

Introduction

The U3 Board assigned Said Gabriel to head a committee of volunteers to support the activities related to the structural inspection and maintenance of our building (including the decorative glass towers). The following are the members of the cmte: Said Gabriel, Jacky Schriver, Jean Makesh, Cleo Cabuz, Steve Copley. Rocky Riley, the manager of U3, participated in the activity of the cmte.

The committee had to obtain offers from three contractors, review the offers, recommend an engineering firm to perform the inspection and to identify repairs, review and assess the report from the firms engaged by U3 and HOA (as they relate to the U3 common areas) and provide recommendations to the board for the next steps.

The three companies participating in the process were Karins Engineering, Universal Engineering Sciences and Delta Engineering & Inspection. Right after the committee was convened, a draft version of the new Florida Legislation related to structural inspection of buildings became available. The committee took into consideration the text of this draft when making the recommendations.

After a thorough analysis of the three offers based on their proposals, in depth interviews with their lead inspection engineer and based on information about the companies available online, our committee is making the following recommendations for a path forward as it relates to the structural health of our building:

The Draft Legislation Measure SB 1702

- a. Buildings like ours (on the coastline, 18 floors, over 20 years old) will have to perform a mandatory milestone structural inspection **at 20 years old and every 7 years afterwards.**
- b. **The inspection will have two phases:**

Phase 1 – A licensed architect or engineer authorized to practice in this state shall perform a visual examination of **all habitable and non-habitable areas** of a building and provide a qualitative assessment of the structural conditions of the building. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, or peeling of finishes **constitute signs of structural distress.**

Phase 2 - Phase two of the milestone inspection must be performed if any structural distress is identified during phase one. **Only a special inspector as defined in s. 553.71 may perform a phase two inspection.** A phase two inspection may involve destructive or nondestructive testing at the special inspector's direction. A special inspector who completes the second phase of a milestone inspection shall prepare and submit an inspection report to the board of administration of the condominium, and to the building official of the local government which has jurisdiction. The board of administration must distribute a copy of each inspection report **to each condominium unit owner**, regardless of whether there are deficiencies reported, and, if the association is required by law to have a website, must publish the report on the association's website.

Comments:

The bids that were initially received for the Visual Inspection did NOT fulfill the requirements stated in the Draft Senate Bill.

Bid Analysis

A. Three companies were invited to submit bids for executing a Visual Inspection of the U3 building: **Karins Engineering, Delta Engineering & Inspection, and Universal Engineering Sciences.**

B. The three companies have different strengths and opportunities – as expected and as described below:

a. **Karins –**

- i. Exceptionally strong in structural design, structural inspection, and solutions for remediating simple or complex structural problems.
- ii. Has the capability and the capacity to do the work required and be compliant with draft legislation. They only employ Professional Engineers in the office which will conduct our work. A Special Inspector, if required for a Phase 2 Milestone inspection, is available in the Sarasota Office.
- iii. **Quoted \$19,750 for Existing Condition Assessment - Survey and Report. This price it includes:**
 - a. Survey/Inspection conducted by PE engineer.
 - b. The evaluation of the building conditions and construction, as it relates to the building envelope and accessible structural components including exposed columns, stairs, walkways, 100% of the units and 100% of the balconies.
 - c. Identify significant deficiencies, problems or on-going maintenance concerns that are visible at the time of the observation.
 - d. Make recommendations for appropriate repair and protection.
 - e. Report with the findings from the inspection (documented deficiencies, recommended repairs).
 - i. *Accessory buildings, pools and seawalls are not included. The 2-level garage slab and columns below the condominium tower (unless supporting the tower) is not included in this survey.*
 - ii. *Scaffolding, ladders, and high-lift access to surfaces or selective demolition and repair -if required - to examine the concealed conditions, KEG will obtain pricing from competent general contractors for this service. Upon approval by the Owner, the work will be undertaken and billed as a reimbursable expense in accord with the General Conditions. Karins charges a 10% fee as part of the reimbursement.*
 - iii. *Additional hours, if required due to complexity of problem discovered, will be billed according to a schedule, and will be between \$75 and \$225/h)*
 - iv. *This quote did not include pricing for a Drone (\$200...\$400 cost of using HD Drone for the website; \$1500 quoted by Delta) but Karins did not feel that a Drone would be necessary.*

b. **Universal –**

- i. Best in class testing and analysis expertise for building envelope problems, geotechnical expertise, structural integrity related testing, threshold testing etc.
- ii. Has the capability to do the work and be compliant to the draft legislation.
- iii. Future capacity may be limited. Not setup for seeing through the repair work. Small team locally.
- iv. **Quoted \$20,160** for Phase 1 of a Milestone Inspection of our building, as per Florida Bill CS/SB 1702. This price includes:

- a. Inspection performed by a licensed Professional Engineer.
 - b. The visual examination of all habitable and non-habitable areas;
 - c. Provide a qualitative assessment of the structural conditions of the building.
 - d. Provide a report of findings
- v. **Quoted \$10,800** for Phase 2 of a Milestone inspection. This price includes:
- a. Destructive or non-destructive testing, at the direction of a special inspector – with support from contractors.
 - b. Recommend a program for fully assessing and repairing damaged portions of the building
 - c. An inspection report will be submitted.
- c. **Delta –**
- i. The main line of business is in conducting various types of inspections and investigations, generally for buildings smaller than U3. They are specialized in assisting private clients with implementing the recommended repair plan.
 - ii. *At the current time*, they are not prepared to quote Visual Inspections of a full building like ours, by PE engineers, which is a requirement in the draft legislation.
 - iii. The quote submitted is based on a Junior Engineer (non-PE) doing the Visual Inspection. *Delta did not submit a revised quote for a PE based inspection.*

Recommendations

1. Given draft status of the FL Senate bill, the lack of preparation from some of the specialized companies for doing such inspections and given the overall condition of our building, we consider that to complete a Full Visual Structural Inspection immediately is **premature**. However, as soon as the legislation is finalized within reasonable time frame, we should immediately secure a contractor to conduct the inspection in accordance with the state law.
2. It is of paramount importance that the Structural Inspection (Phase 1 and Phase 2 - as described in the new legislation) of our entire structure of the 1560 Gulf Blvd. (including the building and its grounds) be performed by a single contractor. It is also critical to have one single report capturing the condition of the entire structure.
3. Based on the discussions we had with all three bidders, it is our strong recommendation that we **immediately** hire a highly qualified structural Professional Engineer and a concrete Professional Engineer to conduct an in-depth analysis and to recommend repairs for the areas already identified as areas of concern.
4. Based on interviews, prior work experience with our building and an in-depth analysis of the three companies, **Karins** appears as a preferred contractor to execute Recommendation #3 above (for the repairs of areas of immediate concern). Additional work is required to finalize this selection.
5. Based on bids analyzed to date, and with the information available at this time, it appears as Karins is an adequate company to perform a Full Structural Inspection for a building of our size and complexity, in compliance with the new regulation. Their pricing for the visual inspection is very comparable with UES, however, we feel that Karins has much more depth in their staff (i.e. number of licensed PE's) to handle the project. Also, Karins will provide more guidance for repairs in Phase 1 of the project.

On Phase 2 activities: Karins chooses to quote Phase 2 after the nature and complexity of the problems uncovered in Phase 1 are understood. UES quoted a \$10,800 fee for Phase 2 work – based on three days of work by a licensed structural engineer - plus hourly charges at \$225/h for extra hours as needed.

6. It is possible that once the legislation is enacted, more companies with capabilities like Karins will be available to perform inspections in accordance with the SB 1702 regulation. Such companies might be considered in the future.