



Phase 1 Milestone Structural Integrity Assessment

South Seas West

260 Seaview Court, Marco Island, FL 34145

Thornton Tomasetti

K21146.00

Prepared For

Ms. Nancy Yalch
Board President
South Seas West
260 Seaview Court
Marco Island, FL 34145

Prepared By

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July 15, 2024

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Ms. Nancy Yalch
Board President
South Seas West
260 Seaview Court
Marco Island, FL 34145

RE: PHASE 1 MILESTONE STRUCTURAL INTEGRITY ASSESSMENT

260 Seaview Court, Marco Island, FL 34145
TT Project No. K21146.00

Dear Ms. Nancy Yalch:

Thornton Tomasetti, Inc. (TT) was engaged by the South Sea West Condominium Association, Inc. (the Client) to provide professional engineering services for the purpose of completing a Phase 1 Milestone Inspection of the South Sea West Condominiums (herein Condominium or Building), as required by the Florida Law SB 4-D.

TT has observed the following conditions at the subject property:

- Replace corroded steel members for the cooling tower dunnage
- Repair connection at disconnected steel beam at the staircase structure located in Tower 2 on level 10.
- Loose concrete materials have been removed from the balconies throughout the building elevations (completed as of 2023).

TT recommends the following repairs to be made throughout the subject property:

- Repair corroded or missing anchors, cracked concrete pads, and delaminated stucco at the spiral staircases on the first level units.
- Perform a concrete restoration to repair all concrete deterioration in accordance with the International Concrete Repair Institutes (ICRI) guidelines and Florida Building Code to the building exteriors and residential units.
- Perform steel staircase repairs including welding of new steel as required removal of corrosion and application of a protective coating.

The concrete parking garage has been restored during Phase 1 repairs. TT has evaluated the structure and determined that no further repairs to the structure are needed.

A Phase 1 Milestone report of observed structural deficiencies and notable conditions is enclosed. This report includes additional maintenance items not listed above. Full sized photographs in digital format are available upon request.

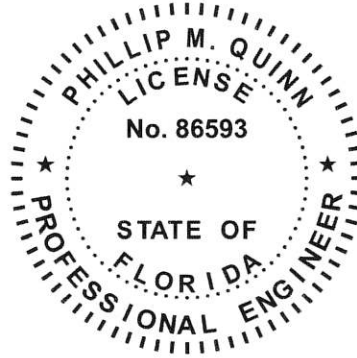
Thornton Tomasetti

Should you have any questions or concerns please do not hesitate to reach out for additional information.

Respectfully Submitted,

THORNTON TOMASETTI, INC.

Phillip Quinn, PE, SI
Associate Principal



This item has been digitally signed and sealed by Phillip M Quinn, PE. Printed copies of this item are not considered signed and sealed, the signature must be verified on any electronic copies.

Phillip M Quinn



Digitally signed by Phillip M Quinn
DN: CN=Phillip M Quinn,
dnQualifier=A01410D00000182CB590E7F0002D8AB,
o=THORNTON TOMASETTI, C=US
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1.0 Introduction

Thornton Tomasetti, Inc. (TT) performed a site visit to review the condition of the two condominium towers, one 18 stories and one 19 stories, on August 23 and 24, 2021, at the South Seas West Condominium in Marco Island, Florida (**Figure 1**). Prior to conducting the condition assessment, TT reviewed a built architectural and structural drawings for the building dated December 12, 1978.



Figure 1: Aerial view of the property [Source: Nearmap®, December 1, 2022.]

1.1 Scope of Work

Pursuant to the requirements of Florida Law SB 4-D for the Phase 1 Milestone inspection of condominium buildings, the fundamental purpose of the required inspection and report is to confirm in reasonable manner that the building or structure under consideration is safe for continued use under the present occupancy. TT's scope of work consists of the following:

- Review pertinent documentation.
- Assess the extent and types of structural deficiencies at the Condominium through visual observation as required by Florida Law SB 4-D.
- Provide preliminary recommendations for conceptual repair or further investigation of observed deficiencies.
- Provide a preliminary opinion as to whether the Condominiums are Structurally Safe.
- Prepare a written report summarizing TT's findings and recommendations. Observed structural deficiencies per Florida Law SB 4-D are listed in the enclosed cover letter and the body of this report. Additional observations and recommendations are included in the body of the report.

1.2 Building Description

The Subject Property consists of two condominium towers, one 18 stories and one 19 stories, with 430 total residential units and common areas, and a detached two-level parking garage. The subject property is located within Collier County, Florida. The Collier County Property Appraiser website lists the year of construction as 1981. An aerial photograph of the Subject Property is shown in **Figure 2**.

The tower residential structural system consists of a reinforced concrete structure with columns, slabs, and masonry infill walls. The lobby common area floors are supported by a concrete slab on grade. The first-level units are supported by an elevated structural slab, which is raised approximately 5 feet above the grade elevation, with crawl spaces beneath that are accessible. The foundation system for the Subject Property are deep foundations with pile caps, piles, and grade beams. The existing structural drawings show pilings, but the pile material type is unknown, as it was not observable during the assessment. The tower roof surfaces are covered with a thermoplastic polyolefin (TPO) membrane. There are cooling towers and other mechanical equipment located at the roof levels.

The pool is below grade and separated from the tower structures. The pool is not located on an elevated concrete deck structure and has no crawl space beneath it.

The garage structure consists of reinforced concrete columns and post-tensioned concrete beams supporting a mildly reinforced structural slab at the second level. The first level parking area is a reinforced concrete slab-on-grade. The garage is isolated from the buildings with expansion joints. There are two elevated concrete pedestrian bridges connecting the second level of the parking garage and each condominium tower.



Figure 2: Aerial view of the property at 206 Seaview Ct. (©Nearmap)

2.0 Documents Reviewed

The following documents were reviewed for the purposes of this inspection; not all documents may be included:

- Partial Architectural, Structural and MEP drawings by Robert Canney West Architect, dated April 19, 1979.
- Reserve study report by Felten Property Assessments Team, dated August 21, 2023.

2.1 Basis of Inspection and Recommendations

The following codes, standards, city ordinances, and industry guidelines were used in this inspection and preparation of this report:

- Florida Law SB 4-D
- 2020 Florida Building Code – Existing Buildings, 7th Edition (*FBCE*)

3.0 Observations and Discussions

TT performed a walkthrough visual survey to observe exposed and readily accessible areas to review the condition of the building structures on August 23 and 24, 2021 and additional site visit on February 14th and 15th of 2023. The visual observations were performed without the use of scaffolds, selective demolition and/or removal of existing finishes.

Our assessment is based solely on visual observations made during our site visits. We did not perform any destructive or laboratory testing. TT did not observe signs of settlement/movement that would compromise the structural integrity of the building.

Representatives of the Castle Group provided access to mechanical areas and residential units within the subject property. Refer to **Figure 3** and **Figure 4** for the list of units and areas accessed by TT during our assessment.

Tower 1							Tower 2						Both Towers
101	112	205	209	304	312	408	111	112	201	211	310	312	Breezeways
409	503	505	602	610	708	712	407	408	502	503	601	604	Hallways
804	809	905	907	909	1003	1004	711	712	807	810	902	903	North Staircase
1012	1106	1107	1110	1203	1205	1209	1005	1106	1107	1109	1202	1203	East Staircase
1401	1406	1411	1504	1508	1511	1603	1407	1408	1505	1506	1609	1612	West Staircase
1609	1706	1711	1810	1812	1901	1902	1708	1709	1802	1803	1905	1906	West Crawlspace
1903	1904	1905	1906	1907	1908		2007	2008					East Crawlspace

Figure 3: Units/Areas Accessed by TT in August 2021.

Floor Level	Residential Units	Total Units	Floor Level	Residential Units	Total Units
6	602 611	2	14	1404 1412	2
7	701	1	15	1506 1509 1512	3
8	802 803	2	16	1601 1602 1604 1607	4
10	1009 1010 1011	3	18	1804 1812	2
11	1109 1112	2	19	01 03 04	3
12	1201	1		Total units	25

Figure 4: Units/Areas Accessed by TT in February 2023.

3.1 Building Exteriors and Staircases

General Observations

The subject property had a building envelope consisting of a mixture of painted stucco and siding. It contains exterior walkways at each level to access units and balconies at the rear of each residential unit.

Photo 1 – Photo 4 are provided for an overall view of the property.

- Miscellaneous concrete spalling was observed in the exterior building walkways. (**Photo 5 – Photo 6**)
- There was corrosion of the metal deck, risers, and steel connections typical throughout most of the buildings metal staircases. (**Photo 7 – Photo 10**)

Recommendations

- Perform a concrete restoration to repair all concrete deterioration in accordance with the International Concrete Repair Institutes (ICRI) guidelines and Florida Building Code.
- Perform steel staircase repairs including welding of new steel as required removal of corrosion and application of a protective coating.



Photo 1: Tower 1 – Isometric view (southwest face)



Photo 2: Tower 1 – Isometric view (north face)



Photo 3: Tower 2 - Isometric view (west face)



Photo 4: Tower 2 – Isometric view (north face)

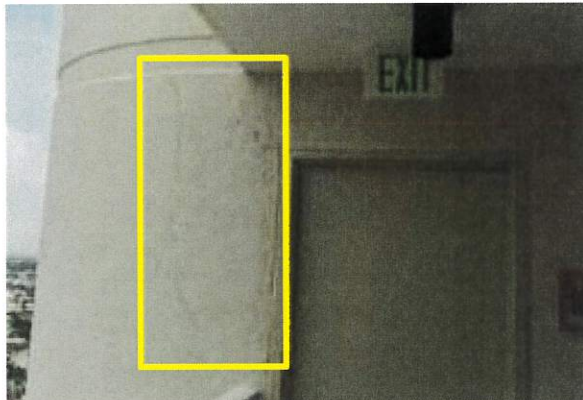


Photo 5: Tower 2 – Spalled concrete observed from the breezeway.

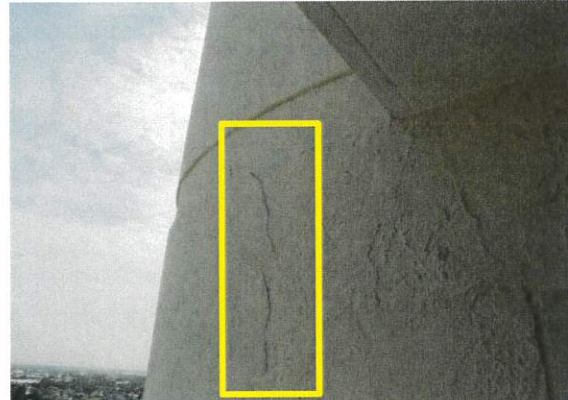


Photo 6: Tower 2 – Spalled concrete observed from the breezeway



Photo 7: Corrosion of Steel Staircase

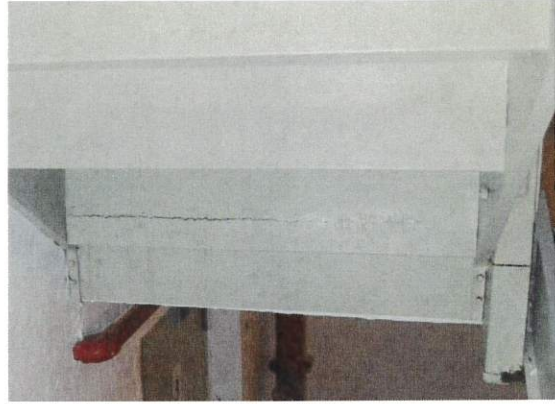


Photo 8: Corrosion of Steel Staircase



Photo 9: Corrosion of Steel Staircase



Photo 10: Corrosion of Steel Staircase

3.2 Residential Units

General Observations

Our inspection included visual review of the unit interiors and balconies located at the rear of residential units. TT observations and related recommendations for the balconies are summarized below.

- Corroded / missing anchor and cracked concrete pads (**Photo 13 – Photo 16**)
- Spalled concrete with exposed / corroded steel reinforcement at HVAC closet ceiling. (**Photo 17 – Photo 18**)

Recommendations

In the units where this condition exists, the TT recommends the following:

- Perform a concrete restoration to repair all concrete deterioration in accordance with the International Concrete Repair Institutes (ICRI) guidelines and Florida Building Code.



Photo 11: Typical Balcony



Photo 12: Typical Balcony



Photo 13: Missing anchor.



Photo 14: Cracked concrete pad at base of spiral stairs.



Photo 15: Corroded anchor.



Photo 16: Cracked concrete pad.



Photo 17: Spalled corrosion / corroded reinforcement to the slab in the HVAC Closet



Photo 18: Spalled concrete to the slab in the HVAC Closet

3.3 Roofing

General Observations

TT's inspection included accessing the roof of both Towers. TT observations and related recommendations for the roofing are summarized below.

- Long-term corrosion / sectional loss observed to the steel members for the cooling tower skid. (Photo 19 – Photo 22)

Recommendations

- Perform steel cooling tower skid repairs including welding of new steel as required removal of corrosion and application of a protective coating.



Photo 19: Server corrosion on steel beam.



Photo 20: Server corrosion on multiple steel beam.



Photo 21: Server corrosion on multiple steel beam.



Photo 22: Server corrosion on multiple steel beam.

3.4 Parking Garage

General Observations

TT's inspection included accessing the detached parking garage. TT observations and related recommendations for the parking garage are summarized below.

- The upper floor surface of the parking garage has been repaired, waterproofed, and sealed (**Photo 23 – 24**).
- New expansion joints have been installed (**Photo 25 – 26**).
- Exposed steel stirrups have been covered (**Photo 27**).
- Concrete spalling has been repaired (**Photo 28**).

Recommendations

- TT does not have any recommendations, as the restoration to the garage has been completed.



Photo 23: New sealant and waterproofing to the garage.



Photo 24: Newly sealed and waterproofed steps to the garage.



Photo 25: Newly installed expansion joint.



Photo 26: Newly installed expansion joint.

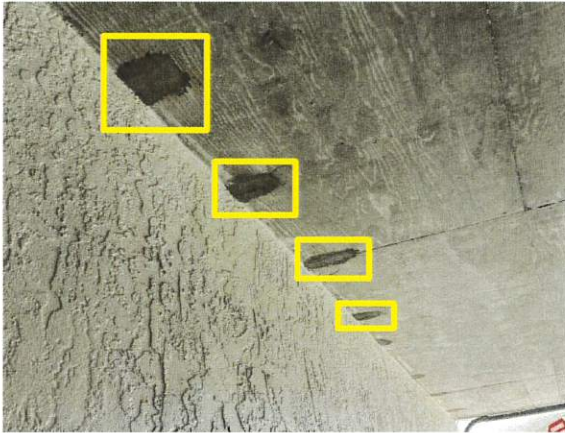


Photo 27: Exposed steel stirrups have been covered



Photo 28: Concrete spalling on column has been repaired.

4.0 Limitations

To the best of TT's knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon evaluation of observed conditions. The following limitations also apply.

1. This report shall not be construed to warrant or guarantee the building and/or any of its components under any circumstances. TT shall not be responsible for latent or hidden defects that may exist, nor shall it be inferred that all defects have been either observed or recorded.
2. TT's visual observations include no specific knowledge of concealed construction or subsurface conditions at the subject property. Comments pertaining to concealed construction or subsurface conditions are professional opinion of TT based on relevant experience, judgment, and current standards of practice, however the actual concealed conditions at the subject property may vary from TT's expectations.
3. This report is based upon information obtained from visual observations of representative items made at the time of TT's site visit(s) and from TT's review of the information available at the time. TT's findings and conclusions are subject to change based upon the receipt of additional or updated information.
4. TT's professional services have been performed in accordance with the standards of skill and care generally exercised by other professional consultants acting under similar circumstances and conditions at the time the services were performed. TT's findings, conclusions and opinions are based on TT's review of the available documents, visual observations, professional experience, and sound investigation practices. No other warranty, expressed or implied, is made as to the findings presented in this report.
5. This report has been prepared by TT at the request of the Client strictly under the terms and conditions of our agreement and is exclusively for the Client's use in TT's evaluation of the subject property. This report is not intended for use by any third parties and no third party has any right to rely on any of the analysis or conclusion set forth herein. TT has no responsibility or liability to any third party for any loss or damage whatsoever arising out of the use of or reliance on this report by any third party.
6. TT's evaluation and report are intended to identify significant structural conditions only, to the extent that they can be visually observed from the portions of the building to which TT is granted access at the time of TT's observations. Client acknowledges that TT's services do not include identification of: (1) minor or isolated deterioration or normal wear and tear; (2) architectural issues including railings/fencing, roofing, waterproofing, or accessibility (ADA) compliance; (3) issues with building systems including HVAC, fire alarm/suppression, elevators, or access controls; or (4) issues with or missing seismic restraints of non-structural components.
7. It is expressly understood that TT shall have the right to rely on the accuracy and completeness of all information and documentation provided to us in connection with our scope of services hereunder and no verification services are included in TT's scope of services hereunder.
8. In providing this scope of service, it is expressly understood that TT will not review, and will have no responsibility for, any construction means, methods, techniques, sequences, or procedures, or for any safety precautions and programs in connection with the services provided hereunder or at the site of the project in general and in connection with any construction or maintenance activities, or ongoing operations, at the Client's property.

END OF REPORT