

PRELIMINARY DRAFT STRUCTURAL INTEGRITY RESERVE STUDY (SIRS)

Prepared for:

**Board of Directors
Cambridge G Condominium, Association, Inc.
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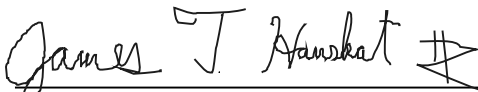
Conducted on:

**Cambridge G Condominium
Deerfield Beach FL 33442
56 Units Built in 1978
Folio(s): 4842-02-A1-(0010...0800)**

Issue Date: September 29, 2024

Prepared by:

**James T. Hanskat, P.E.
Florida Registration # 49801**


Signature

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Property Consulting Group, Inc.

Date: September 29, 2024

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Reference: Preliminary Draft Structural Integrity Reserve Study (SIRS)
Cambridge G Condominium
Deerfield Beach FL 33442
80 Units Four Stories Built in 1978
Folio:s 4842-02-A1-(0010...0800)

At your request, **James T. Hanskat, P.E., Florida Registered Professional Engineer # 49801** performed our initial Structural Integrity Reserve Study (SIRS) inspections of the above referenced property on February 14, 2024.

Purpose and Scope of Inspection:

To ensure aging structures are safe, Florida legislators signed Senate Bill 4D into law on May 26, 2022, which as enacted is Florida Statute section 553.899. This law mandates that Structural Integrity Reserve Studies (SIRS's) are completed every ten years. This rule was revised effective July, 2023.

Although the Florida Condominium Act requires the condominium association to obtain an insurance appraisal at least every 36 months, there was no prior requirement for a reserve study in the law. However, reserve studies are highly recommended for establishing reserve schedules, which are to be updated regularly based on changes in replacement cost and useful life assumptions, as well as expenditures made from the available association funds.

Milestone and Structural Integrity Reserve Studies (SIRS's) are mandatory for condo and co-op buildings with three and more stories. Further, condominium and co-op associations are required to budget for capital expenditures and deferred maintenance (Florida Statutes 718 for condos and 719 for Co-ops). The Statute requires reserves for roof replacement, building painting, pavement resurfacing, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. Reserve contributions must be established using a formula which is based upon the remaining useful life and estimated replacement cost of the reserve items. Therefore, condominium associations need to review and amend their reserve fund and ongoing fund contributions annually.

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“Structural Integrity Reserve Study” means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the common areas. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed by an engineer licensed under Florida Chapter 471 or an architect licensed under Florida Chapter 481. Regulatory changes in June 2023 also allow certain Reserve Study Professionals to perform this work but these qualifications have not been provided as of the date of this report.

At a minimum, a structural integrity reserve study must identify the common areas being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common area. The Structural Integrity Reserve Study must be performed every 10 years commencing no later than December 31, 2024.

The condominium or Co-Op association must complete a Structural Integrity Reserve Study for each building on the condominium property that is three or more stories high, at least every 10 years after the condominium's/co-op's creation commencing no later than December 31, 2024.

The Study is to include, at a minimum, the following **mandatory** items as related to the structural integrity and safety of each building:

1. Roof.
2. Load-bearing walls or other primary structural members.
3. Waterproofing and exterior painting.
4. Fireproofing and fire protection systems.
5. Plumbing.
6. Electrical systems.
7. Doors and Windows. (Common Area)
8. Any other item that has a deferred maintenance expense or replacement cost exceeding \$10,000. However, no reserves are required for an item where the ***estimated remaining useful life*** is more than 25 years.

A detailed list of these items is provided below:

These optional items that should be considered that would have normally been included in a traditional reserve study are as follows:

1. Elevator
2. Common Area HVAC
3. Pool and Pool Deck
4. Garage and Parking Structures
5. Seawalls and Retaining walls

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Or any item that the failure to replace or maintain such item negatively affects the items listed above as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

Property Description:

The subject property for which this Structural Integrity Reserve Study has been prepared is described as one (1) parcel of residential land containing 5.442 acres, improved with one 46 year old building built in 1978 containing 80 dwelling units.

The subject property is located at Cambridge G, Deerfield Beach, Broward County, Florida. The property is fronted on the North by Cambridge Circle. The property legal description is: Cambridge G Condominium, according to the map or plat thereof, as recorded in the Public Records of Broward County, Florida. The subject property is currently known as Cambridge G Condominium Association, and each unit has an individual tax folio.

Records show the Declaration of Condominium date as October 2, 1978. The subject property contains 80 dwelling units with an approximate area of 58,048 square feet of interior dwelling space. There are approximately 101 parking spaces for the building.

The exterior walls of the four-story building are constructed using precast concrete panels and concrete masonry units (CMUs) with a painted stucco finish. The exterior walls are supported by continuous reinforced concrete footings. The building is reinforced concrete slab on grade. The flat roof and floors above grade are constructed with reinforced concrete and is finished with a single-ply membrane roof covering. Access to the dwelling units above grade is provided by reinforced concrete stairs with concrete railings that lead to the reinforced concrete catwalks with concrete guardrails and metal railings. Vertical transportation is also provided via one (1) hydraulic operated elevator with a rated capacity of 2,000 pounds.

The building is provided with jalousie, awning and single hung windows set in aluminum frames. The unit entry doors to the dwelling units are wood or aluminum doors with jalousie or glass pane inserts set in wood or aluminum frames.

Water and sanitary sewer services are provided by the City of Deerfield Beach. Electric power is provided by Florida Power and Light and is transferred from the pad mounted transformer. This pad mounted transformer supplies power to the residential load centers located on the second floor of the building.

The building provides common area laundry rooms on each level, providing washer and dryer equipment. The remainder of the site has concrete walkways, paved asphalt parking area or landscaped areas with trees, grass, and shrubs.

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Evaluation of Structural Elements:

The exterior walls of the four-story building are constructed using precast concrete panels and CMUs with a painted stucco finish. The exterior walls are supported by continuous reinforced concrete footings. The building has a reinforced concrete slab on grade and the floors above grade are pre-cast concrete panels. The flat roof is constructed with reinforced concrete and is finished with a single-ply membrane roof covering.

Access to the dwelling units above grade is provided by reinforced concrete stairs with concrete guardrails and metal handrails that lead to the reinforced concrete catwalks with metal railings. Typical floor coverings are carpet, wood, vinyl, or ceramic tile. Interior walls and ceilings are drywall with a smooth or textured finish.

Concrete restoration was performed in 2019, specifically at expansion joints and columns. No significant signs of settling of the foundations or significant deterioration of the exterior concrete were noted. No unevenness or sloping of the interior floors was noted. None of the reinforced concrete indicated any signs of buckling, extensive spalling, or deterioration. Structural members were noted to be in good overall condition.

Our inspection of the subject property did not indicate significant evidence of termite damage or infestation. No concerns related to extensive termite infestation or damage were identified. Due to minimal use of wood and the predominant use of reinforced concrete, termites are not anticipated to be a significant concern.

The building appears to be structurally sound and no significant structural issues were identified. Engineering guidelines provide an expected life of 10-12 years for concrete restoration work. The building last had restoration work completed in 2019, and the building can anticipate additional work to be needed in 5-7 years. Reserves for concrete restoration have been provided over the term. No immediate needs are anticipated.

Paint and Finishes:

The exterior walls were painted in 2019 and the painted surfaces were noted to be in good overall condition. Exterior paint has an estimated useful life of 10-12 years, depending upon the type of paint used. The stairwells and catwalks adjacent to the dwelling unit entrances were noted to be in good overall condition. The catwalks and stairwells should be addressed as a part of routine maintenance.

It is advised for exterior paint Reserves be provided over the term. Additional exterior touch-up paint should be anticipated when concrete restoration work is completed in 5-7 years. No immediate needs are anticipated.

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Roof Coverings:

The approximately 23,490 square foot flat roof on the building is supported by a reinforced concrete deck and is finished with a single-ply membrane roof covering. Building and permit records (Permit # 102285-0) indicate the roof was replaced in 2010, making it 14 years old. The single ply membrane roof covering has an estimated useful life of 20-25 years, provided regular maintenance. The cost associated with roof replacement has increased significantly since the \$200,000 replacement in 2010, and it is advised that the buildings Reserves reflect this increase. The roof was observed to be in good overall condition.

The roof is in good overall condition and is approximately 14 years old. Typically a single ply membrane roof covering has an estimated useful life of 20-25 years. The building should not anticipate the need for roof replacement for another 10-11 years. No immediate needs are anticipated.

Heating, Ventilation, and Air Conditioning (HVAC):

Although not a common element, dwelling units are provided by individually owned 2-ton AC compressors located on the roof and supported by metal stands. The common area HVAC is minimal, only provided in the elevator maintenance room on the ground floor.

There is no significant amount of common area air conditioning. No immediate needs are anticipated.

Plumbing:

Water and sanitary sewer services are provided by the City of Deerfield Beach. Sanitary sewer is discharged to the municipal gravity sewer main. The domestic water supply lines have been constructed with copper pipe. The sewer lines have been constructed with PVC.

The building provided plumbing system appears to be in good condition having been repaired as needed. The stop valves, diverters, and faucets also appear to be replaced as needed. No non-functional equipment was noted at the time of inspection. Engineering guidelines provide an expected useful life of excess of 60 years for the domestic water lines and 70 for the PVC sewer systems. No evidence of extensive leaks or sewer blockage issues were reported or identified during our limited visual inspection.

The plumbing systems appear to be functionally sound. The copper domestic water supply lines have an estimated useful life of 60 years. The PVC sewer system provides an estimated useful life of over 70 years. No major leaks or blockages have been reported and the system was noted to be in good condition based upon a limited visual inspection. Additional preventative measures including a camera line inspection may be advised to better assess condition. No immediate needs are anticipated.

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Elevators:

Vertical transportation is provided by one 2,000 pound capacity hydraulic passenger elevator (BCID: 26403). The controls for the elevator are located in the mechanical room. The elevator's hydraulic equipment is original and approximately 46 years old, while the cab and controls were upgraded in March of 2024. The elevator was noted to be in good overall condition.

The elevator is original and approximately 46 years old, with the cab and controls upgraded in 2024. Based upon age, upgrades to the hydraulic equipment and cylinder will likely be required over the term.

Electrical Systems:

Electric power is provided by Florida Power and Light (FPL) and is transferred to the electrical load center located in the second floor meter rooms from the FPL rooms beneath. Each of the four (4) load centers have two 400 amp mains and two 600 amp mains, with all protected by fuses. The dwelling units are provided 100 amps of 120/240 Volts and there is a 200A House Main with a 125-225 amp House Sub-Panels.

The electrical equipment is manufactured by Federal Pacific and the branch wiring was noted to be constructed with copper. The electric service mains use fuses, while sub-panels in the building are protected by breakers. Based upon our limited inspection, all electrical equipment inspected appears to be properly installed and of adequate size for present use. Electric service equipment is original making it 46 years old.

The electrical system appears to be functionally sound and in good overall condition. Electric service equipment has an estimated useful life of 60-65 years. However, the building provided Federal Pacific (FPE) equipment, specifically the Stab-Lok breakers, are known to be problematic and additional inspection(s), including but not limited to an infrared thermography report may be required by the insurance company. The FPE electrical service equipment is included in the Near Term Discussion Items table below.

Fire Protection

The building is not protected by a full fire sprinkler system but has a fire alarm system. This fire alarm system was upgraded to a fully addressable system in 2013 for approximately \$44,000. Exit and emergency lighting was spot tested in all areas and were noted to be fully functional at the time of inspection. Fire extinguishers were noted to have current inspections as required. Routine fire inspections should be performed over the life of the property. Fire protection equipment should be maintained as a part of routine maintenance.

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The fire protection systems were upgraded in 2013 (11 years old) and were noted to be in good overall condition. Engineering guidelines provide an expected useful life of 25 years, giving the building an estimated 14 years of useful life remaining. The building appears to meet the intent of the applicable fire codes in effect when initially developed. No immediate needs are anticipated.

Doors and Windows

The building provides original wood dwelling unit entry doors set in wood or metal frames. Some dwelling unit entry doors have jalousie or window panes set in the wood entry doors. The building provides metal fixed, single-hung, and jalousie windows set in metal frames. Additionally, the building provides metal horizontal slider windows and sliding glass doors all set in metal frames, at the rear of dwelling units. The 46 year old original windows and doors were noted to be in serviceable condition. Some dwelling units have upgraded to impact windows, at the Owners discretion.

The common area doors and windows for the laundry rooms, storage rooms, and mechanical rooms are not impact rated but are code compliant and in serviceable condition. It would appear that the association may wish to budget to upgrade these common area doors and windows but this would not be considered critical at this time.

Pool:

There are no on-site amenities. A shared community reinforced-concrete below-ground pool is provided and the master association handles these repairs and maintenance.

Seawall/Retaining Walls:

The subject property has no Seawalls or retaining walls.

Site, Paving, and Drainage:

The property is landscaped with trees, shrubs and sod. The landscaping appeared to be well manicured and properly maintained. Landscaping for the subject property is in good condition. Landscape irrigation is provided by an automatic irrigation system fed from the municipal water supply. The system appears to be separated into multiple zones. The irrigation equipment appeared to be fully functional. The irrigation piping and sprinkler heads were noted to be in good overall condition.

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The driveways and guest parking spaces are finished with asphalt. These areas are in good overall condition. The property is graded to provide positive drainage to the drainage structures located in the South side of the building. This water is eliminated by the municipal storm drains. No evidence of extensive parking lot or site flooding was identified.

Asphalt parking areas were resealed and striped in 2019 for \$33,000. Additional asphalt sealer should be anticipated in approximately 2 years. Building landscape and irrigation system should continue to be included in routine maintenance.

Items for Discussion in Regard to Near Term or Costs Over The Term					
Item	Issues		Units	Unit Cost	Estimated Cost
Electrical	Replace FPE Mains		80 Units	\$1,200	\$96,000
Totals					\$96,000
		# Units	80	Cost/Unit	\$1,200

Note: These near term needs can be funded now with funds on hand or by special assessment or can be paid over the term but will result in higher maintenance fees. You may be able to delay or eliminate replacing the FPE equipment by performing an Infrared scan of the equipment.

A summary of the unit break down and property condition for the subject property is provided in the following table.

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Unit Type	# Units	# Bathrooms	Area	Percent of Total SF	
V/W	16	1.5	828.0	1.4100%	
X	64	1.5	700.0	1.2100%	
		Net SF	58,048.0	# of Parking	101
Number of Units	80			# of Floors	4
Item Description	Condition	Estimated Life (yrs)	Effective Age (yrs)	Estimated Remaining Life (yrs)	
Roof	Good	25	14	11	
Concrete Restoration	Good	10	5	5	
Paint/Waterproofing	Good	10	5	5	
Fire Protection/Alarm	Good	25	11	14	
Elevator	Good	35	1	34	
Common HVAC	N/A	20	0	20	
Plumbing Supply*	Good	60	46	14	
Plumbing Waste*	Good	70	46	24	
Electrical**	Good	65	46	19	
Doors/Windows***	N/A	60	0	60	
Seawall/Retaining Walls	N/A	20	0	20	
Asphalt Paving	Good	25	0	25	
Catwalks	Good	10	5	5	
Site Drainage	Good	60	46	14	

* Due to long life reserves may be deferred. **See Near Term Discussion Items table above. ***Due to tenant responsibility reserves not included.

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Estimated Replacement Cost of Common Elements (Excluding Structure & Non-Reserve Items)

Item Description	Condition	Estimated Life (yrs)	Effective Age (yrs)	Estimated Remaining Life (yrs)			Estimated Replacement Cost
Roof	Good	25	14	11			\$352,350
Concrete Restoration	Good	10	5	5			\$20,000
Paint/Waterproofing	Good	10	5	5			\$70,000
Fire Protection/Alarm	Good	25	11	14			\$55,000
Elevator	Good	35	1	34			\$50,000
Common HVAC	N/A	20	0	20			\$0
Plumbing Supply*	Good	60	46	14			\$96,000
Plumbing Waste*	Good	70	46	24			\$144,000
Electrical**	Good	65	46	19			\$96,000
Doors/Windows***	N/A	60	0	60			\$0
Seawall/Retaining Walls	N/A	20	0	20			\$0
Asphalt Paving	Good	25	0	25			\$35,000
Catwalks	Good	10	5	5			\$5,000
Site Drainage	Good	60	46	14			\$5,000
Total							\$928,350
Replacement Cost Per Unit							\$11,604
Replacement Cost Per Square Foot							\$15.03
Cost Per Unit Type V/W - (16 Units)			Area	828	Percent	1.4100%	\$13,090
Cost Per Unit Type X - (64 Units)			Area	700	Percent	1.2100%	\$11,233
Number of Units	80	Net Square Footage		61,760	Number of Floors		4

* Due to long life reserves not included.**See Near Term Discussion Items table below. ***Due to tenant responsibility reserves not included.

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Estimated Reserves for Replacements:

Item Description	Estimated Remaining Life (yrs)	Estimated Replacement Cost	Initial Reserve	Remaining Cost	Estimated Cost/year	Estimated Cost/Month
Roof	11	\$352,350	\$139,388	\$212,962	\$19,360	\$1,613
Concrete Restoration	5	\$20,000	\$0	\$20,000	\$4,000	\$333
Paint/Waterproofing	5	\$70,000	\$46,429	\$23,571	\$4,714	\$393
Fire Protection/Alarm	14	\$55,000	\$0	\$55,000	\$3,929	\$327
Elevator	34	\$50,000	\$33,671	\$16,329	\$480	\$40
Common HVAC	20	\$0	\$0	\$0	\$0	\$0
Plumbing Supply*	14	\$96,000	\$0	\$96,000	\$6,857	\$571
Plumbing Waste*	24	\$144,000	\$0	\$144,000	\$6,000	\$500
Electrical**	19	\$96,000	\$0	\$96,000	\$5,053	\$421
Doors/Windows***	60	\$0	\$0	\$0	\$0	\$0
Seawall/Retaining Walls	20	\$0	\$0	\$0	\$0	\$0
Asphalt Paving	25	\$35,000	\$9,411	\$25,589	\$1,024	\$85
Catwalks	5	\$5,000	\$0	\$5,000	\$1,000	\$83
Site Drainage	14	\$5,000	\$0	\$5,000	\$357	\$30
Totals		\$928,350	\$228,899	\$5,000	\$52,417	\$4,368
Cost Per Unit Type V/W - (16 Units)			Area	828	1.4100%	\$62
Cost Per Unit Type X - (64 Units)			Area	700	1.2100%	\$53
Number of Units	80	Net Square Footage		58,048		

* Due to long life reserves not included. **See Near Term Discussion Items table below. ***Due to tenant responsibility reserves not included.

NOTE: Building also has a Reserve budget item for Misc Capital Improvements with a fund balance of \$27,095.81 as of 12/31/2023.

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Limiting Conditions:

The above replacement information was based upon a physical inspection performed as stated in the report. Estimated useful lives were based upon personal experience and Federal National Mortgage Association (FNMA) guidelines as revised to meet site-specific conditions. Effective lives were calculated based upon observed conditions and data provided by the property owner. Estimated replacement costs, when provided, were calculated based upon personal experience, cost estimates from contractors, public records, and information derived from the RS Means Construction Cost Data Guide.

This report does not imply that any of the unit dimensions and areas provided are accurate. Unit dimensions were provided by the association or condo documents. It is recommended that unit measurements be verified. The intent and purpose of this report is to disclose approximate replacement costs and useful lives of the items listed in the Florida Statutes 718 and 719 and to use this information to create a Structural Integrity Reserve Study for budgeting purposes. No other use is implied or warranted.

In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structures inspected. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the property based upon careful evaluation of observed conditions, to the extent reasonably possible.

No engineering assessment can wholly eliminate uncertainty regarding the potential for structural concerns in connection with a property. This study is designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. No testing or detailed inspection for concealed damage was conducted. Concealed plumbing, mechanical, electrical, and/or structural damage may exist at the subject property. However, none was noted except as stated elsewhere in this report.

This report was prepared for the client and, except as provided by law, there is no stated or implied third party liability. The client agrees to indemnify Property Consulting Group, Inc. James Hanskat, P.E. against any third party claims for errors or omissions if allowed by Florida law.

This report was prepared for the client. Any use by others without expressed written consent is not warranted. In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structures inspected.

The independent conclusions represent our best professional judgement based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions and test data provided by the client, owner, or their representative have been assumed to be correct and complete.

This report may not be used by third parties such as insurance companies, mortgage lenders, potential buyers, or sellers and is only designed to assist the association with budget planning.