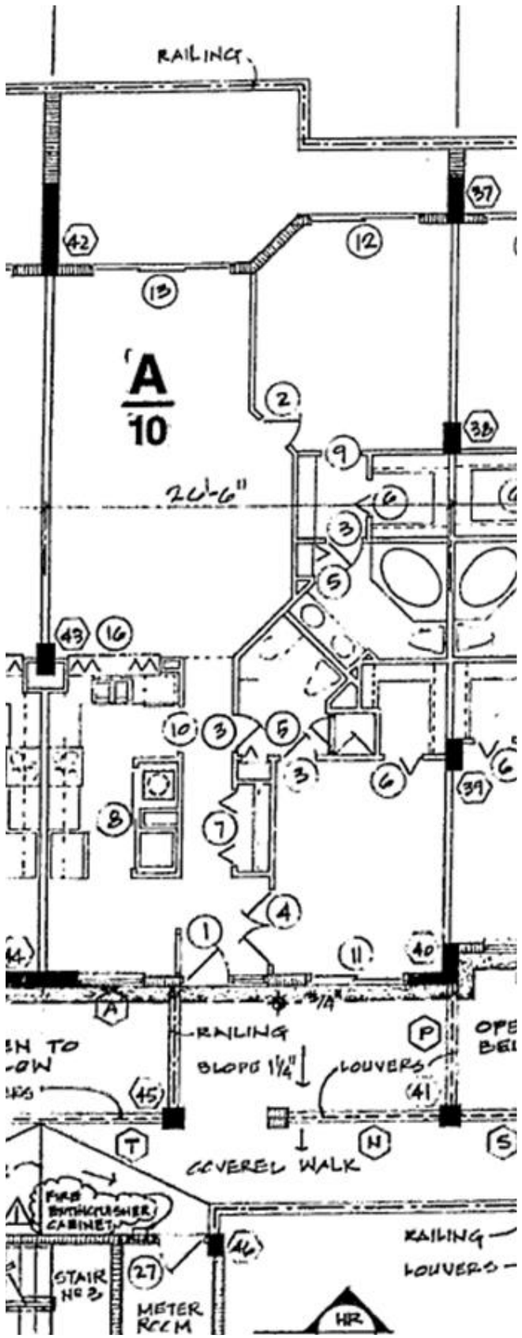



## UNIT 509

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed




## UNIT 410

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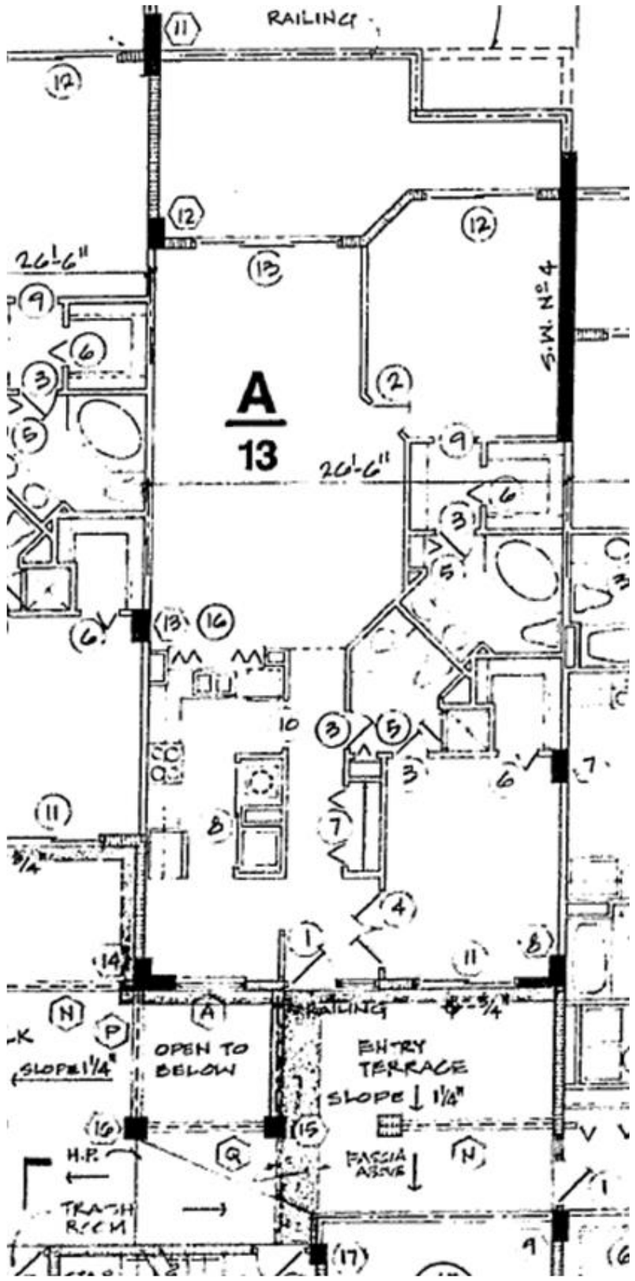


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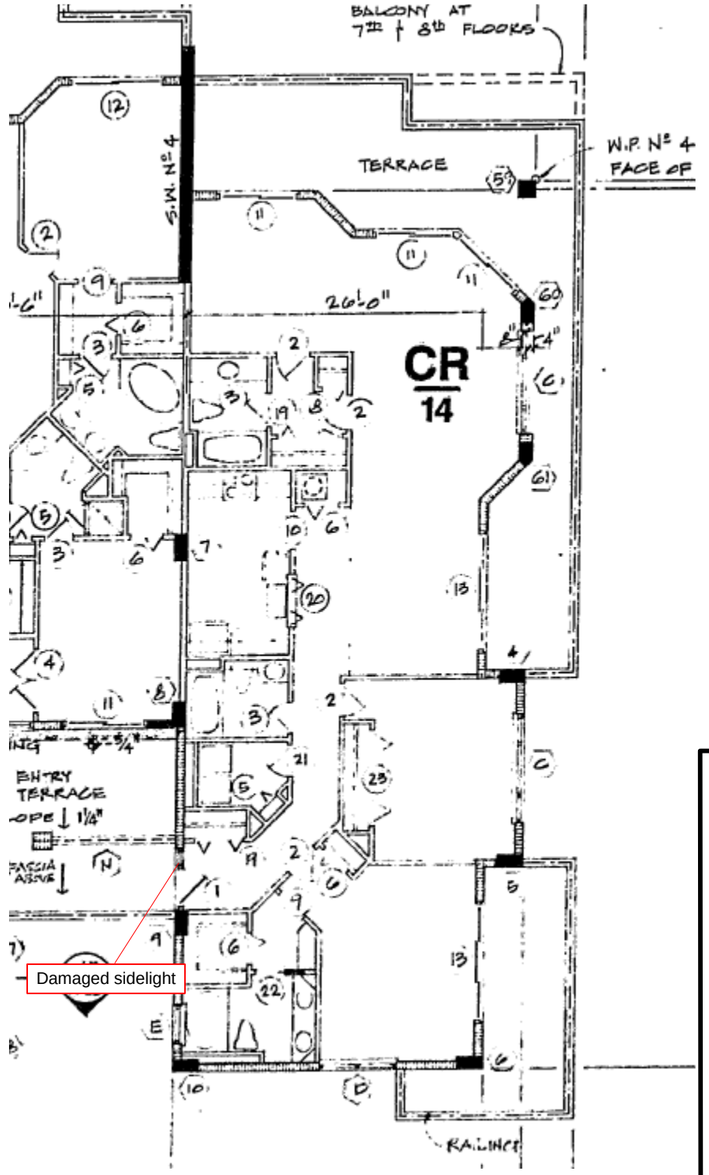


## UNIT 414

APPENDIX A

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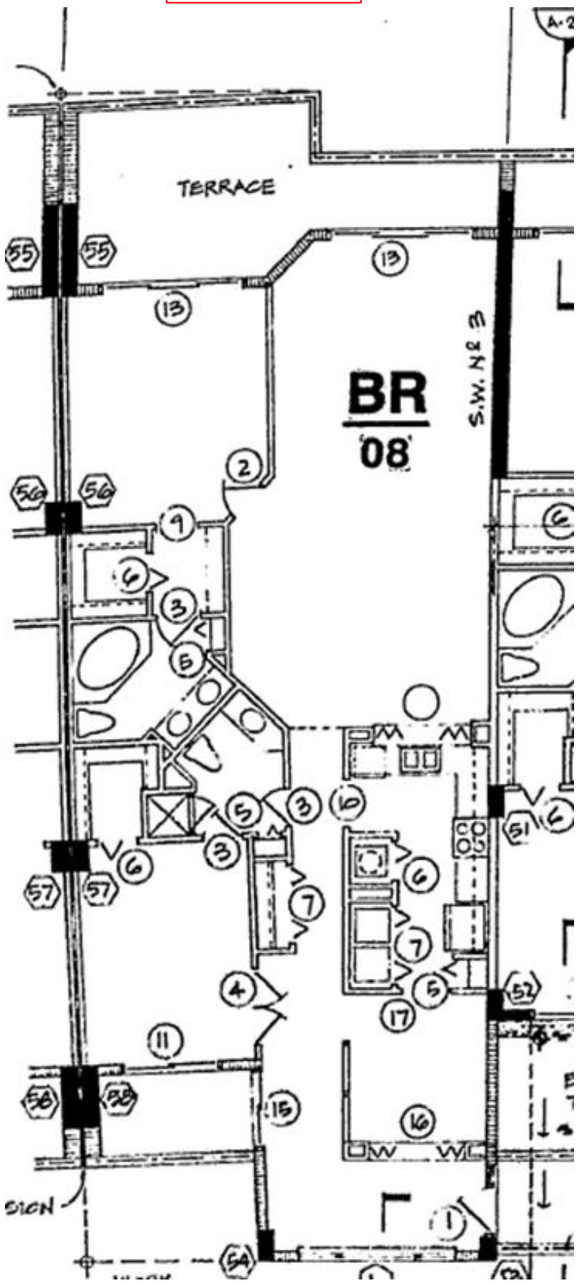
No Structural Distress Observed




**UNIT 308**

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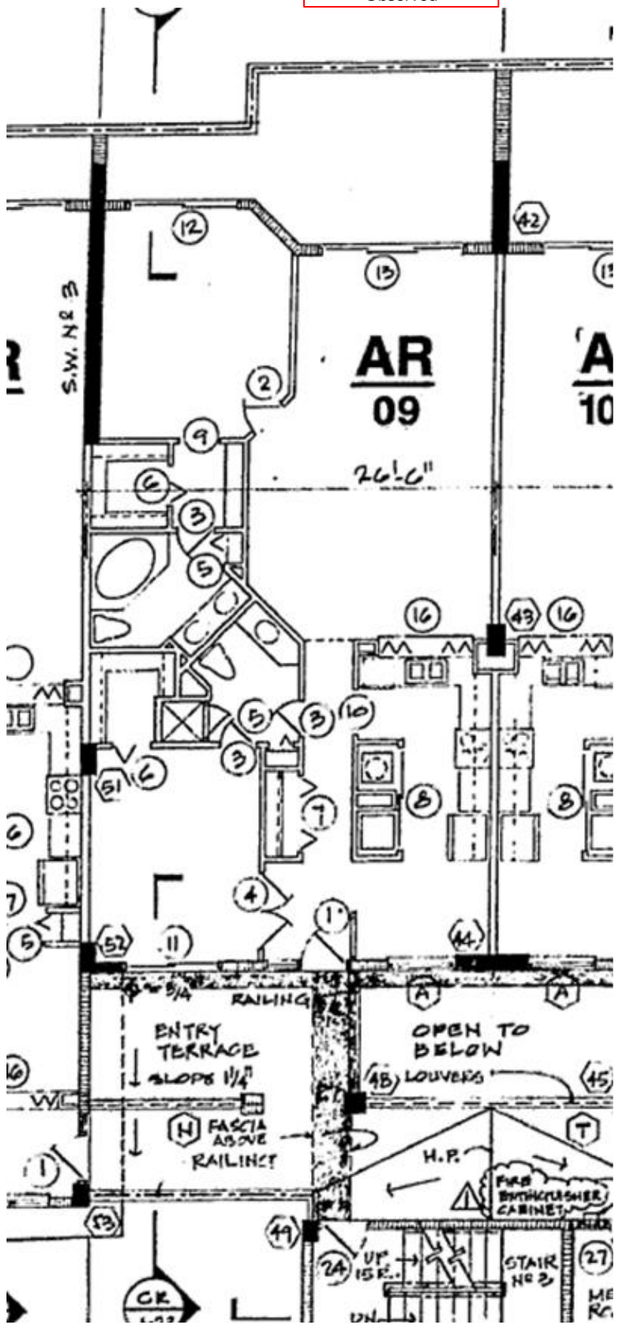


**UNIT 209**

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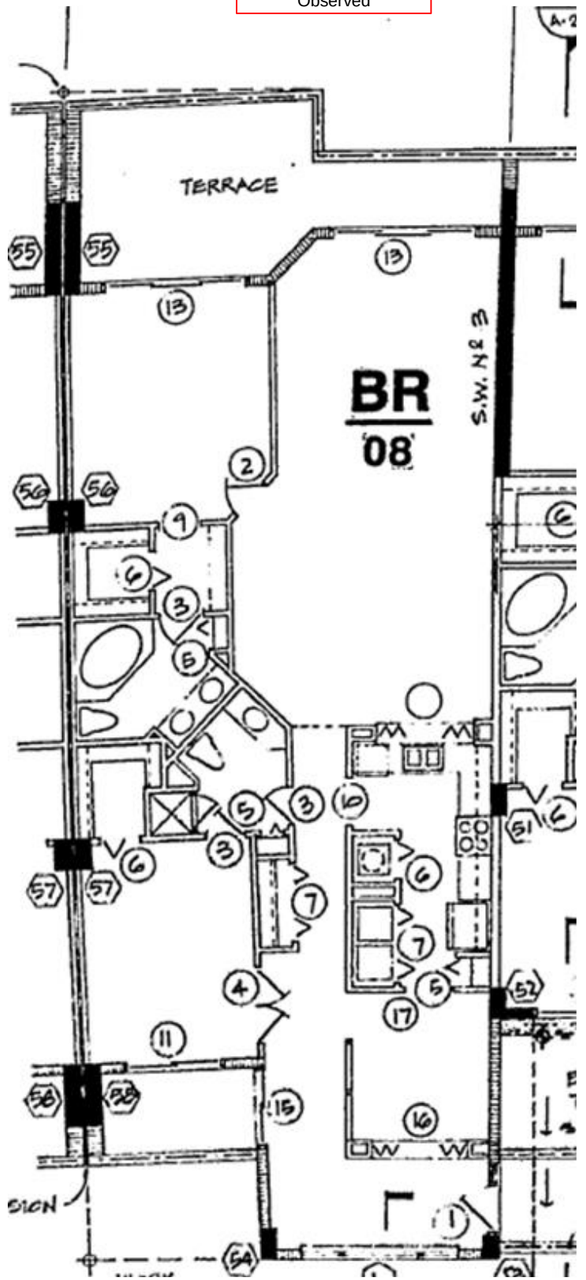
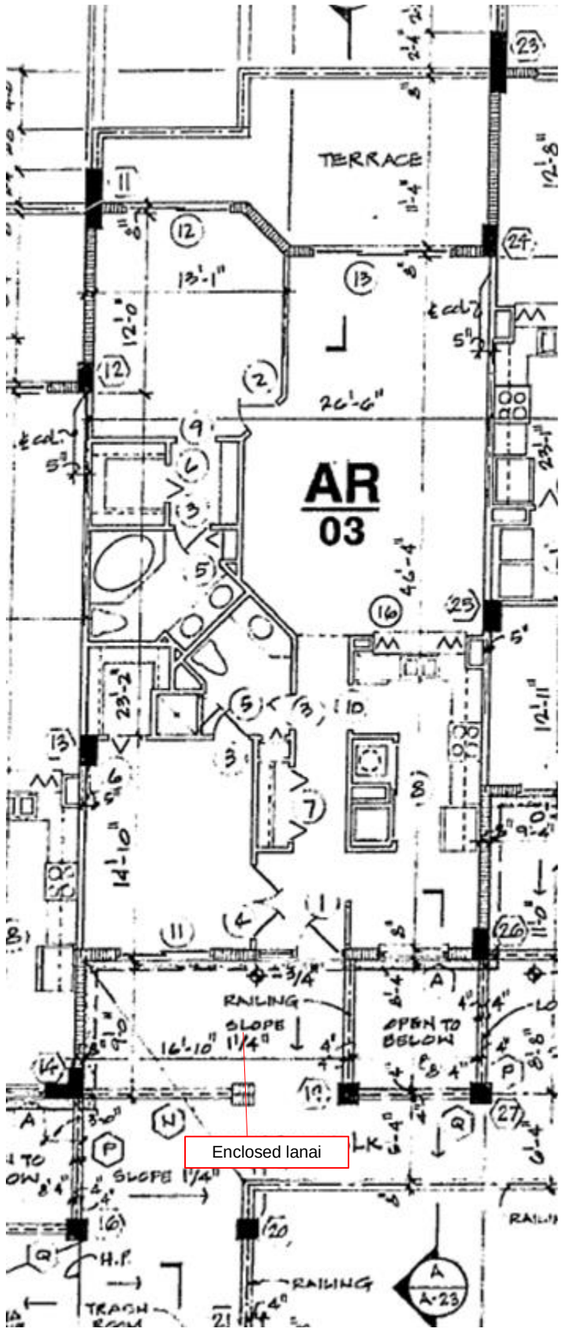



**UNIT 808**

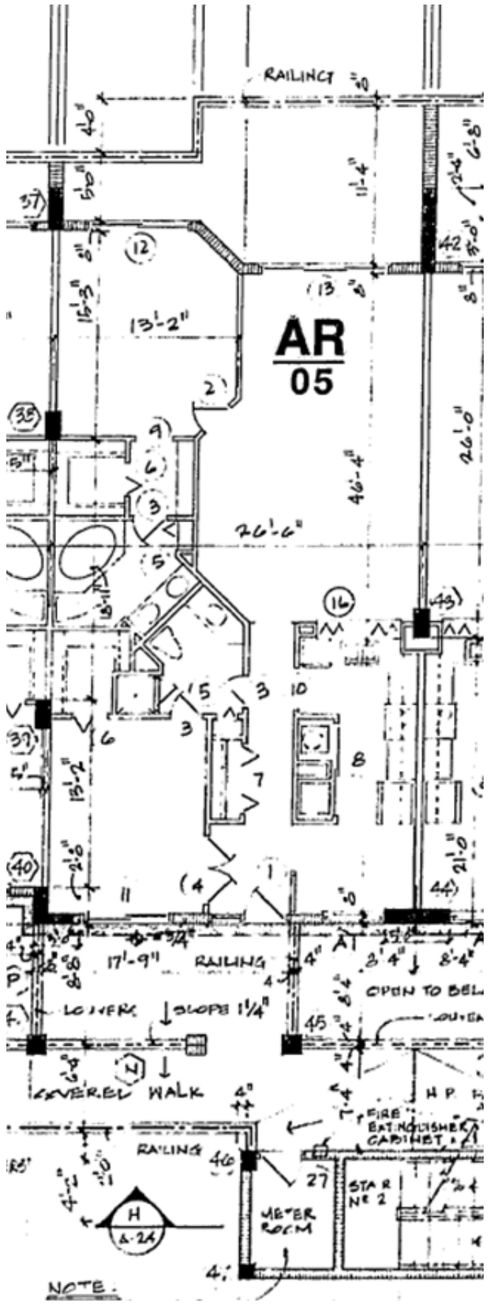
APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

No Structural Distress Observed




## UNIT 203

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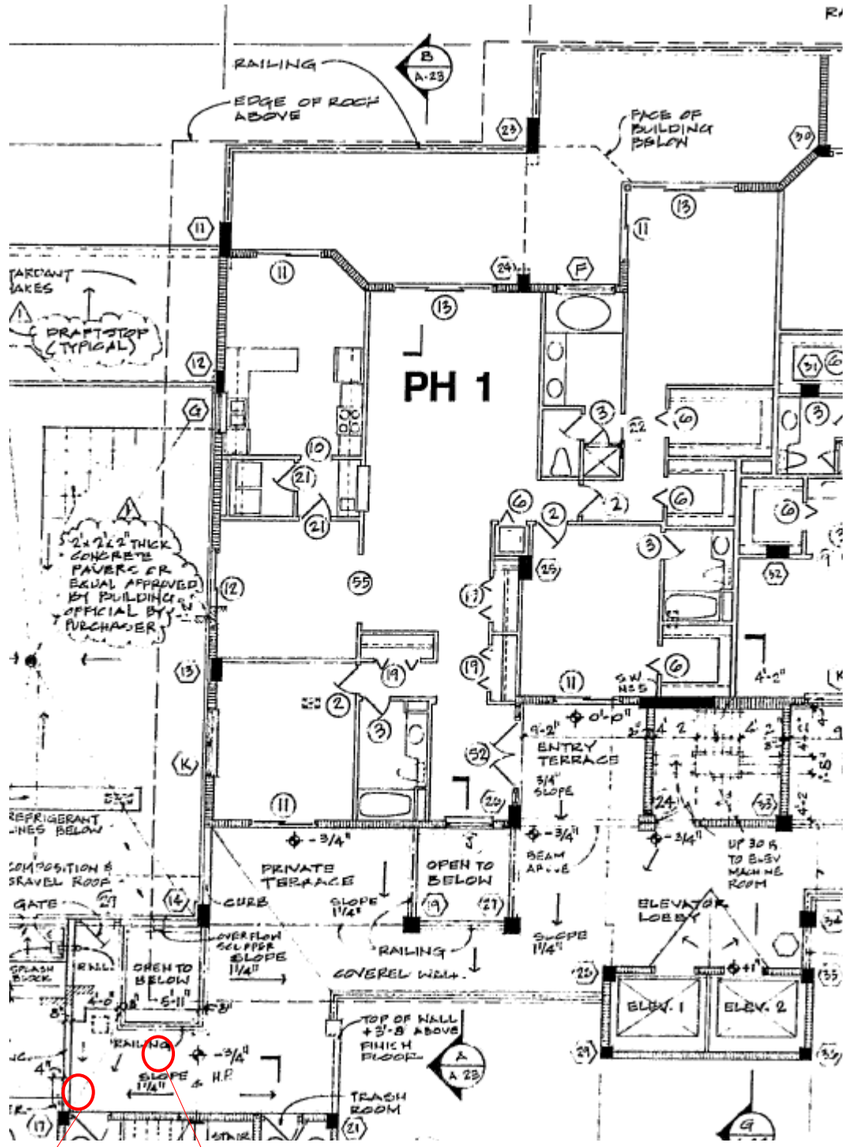


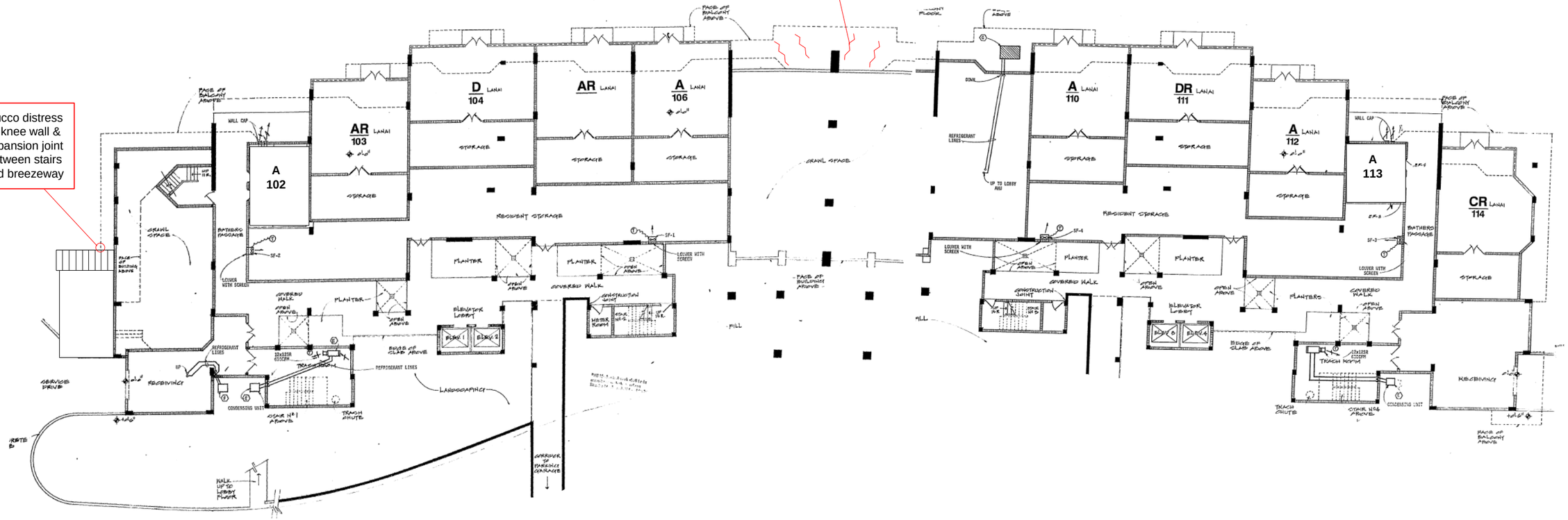

## BREEZEWAY IN FRONT OF PENTHOUSE 1

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

Numerous observed cracks and possible settlement along deck off of lobby level. Further investigation be need to determine source of problem

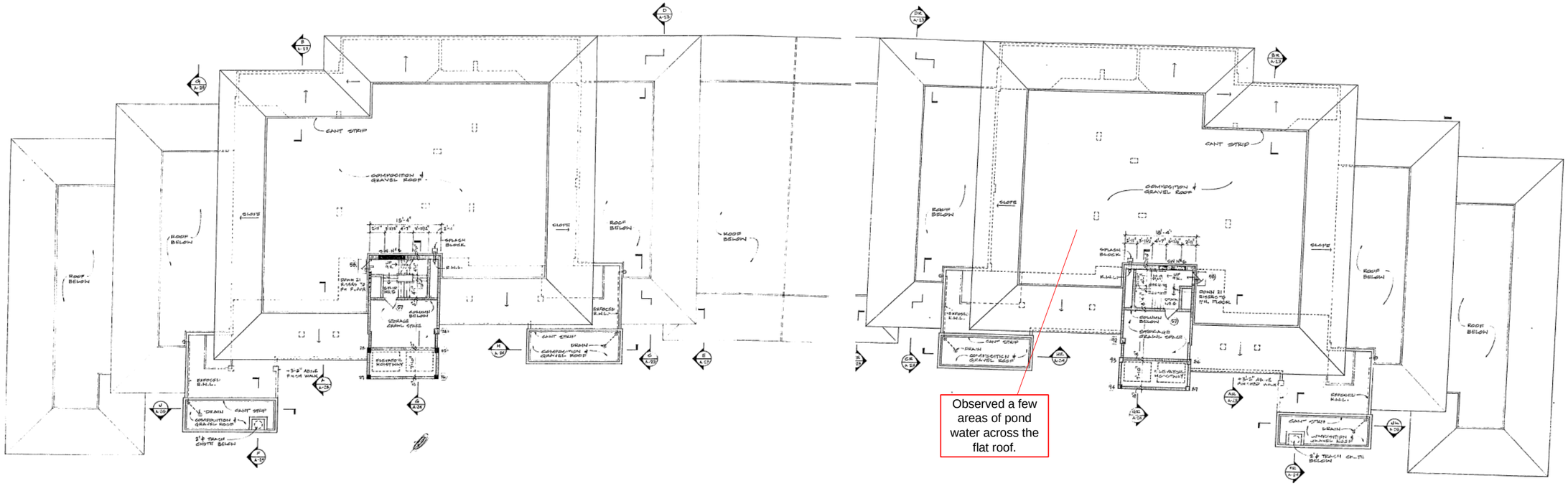
stucco distress at knee wall & expansion joint between stairs and breezeway




## GROUND FLOOR LAYOUT

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01




We observed several sections of roof flashing and roof panels that are experiencing severe corrosion.

# ROOF LAYOUT

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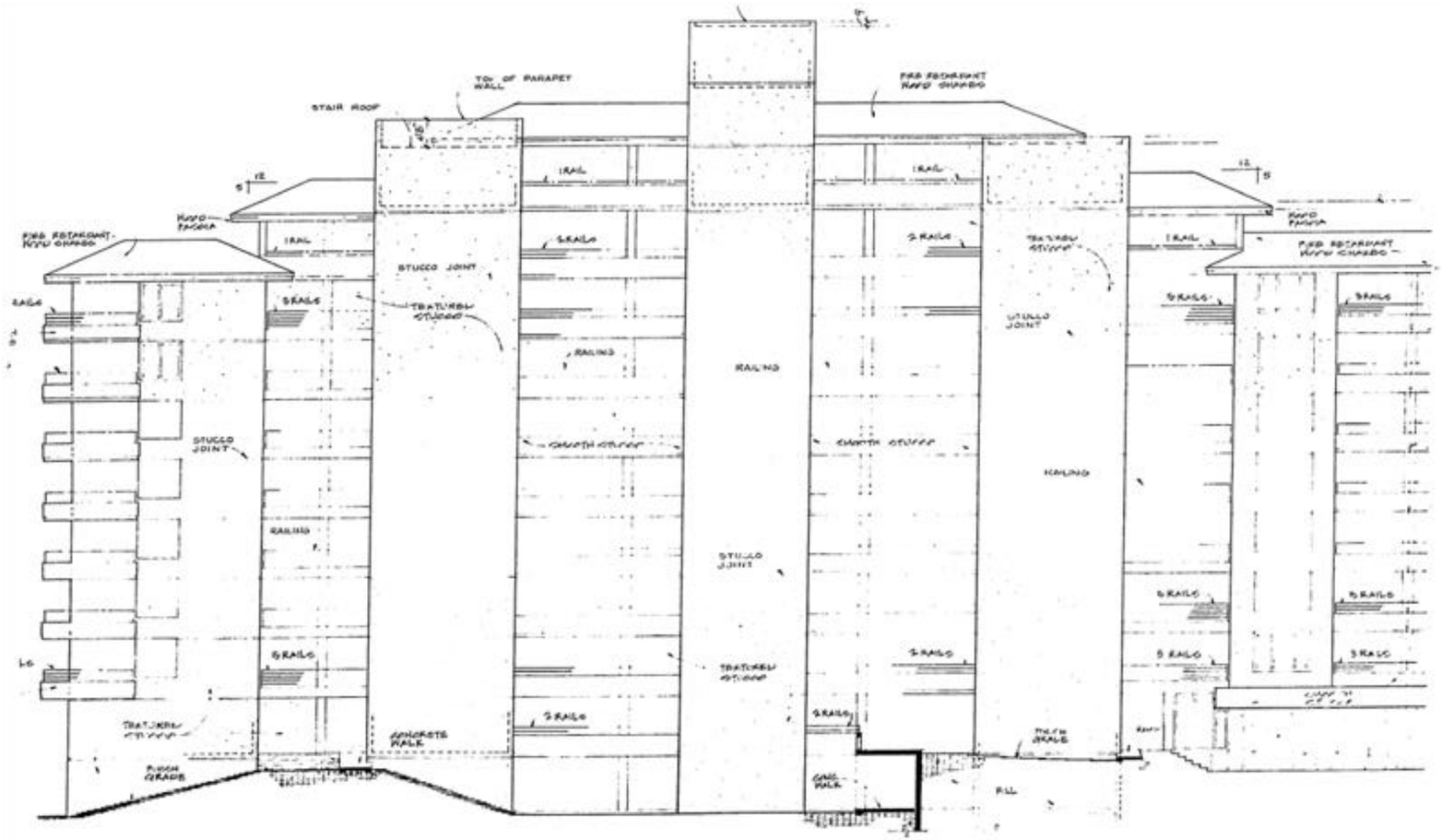
SOCOTEC PROJECT NO. 6178-002.01

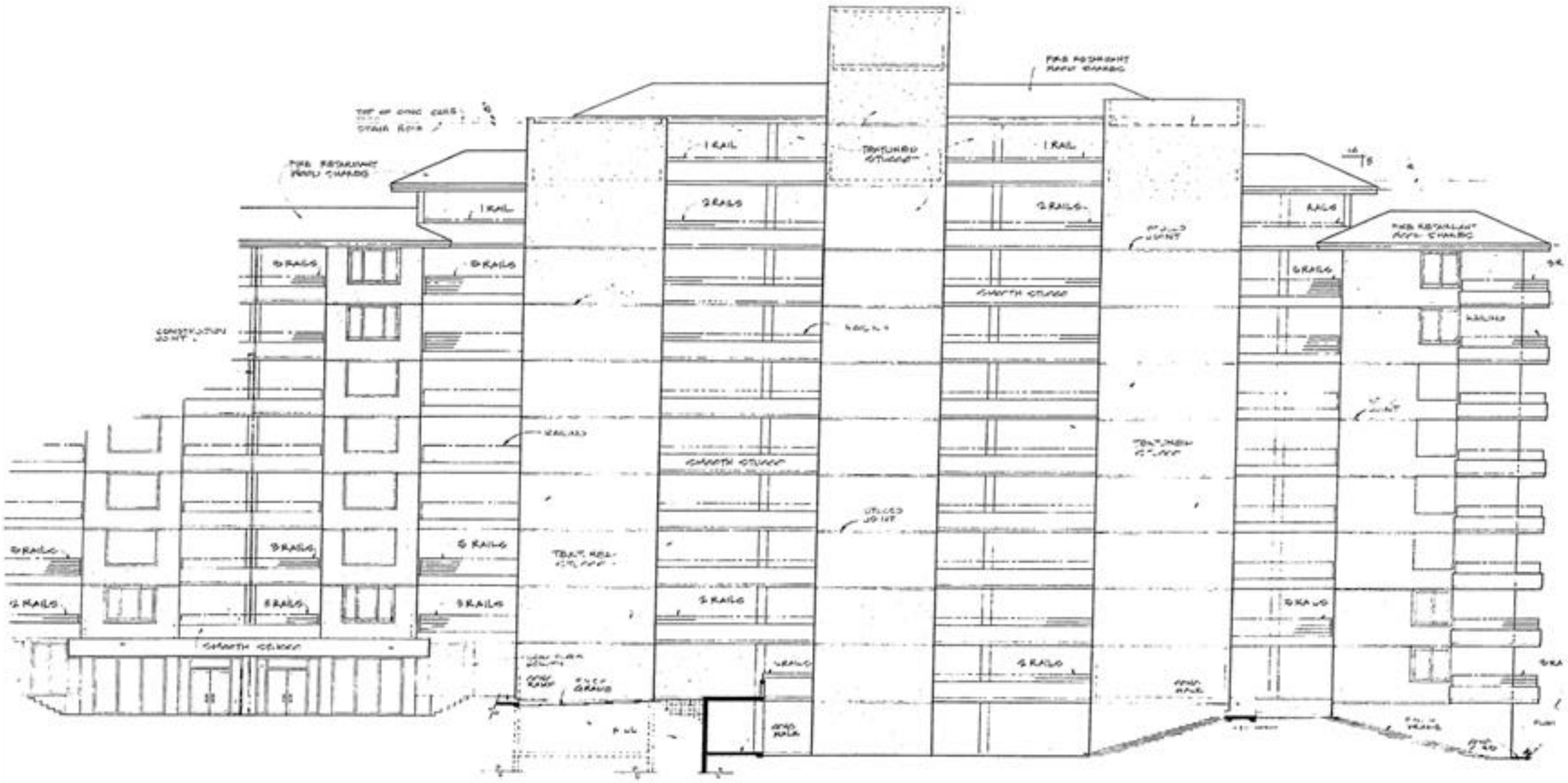



Distressed flooring system through entryway walkway

## EAST ELEVATION
## SOUTH TOWER

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

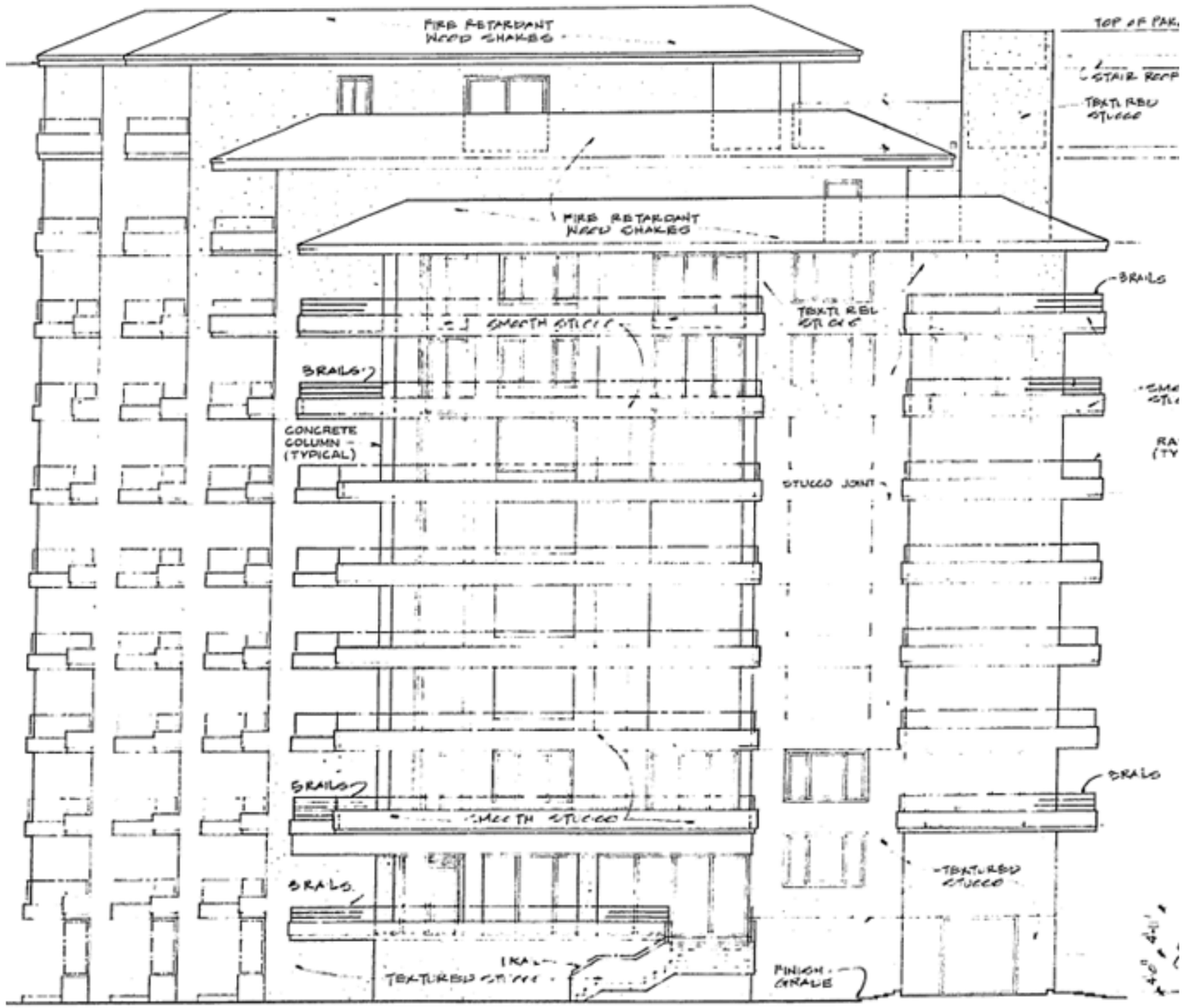



Distressed flooring system through entryway walkway

## EAST ELEVATION
## NORTH TOWER

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01




No Structural Distress to note

## SOUTH ELEVATION

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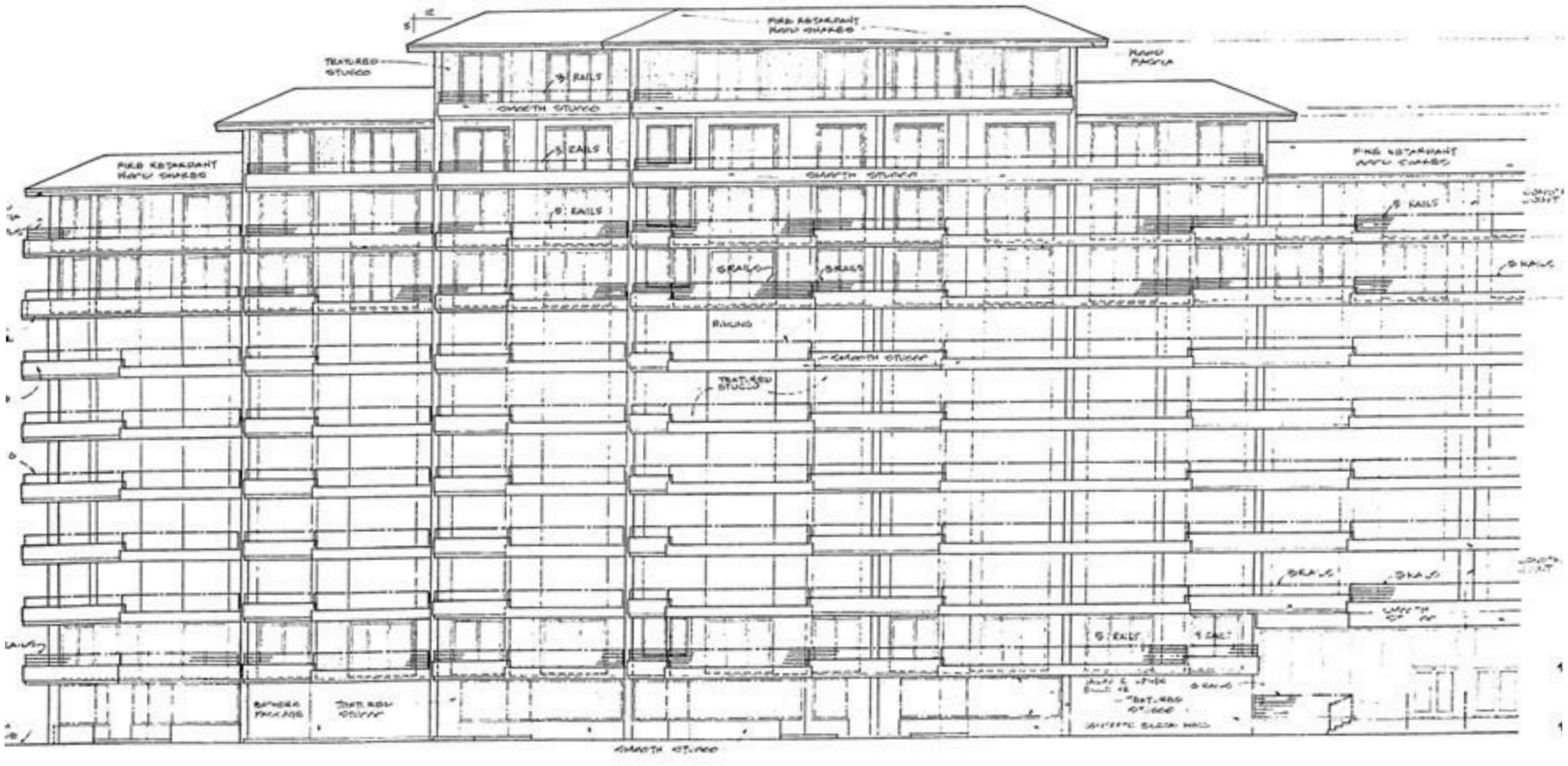
THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01

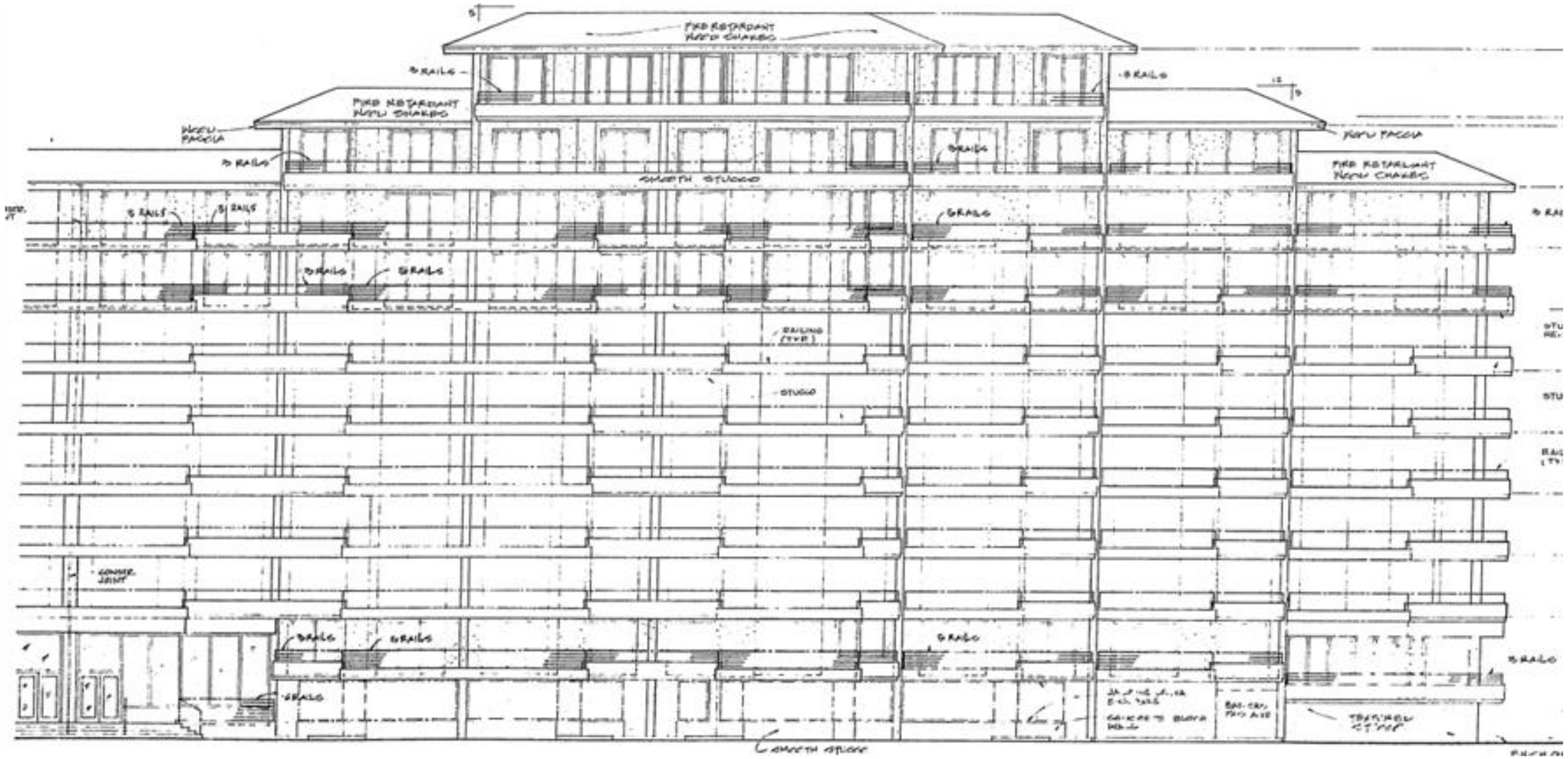



No Structural Distress to note

# WEST ELEVATION
# NORTH TOWER

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01




**WEST ELEVATION**

**SOUTH TOWER**

No Structural Distress to note

APPENDIX A

THE SOMERSET OF MARCO ISLAND
SOCOTEC PROJECT NO. 6178-002.01