

SOCOTEC

MILESTONE INSPECTION – PHASE II REPORT

Seminole Square Apartment No III Association, Inc.
11620 Park Boulevard
Seminole, Pinellas County, FL 33772

SOCOTEC Project Number VS233441



June 26, 2024

SEMINOLE SQUARE APARTMENT NO III ASSOCIATION, INC.

Attn: Arnie Holder

C/O: Ameri-Tech Community Management Inc.

24701 US Highway 19 North, Suite 102

Clearwater, FL 33763

Phone: 727.726.8000 Ext. 270

Email: aholder@ameritechmail.com

Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE II
Seminole Square Apartments III
11620 Park Boulevard
Seminole, Pinellas County, FL 33772
SOCOTEC Project Number VS233441

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase II 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 outlining 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.

Methodology of Phase II Inspection

A licensed professional engineer from our firm completed the Phase II Milestone Inspection on February 13, 2024. The Phase II inspection was to further evaluate the substantial structural deterioration outlined in the Phase I Milestone Inspection report prepared by SOCOTEC. During our inspection, we determined through visual

observations that the following distress is considered substantial structural deterioration and needs immediate repair.

- Possible concrete distress at load bearing structural elements including, but not limited to, concrete spalling, cracking, delamination as well as exposed corroding reinforcing steel. The distressed elements were observed to be in the electrical room on the 1st floor and beams throughout the building's walkways.

Building Condition

It is our professional engineering opinion that the areas of observed structural distress do not currently pose a threat to the public health, safety, or welfare but could decrease the structural integrity of the concrete framing over time.

Repair Recommendations

The areas of distressed concrete should be repaired. The repair process should include permitting of the work, inspections by a threshold inspector, temporary shoring as required, removal of all loose deteriorated concrete, repair and/or replacement of all corroding reinforcing steel, coating reinforcing steel with an anti-corrosive system, and patching with a polymer modified high-strength concrete to reconstruct the affected areas.

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.

Alejandra Mercado

Alejandra Mercado, E.I.
Staff Engineer

Nicholas Massaro

Nicholas Massaro, P.E.
Project Engineer
Florida Registration No. 94693

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





June 26, 2024

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C/O: Ameri-Tech Community Management Inc.

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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE II SUMMARY
Seminole Square Apartments III
11620 Park Boulevard
Seminole, Pinellas County, FL 33772
SOCOTEC Project Number VS233441

SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Milestone Inspection - Phase II summary letter completed for the subject building. Seminole Square Apartments III consists of one 3-story structure constructed circa 1974 and is located within Seminole, Pinellas County, Florida. The subject building includes 30 individual residential units.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase II Milestone Inspection for the subject property, it is our opinion the subject structure is adequate for its intended use and that the areas of observed substantial structural deterioration **do not** currently pose a threat to the public health, safety, or welfare, but could decrease the structural integrity of the concrete framing over time. The areas of substantial structural deterioration outlined in the Phase II report should be repaired. The repair process should include permitting of the work, inspections by a threshold inspector, temporary shoring as required, removal of all loose deteriorated concrete, repair and/or replacement of all corroding reinforcing steel, coating reinforcing steel with an anti-corrosive system, and patching with a polymer modified high-strength concrete to reconstruct the affected areas. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repair Recommendations

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:

- Distressed stucco on the building's exterior and lanai of unit 304
- Possible water intrusion in lanai of units 110, 207, and 301
- Generalized deteriorated walkway concrete topping slabs
- Generalized standing water on the roof
- Distressed balustrades

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.

Alejandra Mercado

Alejandra Mercado, E.I.
Staff Engineer

Nicholas Massaro

Nicholas Massaro, P.E.
Project Engineer
Florida Registration No. 94693

Note: Please review our full Milestone Inspection Phase I and II Reports which include the details of our inspections and the known specifics regarding the design and construction of the subject building.

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





SITE LOCATION MAP
FROM GOOGLE EARTH



GENERAL NOTES

- THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH ALL APPLICABLE BUILDINGS CODES INCLUDING THE 2023 FLORIDA BUILDING CODE (FBC) .
- THESE PLANS ARE FOR REPAIR OF ANY CONCRETE CRACKS, SPALLS, DELAMINATION AND CORRODING STEEL ASSOCIATED WITH THE CONCRETE RESTORATION PROJECT THAT WILL BE PERFORMED AT THE SUBJECT ASSOCIATION.
- THESE PLANS SHOW THE REMEDIATION DETAILS FOR RESTORATION OF BEAMS OR ANY OTHER HORIZONTAL STRUCTURAL COMPONENT, COLUMNS OR ANY OTHER VERTICAL COMPONENT, AND DECK EDGES AT THE SUBJECT BUILDINGS. HOWEVER, THE SUBJECT DETAILS ARE ALSO APPLICABLE TO ANY STEEL REINFORCED CONCRETE THAT MAY REQUIRE RESTORATION DURING THE RESTORATION PROJECT.
- THE LOCATION OF THE REINFORCING STEEL SHOWN ON THESE PLANS IS APPROXIMATE TO INDICATE THE REINFORCING STEEL FOR REMEDIATION PURPOSES.
- ALL CONCRETE RESTORATION ASSOCIATED WITH THE CONCRETE RESTORATION PROJECT SHALL BE PERFORMED IN ACCORDANCE TO THESE DRAWINGS.

To the best of my knowledge and belief these plans and specifications conform to the requirements of the 2023 Florida Building Code.

www.Socotec.us
Phone: (941) 702 4520



6151 Lake Osprey Dr.
Suite 300
Sarasota, FL 34240

Drawn By: NM Date: 8/23/24 Revised:

Nicholas Massaro, P.E.
Florida Registration No. 94693

GENERAL NOTES & LOCATION

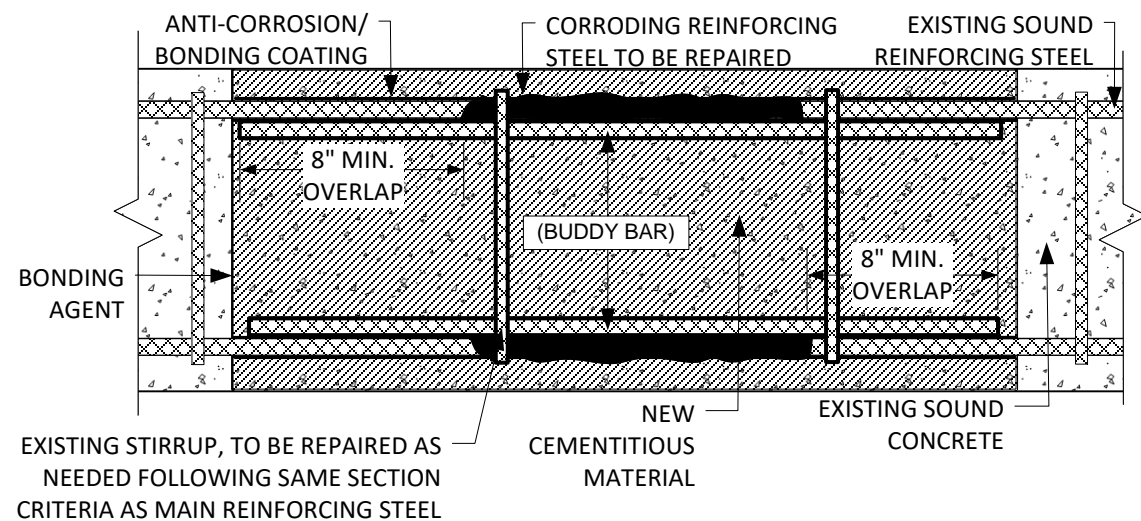
SEMINOLE SQUARE APARTMENTS NO. III
11620 PARK BOULEVARD
SEMINOLE, PINELLAS COUNTY, FLORIDA 33772

SOCOTEC PROJECT NO. VS244681

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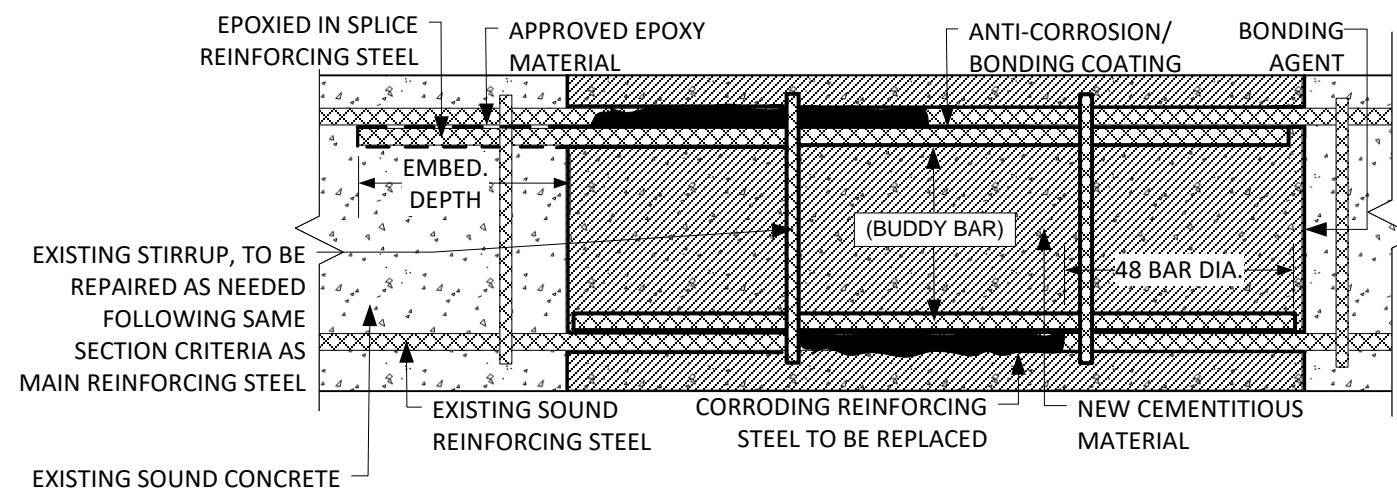
RESTORATION NOTES

1. DURING THE RESTORATION WORK, TEMPORARY PROTECTION MUST BE PLACED TO LIMIT ACCESS TO THE RESTORATION AREA, AND RESTORATION PERSONNEL. THE SUBJECT TEMPORARY PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SAFEGUARDS REQUIREMENTS DESCRIBED ON CHAPTER 33 OF THE FBC 8TH EDITION (2023). **ADDITIONALLY, TEMPORARY SHORING MUST BE INSTALLED.**
2. PRIOR TO ANY CONCRETE RESTORATION, THE METAL RAILING, SCREEN ENCLOSURE, ETC. SHALL BE REMOVED IF IT LIMITS PERFORMANCE OF THE REQUIRED RESTORATION.
3. ONCE THE CONCRETE HAS BEEN EXPOSED, THE CONTRACTOR SHALL SOUND THE CONCRETE TO DETERMINE ALL AREAS OF CORRODING REINFORCING STEEL OR COMPROMISED CONCRETE.
4. CONCRETE SHALL BE REMOVED FROM ALL AREAS SUSPECTED TO BE LOOSE, DELAMINATED, CRACKED, OR CONCEALING CORRODING REINFORCING STEEL.
5. ONCE THE CONCRETE HAS BEEN REMOVED, THE CONTRACTOR SHALL COORDINATE AN INSPECTION BY A SOCOTEC REPRESENTATIVE TO DOCUMENT THAT ALL LOOSE, DELAMINATED, CRACKED CONCRETE HAS BEEN REMOVED AND ALL ACTIVELY CORRODING REINFORCING STEEL HAS BEEN REMOVED OR CLEANED AND COATED.
6. CORRODED REINFORCING STEEL SHALL BE EXPOSED BACK TO SOUND STEEL SHOWING NO EVIDENCE OF SIGNIFICANT CORROSION.
7. ALL EXPOSED REINFORCING STEEL SHALL BE MECHANICALLY CLEANED DOWN TO SOUND GREY STEEL.
8. ALL REINFORCING STEEL WITH A SECTION LOSS BETWEEN 10 TO 25% SHALL HAVE A SUPPLEMENTAL NEW REINFORCING STEEL (BUDDY BAR) OF EQUAL SIZE (BAR DIA.) ADDED TO BRIDGE ACROSS THE AFFECTED AREA. THE NEW BAR MUST EXTEND A MINIMUM OF 8-INCHES PAST BOTH ENDS OF THE AFFECTED REINFORCING STEEL.
9. ALL REINFORCING STEEL WITH A SECTION LOSS GREATER THAN 25% SHALL BE REPLACED WITH NEW REINFORCING STEEL OF EQUAL SIZE (BAR DIA.). THE BAR MUST EXTEND A MINIMUM OF 48 BAR DIAMETERS PAST BOTH ENDS OF THE AFFECTED REMOVED REINFORCING STEEL.
10. WHEN ADJACENT CONCRETE IS SOUND, ALL AFFECTED REINFORCING STEEL IS EXPOSED, AND ADDITIONAL CONCRETE REMOVAL IS NOT REQUIRED, BUT THE MINIMUM SPLICE OVERLAP CANNOT BE ACHIEVED, THE NEW REINFORCING STEEL MUST BE EMBEDDED INTO THE SOUND CONCRETE TO OBTAIN A MINIMUM OF A 12-INCH OVERLAP EXTENDING PAST BOTH ENDS OF THE CORRODED SECTION. DRILL AND EPOXY NEW REINFORCING STEEL OF EQUAL SIZE (BAR DIA.) INTO THE SOUND CONCRETE ADJACENT TO THE ORIGINAL REINFORCING BAR. THE EPOXY SHALL BE **SIKA AG ANCHORFIX 3001**, EQUIVALENT, OR BETTER. FOLLOW THE MANUFACTURERS RECOMMENDATIONS (MATCH DRILLED HOLE DIAMETER AND DEPTH WITH REINFORCING STEEL BAR DIAMETER).
11. **COAT ALL EXPOSED REINFORCING STEEL AND COAT EDGES OF CONCRETE** TO BE PATCHED WITH A SUITABLE BONDING AGENT AND REINFORCEMENT PROTECTION SUCH AS **SIKA ARMATEC 110 EPOCEM**, EQUIVALENT, OR BETTER IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ONCE THE REINFORCING STEEL HAS BEEN CLEANED, REPAIRED, THE ADDITIONAL REINFORCING STEEL HAS BEEN ADDED AS REQUIRED, AND THE BONDING AGENT APPLIED, THE CONTRACTOR MUST COORDINATE A SECOND INSPECTION BY SOCOTEC PERSONNEL.
13. ONCE SOCOTEC HAS PERFORMED THE SECOND INSPECTION AND RELEASED THE AREA OF RESTORATION FOR CONCRETE PLACEMENT, THE AREAS OF REMOVED CONCRETE SHALL BE PATCHED WITH A POLYMER MODIFIED, HIGH STRENGTH CONCRETE MATERIAL SPECIFICALLY MANUFACTURED FOR CONCRETE RESTORATION SUCH AS **SIKACRETE 211 SCC PLUS (MINIMUM COMPRESSIVE STRENGTH 6,500 PSI)**, EQUIVALENT, OR BETTER IN COMPLIANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
14. ONCE THE CONCRETE HAS BEEN REPAIRED AS NECESSARY, THE AREA OF RESTORATION SHALL BE CLEANED AND FILLED WITH APPROPRIATE AND APPROVED STUCCO MORTAR. THE STUCCO MORTAR APPLICATION SHOULD BE IN STRICT ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS. ONCE THE STUCCO MORTAR HAS HARDENED, FINISH REPAIR AREA TO BLEND INTO SURROUNDING AREAS WITH MATCHING TEXTURE.
15. REINSTALL THE EXISTING METAL RAILING, SCREEN ENCLOSURE, ETC. IF ITEM 2 OF THE RESTORATION NOTES WAS PERFORMED OR REPLACE WITH NEW AS APPROPRIATE.
16. ALL REPAIRED AREAS SHALL BE PAINTED TO MATCH THE EXTERIORS OF THE BUILDINGS.
17. ALL MATERIAL TO BE USED ON THE RESTORATION MUST BE SUBMITTED TO SOCOTEC FOR APPROVAL PRIOR TO USE ON THE PROJECT.
18. CONCRETE COVER MUST BE IN ACCORDANCE WITH ACI 318-14 AS PRACTICALLY APPLICABLE TO EXISTING CONDITIONS OR UNLESS STATED OTHERWISE.



**REINFORCING STEEL (REPRESENTATIVE)
WITH SECTION LOSS OF 10% TO 25%
BEAM REPAIR**

NTS.



**REINFORCING STEEL (REPRESENTATIVE)
WITH SECTION LOSS GREATER THAN 25%
BEAM REPAIR**

NTS.

To the best of my knowledge and belief these plans and specifications conform to the requirements of the 2023 Florida Building Code.

RESTORATION NOTES/BEAM/EDGE DETAILS

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Phone: (941) 702 4520



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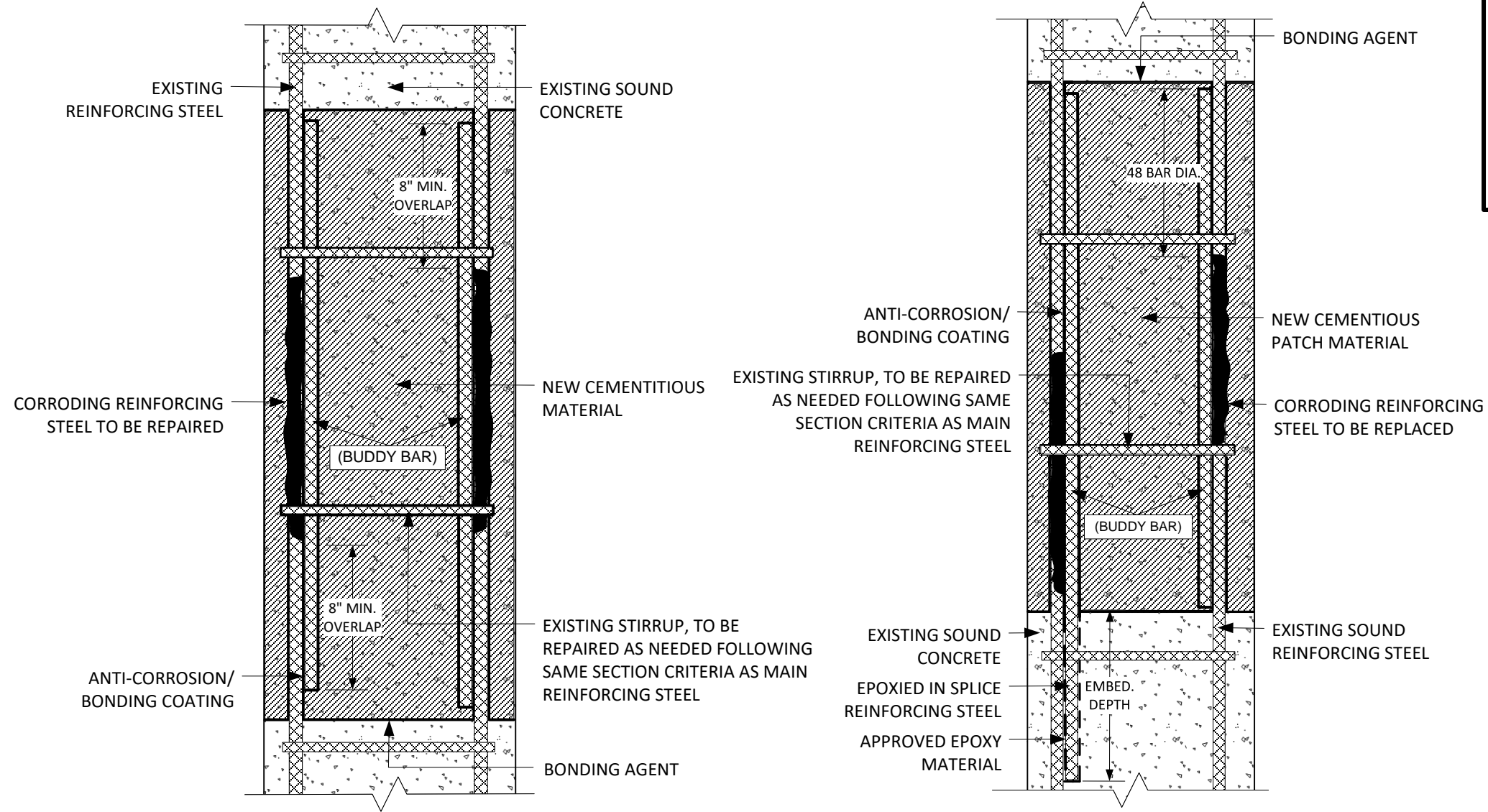
Date: 8/23/24
Drawn By: NM
Revised:

**SEMINOLE SQUARE APARTMENTS No. III
11620 PARK BOULEVARD
SEMINOLE, PINELLAS COUNTY, FLORIDA 33772**

SOCOTEC PROJECT No. VS244681

Sheet 2 of 4

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REINFORCING STEEL **(REPRESENTATIVE)**
WITH SECTION LOSS OF 10% TO 25%

COLUMN REPAIR
NTS.

REINFORCING STEEL **(REPRESENTATIVE)**
WITH SECTION LOSS GREATER THAN 25%

COLUMN REPAIR
NTS.

Specified concrete cover for cast-in-place nonprestressed concrete members

| Concrete exposure | Member | Reinforcement | Specified cover, in. |
|--|---|---|----------------------|
| Cast against and permanently in contact with ground | All | All | 3 |
| Exposed to weather or in contact with ground | All | No. 6 through No. 18 bars | 2 |
| | | No. 5 bar, W31 or D31 wire, and smaller | 1 ½ |
| Not exposed to weather or in contact with the ground | Slabs, joists, and walls | No. 14 and No. 18 bars | 1 ½ |
| | | No. 11 bar and smaller | ¾ |
| | Beams, columns, pedestals, and tension ties | Primary reinforcement, stirrups, ties, spirals, and hoops | 1 ½ |

Specified concrete cover for cast-in-place prestressed concrete members

| Concrete exposure | Member | Reinforcement | Specified cover, in. |
|--|---|--|----------------------|
| Cast against and permanently in contact with ground | All | All | 3 |
| Exposed to weather or in contact with ground | Slabs, joists, and walls | All | 1 |
| | All other | All | 1 ½ |
| Not exposed to weather or in contact with the ground | Slabs, joists, and walls | ALL | ¾ |
| | Beams, columns, pedestals, and tension ties | Primary reinforcement, Stirrups, ties, spirals, and hoops | 1 ½ 1 |

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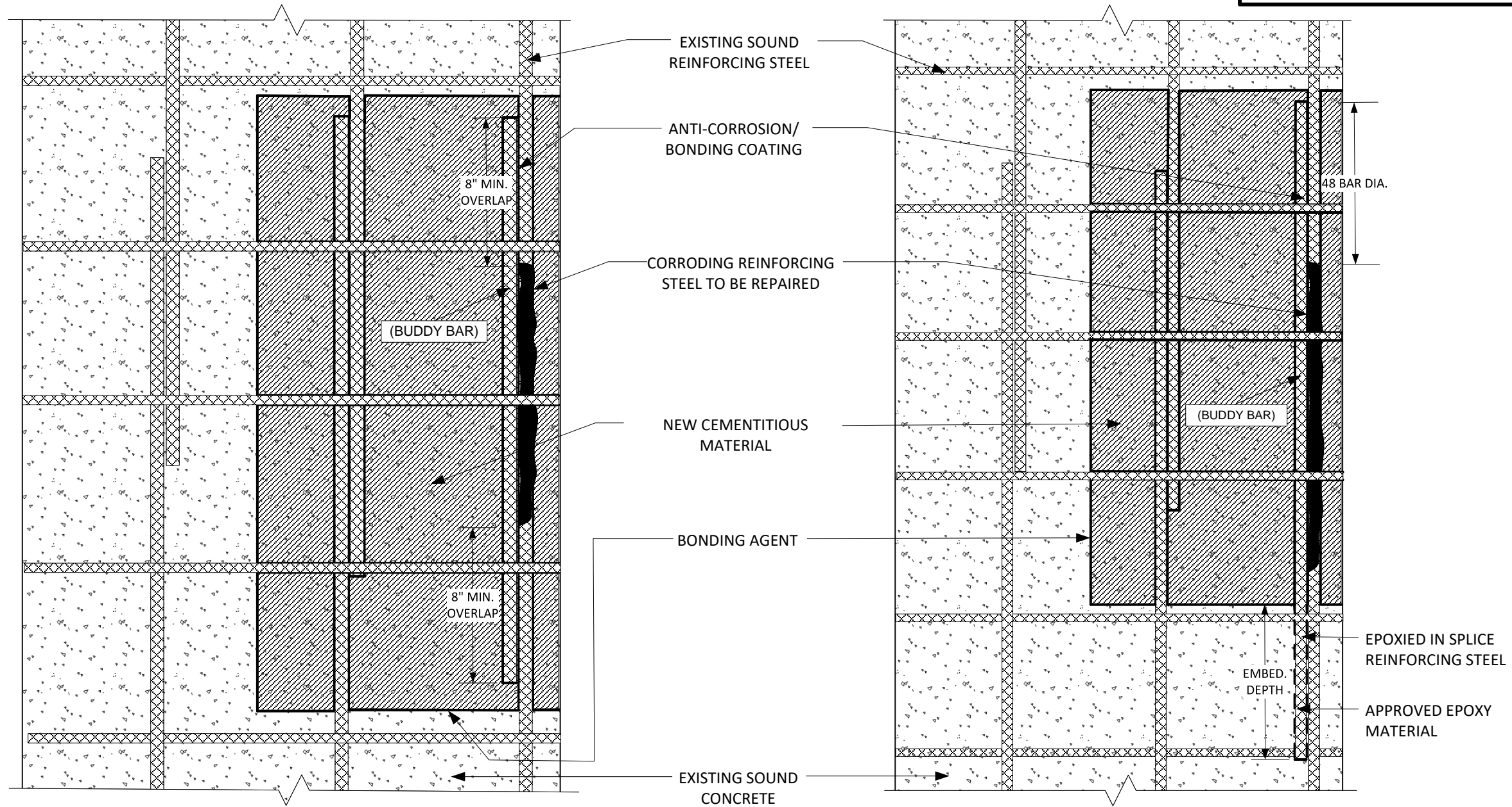
COLUMN RESTORATION DETAILS

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SOCOTEC PROJECT NO. VS244681

Sheet 3 of 4

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REINFORCING STEEL **(REPRESENTATIVE)**
WITH SECTION LOSS OF 10% TO 25%
WALL & DECK REPAIR

NTS.

REINFORCING STEEL **(REPRESENTATIVE)**
WITH SECTION LOSS GREATER 25%
WALL & DECK REPAIR

NTS.

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WALL & DECK RESTORATION DETAILS

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