

The Summit House

Condominium Association of Marco Island, Inc.

280 South Collier Boulevard

Marco Island, FL 34145

Office: 239-394-9332

manager@280summithouse.com

office@280summithouse.com

July 10, 2024

To Whom It May Concern,

Pursuant to the certified letter received from The City of Marco Building Department on July 1, 2024, please see the attached inspection report performed by Christopher Eseppi, PE, with W.J Johnson & Associates on September 20, 2021.

According to Senate Bill 4D regarding condo inspections, local enforcement agencies can accept a report issued by an engineer or architect who inspected the building before July 1, 2022, provided the inspection and report substantially comply with the statutory milestone reporting requirements.

Please refer to the notes below on the required repairs that have been completed.

Please let me know if you need any additional information,

Molly Hennings, Building Manager
239-777-8174

CC: Chris Eseppi - ceeclcv@gmail.com and Eric Franzoi - EFranzoi@wjjohnson.com

NOTES:

Page 3:

- Cooling Tower Pump Room: Concrete repairs completed on 10/7/2022.
- Cooling Tower Support: Completed on 1/19/2023. Awaiting COC from the City of Marco, permit #COMM-22-05826. ***COC received

Page 4:

- Basement: Completed, permit #COMM-22-01774, on 5/26/2022.

Page 5:

- Stairwells: Problem resolved.
- 23rd Floor Rooftop Landing: Concrete repaired on 10/7/2022.

Page 6:

- Stairwells: Replaced random missing nuts and bolts (in-house).

Page 7:

- Unit Owner Responsibility: Unit owner had her tile re-caulked. The building had the exterior concrete and stucco repaired during routine maintenance.

Page 8:

- Debris Scuppers: Cleared; painting repaired during routine maintenance.

Page 9:

- Spalling on 9th Floor: Repairs completed on 10/7/2021.

Page 10:

- Unit Owner Responsibility: Awaiting unit #205 to contract for shutters/windows and doors to become compliant. Repairs will be made once shutters are removed. If not completed by March 2024, legal action will be pursued. ***Summer of 2023, unit owner replaced shutters and re-waterproofed the deck; Summit House repaired concrete. SHUT-23-04355

Page 11:

- Unit Owner Responsibility: See answer above.

Page 12:

- Garage Concrete Floors: Cosmetic issues due to poor installation. No need for repairs.

Page 13:

- Garage Roof: Replaced and coated garage metal in 4 sections; re-roofed the garage, permit #ROOF-22-02481.

W.J. JOHNSON & ASSOCIATES

Engineering, Landscape Architecture and Reserve Studies

September 22, 2021

Board of Directors
The Summit House Condominium of Marco Island, Inc.
C/O: Ms. Molly Hennings, Property Manager
280 South Collier Boulevard
Marco Island, Florida 34145

E-mail: thesummithouse280@gmail.com
Phone: 239-394-9332

**SUBJECT: Limited Structural Review Inspection
Summit House Condominium of Marco Island
Project #: 21037.01**

To the Board of Directors,

At your request, on September 20, 2021, Christopher Eseppi, PE, had the opportunity to complete a field inspection of the visually accessible structural elements at The Summit House Condominium buildings, 280 South Collier Boulevard, Marco Island. I was met on site by Ms. Molly Hennings, the Property Manager. Ms. Hennings was able to escort me through the building allowing access to critical areas and provided the recent maintenance history.



Property Description:

The Summit House Condominium of Marco Island is a 22-story high-rise residential building constructed in 1981 - a pre-Hurricane Andrew structure. The structural system is a reinforced concrete superstructure and floor decks with block walls. The foundation construction includes auger-cast piles with reinforced concrete pile caps and grade beams. Although not clearly shown on the drawings provided, we believe this is a post-tension slab design.

Maintenance:

According to Ms. Hennings, The Summit House underwent a complete paint & stucco repair during 2019 through 2020. As part of the repairs, over \$100,000 of concrete repairs were completed on the main building and the garage. Most of these repairs were completed at the balcony slabs.

As a result, The Summit House now requires any Owner to provide new waterproofing to the decks whenever any new door, shutters or floor finishes are installed. In addition, any existing hurricane shutters over 20 years old are required to be replaced. All of the common area windows have been upgraded to impact standards.

Inspections:

All interior common areas were visually inspected where accessible, including all stairwells. The roof, pump room, and the elevator machine room were accessed and inspected for structural deficiencies. The building exterior was visually inspected on all sides. Binoculars were used to view the areas above the first floor. Individual residences were not inspected except for three units. This building appears to be in good structural condition, however, there are several areas of concern that should be addressed.

Roof Area:

The roof system of the main building is a membrane roof installed in 2008. This roof underwent extensive repairs as a result of Hurricane Irma. The standard life span of these types of systems is 20 years. It is recommended that a nuclear moisture survey should be performed to determine the latent moisture entrapped within the roof system. This will aid in evaluating the remaining roof life span.

The roof top pump room has an area of concrete deterioration near the chemical feed system. This should be addressed within the next year's maintenance cycle.



The Cooling tower support steel is showing significant corrosion. According to Ms. Hennings, the cooling tower is scheduled for replacement in the near future.



Accessible Basement:

A portion of the building has an accessible basement / crawl space. Here you can see the foundation pile caps. It appears that this area has been flooded with water in the past. There is a small spread footing which has been undermined due to a roof drain pipe break. Although this does not affect the overall of the main superstructure, this should be stabilized promptly.



Undermined spread footing

Stair Wells:

All three stairwells were visually inspected. These stairs are metal pan type construction. There are multiple cracks in the stairs and landing platforms, however, these are cosmetic as they are supported by the steel pans.

The Southeast stairwell (#6) is experiencing flooding during heavy rains. The existing grade should be graded to drain away from the exit door.



Stairwell #06

A crack in the concrete was observed at the 23rd to rooftop landing, stairwell # 06.



Stairwell #06

The West stairwell #03 – 04, has several loose bolts and missing bolts.



Stairwell #03 - 04



Stairwell #03 - 04

Building Exterior:

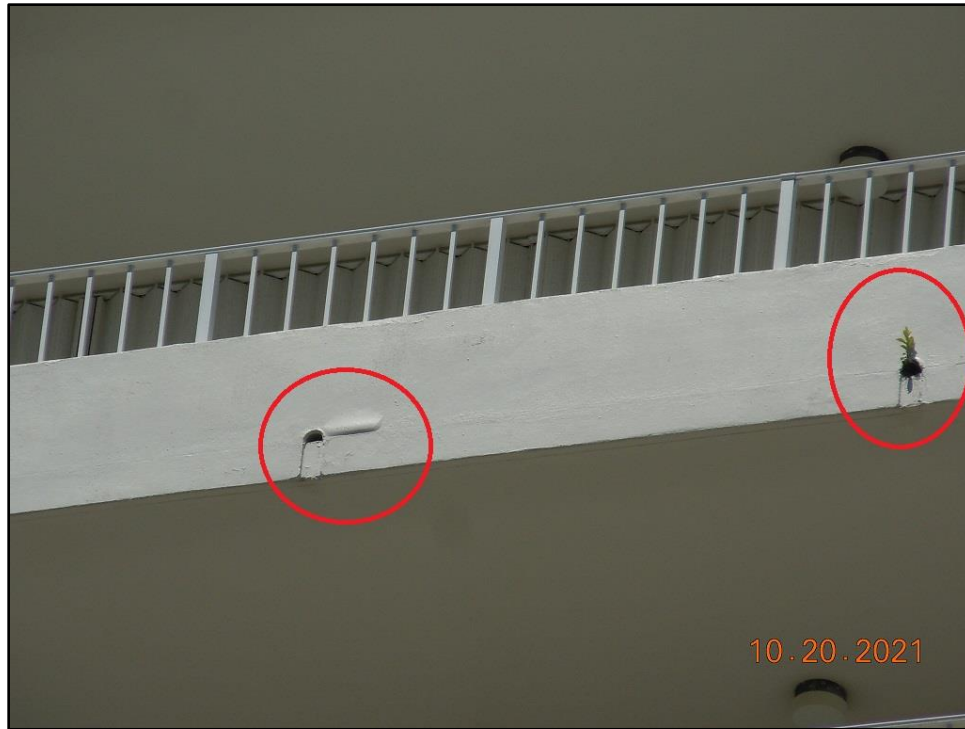
The complete exterior of the building was visually inspected using binoculars. Knowing that the complete exterior has been repaired and painted in the last year, there seems to be some systemic problems that may contribute to future concrete deterioration. There are multiple areas where the new exterior coating has developed blisters. In one location at unit 104, the bubble was full of water. An area adjacent to a new repair had a number of these bubbles. I believe that water is infiltrating the block thru walls of the balconies at the block to concrete deck transition and seeping through to the coating. This condition is exasperated by debris stuck in the scuppers and flooring modifications done at the balcony decks. This confirms that the deck waterproofing requirements are appropriate, however, this waterproofing should be continued up the wall at least 6". Proper floor pitch should be maintained. especially when new floor tile is installed. The scuppers should be cleaned regularly.



Unit 104



Unit 104



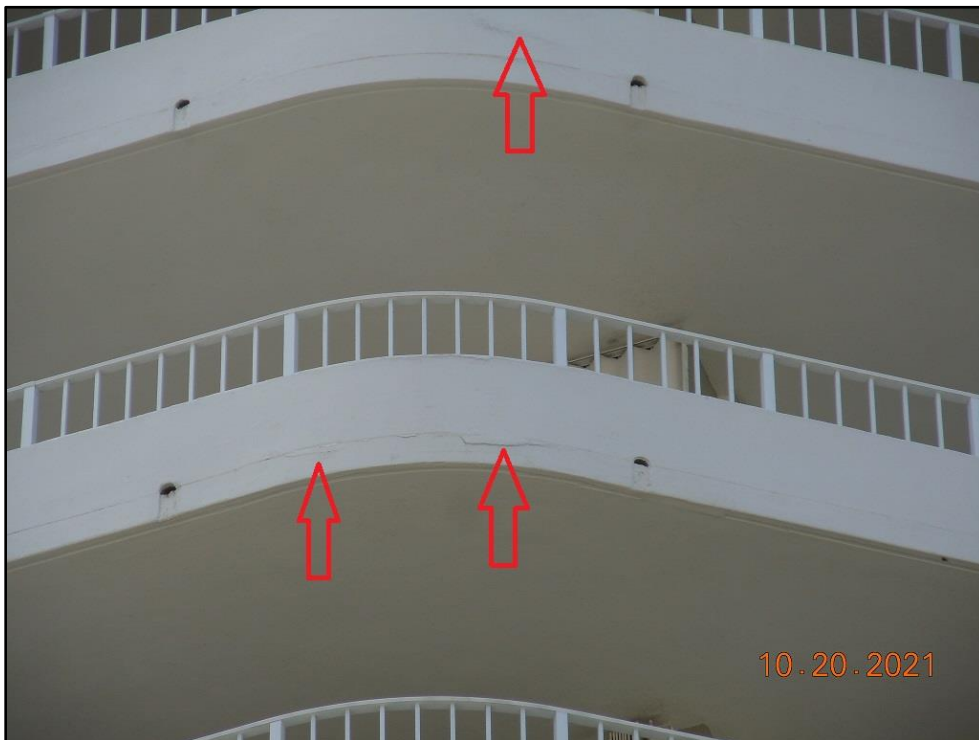
Coating failure / Scupper debris



North Elevation, Coating failure near the previous concrete repair



Concrete spalling 9th floor South elevation



Potential damage, Northeast elevation

Unit 205 has several areas of concern. Concrete damage from the hurricane shutter requires repair. Damaged shutters should be replaced as they can become a projectile during a high wind event. The concrete deck waterproofing has failed and should be replaced.



Unit 205 Concrete damage due to damaged shutters



Unit 205, damaged shutters



Unit 205 Failed water proofing

Garage Area:

The garage is a two-story structure. The original first level is reinforced concrete construction with a slab on grade concrete floor and tennis courts on the upper level. On or about 2009, a galvanized steel roof system was constructed above the upper level and the tennis courts were eliminated. This level is now additional parking. During the 2019 / 2020 renovations, several areas of the concrete structure have been repaired. There was no indication of any additional concrete deterioration during this review.

Areas of concern include the following:

Unsightly contraction cracking. This is a slab on grade and does not compromise the structural integrity of the superstructure. This is potentially due to poor concrete and installation control during the installation and / or poor subsurface soil and soil compaction.



The new roof structure was construction using galvanized structural steel and a galvanized steel roof deck. There is an area at the Northeast section of the roof that has significant rusting. In addition, the roof is a screw down attachment system. The roof fasteners are experiencing significant corrosion. This condition can compromise the uplift capacity of the roof system during a high wind event. The roof contractor and Architect of record should be contacted to discuss this situation.



Northeast area



Fastener corrosion

Based on the limited structural review, we have identified several structural elements that should be addressed. W.J. Johnson & Associates recommends the following:

- The painting Contractor be contacted to address the paint blistering.
- Balcony decks and scupper should be inspected for proper pitch and debris within the scuppers.
- A continuation of the deck moisture proofing requirements should be enforced and the coating should be continued vertically at least 6”.
- Damaged concrete should be repaired within the next yearly maintenance cycle.
- The concrete footings in the crawl space should be repaired as soon as possible.
- Stairwell bolts should be tightened and added as required.
- The garage roofing contractor and design team should be contacted to discuss the fastener condition.

It is understood that this limited structural review does not meet the full criteria of the Miami – Dade 40-year-Old Building Recertification or the Broward County 40-year Safety Inspection Program, nor does it certify the structural integrity of the structures.

Please feel free to contact W.J. Johnson & Associates if you have any questions.

Sincerely,

W.J. JOHNSON & ASSOCIATES

Chris Eseppe

Christopher Eseppe, PE#: 84902
Principal Engineer

Note: Dated pictures are inaccurate by one month due to a camera setting. The date should 9-20-2020 .



CITY OF MARCO ISLAND

Certificate of Completion

CITY OF MARCO ISLAND
BUILDING SERVICES

This certificate issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Permit Type	<u>BS-Commercial</u>	Permit No.	<u>COMM-22-05826</u>
Work Class	<u>Add & Alteration</u>	Job Address:	<u>280 S Collier Blvd 78567000847</u> <u>Marco Island, FL 34145</u>
Parcel	<u>78567000847</u>	FEMA	
Date Issued	<u>02/03/2023</u>		
Owner	<u>SUMMIT HOUSE CONDOMINIUM</u>	Contractor	<u>THE WALKER CONTRACTING GROUP INC</u>
Owner Address	<u>280 COLLIER BLVD</u> <u>MARCO ISLAND FL 34145</u>	Contractor Address	<u>3074 N HORSESHOE DR</u> <u>NAPLES FL 34104</u>
Construction Type	<u></u>	Occupancy Type	<u></u>
Legal Description	<u></u>		
Description of Work	<u>NOC - COOLING TOWER PLATFORM REPAIR</u>		

Approved By

Raul Perez

Building Official

Authorized Signature

VOID UNLESS SIGNED BY THE BUILDING OFFICIAL



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Permit Type	<u>BS-Commercial</u>	Permit No.	<u>COMM-22-01774</u>
Work Class	<u>Add & Alteration</u>	Job Address:	<u>280 S Collier Blvd 78567000847</u> <u>Marco Island, FL 34145</u>
Parcel	<u>78567000847</u>	FEMA	
Date Issued	<u>05/26/2022</u>		
Owner	<u>SUMMIT HOUSE CONDOMINIUM</u>	Contractor	<u>THE WALKER CONTRACTING GROUP INC</u>
Owner Address	<u>280 COLLIER BLVD</u> <u>MARCO ISLAND FL 34145</u>	Contractor Address	<u>3074 N HORSESHOE DR</u> <u>NAPLES FL 34104</u>
Construction Type	<u></u>	Occupancy Type	<u></u>
Legal Description	<u></u>		
Description of Work	<u>NOC Footer and retaining wall repair in parking/crawl space area</u>		

Approved By

Raul Perez

Building Official

Authorized Signature

VOID UNLESS SIGNED BY THE BUILDING OFFICIAL

Crawl Space Footer / Handicap
Footer parking
Repair



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This certificate issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Permit Type	<u>BS-Shutter</u>	Permit No.	<u>SHUT-23-04355</u>
Work Class	<u>Shutter</u>	Job Address:	<u>280 S Collier Blvd 75110280004 , 205 Marco Island, FL 34145</u>
Parcel	<u>75110280004</u>	FEMA	
Date Issued	<u>08/06/2023</u>		
Owner	<u>IOAN R SARDELLI FAMILY TRUST/ CHERYL RI</u>	Contractor	<u>HIGH VELOCITY</u>
Owner Address	<u>17 HOLLY HILL LN CRANSTON RI 02921</u>	Contractor Address	<u>3827 PROGRESS AVE NAPLES FL 34104</u>
Construction Type	<u></u>	Occupancy Type	<u></u>
Legal Description	<u>SUMMIT HOUSE CONDOMINIUM OF...</u>		
Description of Work	<u>NOC - INSTALLATION OF LARGE IMPACT HURRICANE SHUTTERS</u>		

Approved By

Raul Perez

Building Official

Authorized Signature

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This certificate issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Permit Type	<u>BS-Roof</u>	Permit No.	<u>ROOF-22-02481</u>
Work Class	<u>Reroof</u>	Job Address:	<u>280 S Collier Blvd 78567000847</u> <u>Marco Island, FL 34145</u>
Parcel	<u>78567000847</u>	FEMA	
Date Issued	<u>07/26/2022</u>		
Owner	<u>SUMMIT HOUSE CONDOMINIUM</u>	Contractor	<u>CENTIMARK CORPORATION</u>
Owner Address	<u>280 COLLIER BLVD</u> <u>MARCO ISLAND FL 34145</u>	Contractor Address	<u>12 GRANDVIEW CIR</u> <u>CANONSBURG PA 153178533</u>
Construction Type	<u></u>	Occupancy Type	<u></u>
Legal Description	<u></u>		

Description of Work NOC -Drive thru install protective matting. Install, and fasten 60 mil GAF TPO membrane.
Upper main and Upper pent house. remove existing membrane, Check for wet

Approved By

Raul Perez

Building Official

Authorized Signature

VOID UNLESS SIGNED BY THE BUILDING OFFICIAL