

PHASE I MILESTONE INSPECTION REPORT

Heather Ridge West III Association, Inc.

1375 Doolittle Lane

Dunedin, Florida 34698



Prepared For:

Heather Ridge West III Association, Inc.
1375 Doolittle Lane
Dunedin, FL 34698

Prepared By

UES Milestone Inspections, LLC
1748 Independence Blvd, Suite B6
Sarasota, FL 34234

Report Date

March 13, 2023

Inspection Date(s)

February 14, 2023



Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

March 13, 2023

Heather Ridge West III Association, Inc.
1375 Doolittle Lane
Dunedin, Florida 34698

Attention: Mr. James J. Mateka, LCAM
Ameri-Tech Community Management, Inc.
24701 US Highway 19 North – Suite 102
Clearwater, FL. 33763

Reference: **Phase I Milestone Structural Inspections for Condominium and Cooperatives**

Building(s): Heather Ridge West III Association
UES Project No: 2211.2200011.0000

Bldg. Dept. Ref. Number: None Provided
License Number: Condominium Project # PR1S010381

Dear Mr. Mateka and Board of Directors,

UES Milestone Inspections, LLC (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property. UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Heather Ridge West III Association. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



Ali T. Mustafa, P.E.
Restoration Consultant
Florida Professional Engineer No. 93315

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

This item has been digitally signed and sealed by Ali T. Mustafa, P.E and Miguel A. Santiago, P.E. on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

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1.0 INTRODUCTION

The purpose of the **PHASE 1** milestone inspection is to comply with the requirements set forth by FS 553.899 and local requirements of the AHJ, which requires, in part, the following:

- Mandates a statewide building milestone inspection requirement for condominiums and cooperative buildings that are **three stories or more in height**, 30 years after initial occupancy and 25 years after initial occupancy for buildings located within three miles of the coastline.
- If a milestone inspection is required and the building's certificate of occupancy was issued on or before **July 1, 1992**, the building's initial milestone inspection must be performed before **December 31, 2024**. If the building is within three miles of the coast and the building's certificate of occupancy was issued on or before **July 1, 1997**, the building's initial milestone inspection must be performed before **December 31, 2024**.
- Requires building officials to provide written notice to associations when buildings must be inspected. Inspections must be performed within 180 days of notification.
- Requires inspections every 10 years after a building's initial "phase 1" milestone inspection.
- Requires an additional, more intensive inspection, or a "phase 2 milestone inspection," if a building's phase 1 milestone inspection reveals substantial structural deterioration.

Description of Property

Heather Ridge Community consists of (6) 3-story buildings. The community appears constructed in multiple phases circa 1980s.

Based on UES's understanding of the referenced property, the following building(s) currently are required to have a milestone inspection in accordance with FS 553.899:

Condominium or Cooperative Name: Heather Ridge Association
Primary Address: 1375 Doolittle Lane, Dunedin, Florida 34698
Local Authority Having Jurisdiction: Pinellas County
License Number: Condominium Project #PR1S0010381
Number of Buildings: Six (3) stories or greater in height:

Building #3

Address: Same above
No. of Stories: 3
No. of Units: 24
Total square footage: N/A, Estimated 34,500 +/-
Date of Certificate of Occupancy: 1980
Within 3 miles of coast (yes or no): Yes
Initial Milestone Inspection or 10-year follow-up: Initial

2.0 SCOPE OF SERVICES

For the **PHASE 1** milestone inspection report (the “report”), UES’s licensed engineer(s) and/or architect(s) performed a visual examination of habitable and non-habitable areas of the building(s), including the major structural components, and herein provides a qualitative assessment of the structural conditions of the building.

The report documents observations made during the walk-through survey and identifies existing visible physical deficiencies within the structure. The evaluation focused on critical structural components of the structure and identified areas exhibiting any signs of “substantial structural deterioration”.

“Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one inspection determines that such surface imperfections are a sign of substantial structural deterioration.

The visual examination was based on non-intrusive, non-destructive visual observations of the readily accessible areas of the building(s) and the information available at the time of our site visit. For areas that were not be accessible by normal methods (e.g., parapets, balconies), UES performed aerial videography (drone footage). Therefore, UES’s descriptions, conclusions and recommendations were based solely on our observations of the various visible structural components and experience with similar projects. UES does not make any representations that this report is a Florida Building Code, fire safety, regulatory, environmental, or all-encompassing compliance inspection.

In general, this report includes the following:

- A separate summary of the material findings and recommendations (**APPENDIX C**).
- Seal and signature, or the electronic signature, of the licensed engineer(s) who performed the inspection
- The manner and type of inspection forming the basis for the inspection report.
- Identification of any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, and description of the extent of such deterioration, and identification of any recommended repairs for such deterioration.
- A statement of whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- Recommendation of any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- Identification and description of any items requiring further inspection.

3.0 SCOPE EXCLUSIONS

The scope of services included visual observations of accessible areas only. UES gained access to the property from a representative of the condominium association. Our observations have been limited to the current characteristics of the building structure. Our visual examination has not included laboratory analysis, geotechnical investigations, engineering evaluations of structural design nor other systems, including invasive investigations of site, building, or concrete structural components. Additionally, this scope does not include an environmental assessment such as air quality (mold survey) or evaluation of asbestos.

This scope does not include a **PHASE 2** milestone inspection. If a **PHASE 2** milestone inspection is required, UES will propose these services under separate cover. Please note that additional testing, including but not limited to sampling and destructive surveys, may be required during a **PHASE 2** milestone inspection.

4.0 STANDARD OF CARE AND WARRANTIES

UES performed the **PHASE 1** milestone inspection using methods and procedures and practices conforming to Florida Statute (FS) 553.899 (effective May 26, 2022) and local requirements of the AHJ.

UES represents that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies included reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, as such UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

5.0 REFERENCE DOCUMENTS

The following documents, reports and technical references were used for this project.

5.1 MUNICIPAL INFORMATION

1. Pinellas County Property Appraiser's Site Information.

5.2 DESIGN/CONSTRUCTION DOCUMENTS

1. No construction documents or design documents were available at the time of inspection.

5.3 REPORTS BY OTHERS

1. No reports by others were available at the time of inspection.

5.4 TECHNICAL REFERENCES

1. Walkways Deck Coating Application Contract.

5.5 TECHNICAL PUBLICATIONS

1. Not applicable.

APPENDIX A
PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

PHASE 1 STRUCTURAL MILESTONE INSPECTION WORKSHEET

Case Reference Number: Unknown

Jurisdiction Name: Pinellas County

Licensee Name: Heather Ridge West III Association, Inc.

Title: Heather Ridge West III Association, Inc. – Milestone Phase I Inspection

Address: 1375 Doolittle Lane, Dunedin, Florida 34698

1. Description of Building
a. Name on Title: Heather Ridge West III Association, Inc
b. Building Street Address: 1375 Doolittle Lane, Dunedin, Florida 34698
c. Legal Description: Attached: <input type="checkbox"/>
d. Owner's Name: James J. Mateka, Association Manager.
Owner's Mailing Address: 2471 US Highway 19 N, Clearwater, FL 33763 – Suite #102.
e. Folio Number of Property on which Building is located: 25-28-15-38046-000-0001
f. Building Code Occupancy Classification: Residential R2 Occupancy.
g. Present use: Condominium, Residential.
h. General description of building (overall description, structural systems, special features): As expressed under the SUMMARY OF BUILDING STRUCTURAL SYSTEM (Page 7 of the Report).
i. Number of stories: 3

j. Provide an aerial of the property identifying the building being inspected on a separate sheet. Attached: <input checked="" type="checkbox"/>
k. Additional comments: N/A
l. Additions to original structure: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
m. Total actual building area of all floors: Estimated 34,500 square feet.

2. Inspections

a. Date of Notice of required inspection: Unknown
b. Date(s) of actual inspection: February 14, 2023
c. Name, license number, discipline of practice, and qualifications of licensee(s) submitting report: Ali Mustafa, P.E. & Mike Santiago, P.E., S.I. (Reference qualification appendix).
d. Does substantial structural deterioration exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 1. If yes, a phase two of the milestone inspection is required.
e. Do unsafe or dangerous conditions exist? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
f. Is it recommended that the building be vacated? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
g. Has the property record been researched for violations or unsafe cases? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 1. Explanation/Comments:

3. Supporting Data

a. Additional sheets of written data: Walkways Deck Coating Contract.

b. Photographs provided (where required plus each building elevation):

See Appendix B (Site Photographs)

c. Drawings or sketches (aerial, site, footprint, etc.): N/A**4. Foundation****a. Describe the building foundation:** No observation was applicable and no building structural plans were provided.**b. Is wood in contact or near soil?** Yes No Not Applicable **c. Signs of differential settlement?** Yes No Not Applicable **d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:** Not observed.**e. Is water drained away from the foundation?** Yes No Not Applicable **5. Present Condition of Overall Structure****a. General alignment: (Note: Good, fair, poor, explain if significant)** Good.**b. Bulging?** Yes No

1. If yes explain condition and location:

c. Settlement? Yes No

1. If yes explain condition and location:

d. Deflections? Yes No

1. If yes explain condition and location:

<p>e. Portion showing distress: (Note, beams, columns, structural walls, floors, roofs, other): Not Applicable.</p>
<p>f. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains. Appears in good condition except the spalled balcony edge at Unit #308, cracked walkway deck and spalled edge near Unit 201, and cracked walkway deck near Unit #206.</p>
<p>g. Cracks: Note location in significant structural members. As mentioned above</p>
<p>h. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation (corrosion) of metals; rot or borer attack in wood.</p> <p>As mentioned in Bullet f above.</p>
<p>i. Previous patching or repairs (Provide description and identify location): Not Applicable</p>
<p>j. Nature of present loading: (indicate residential, commercial, storage, other):</p> <p>Residential</p>
<p>k. Signs of overloading? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>1. If yes, describe:</p>

<p>6. Masonry Bearing Wall: (indicate good, fair, poor on appropriate lines)</p>
<p>a. Concrete masonry units: Good.</p>
<p>b. Clay tile or terra cotta units: Not Applicable.</p>
<p>c. Reinforced concrete tie columns: Good.</p>
<p>d. Reinforced concrete tie beams: Good.</p>

<p>e. Lintel: Good.</p>
<p>f. Other type bond beams:</p>
<p>g. Exterior masonry finishes (choose those that apply):</p> <ol style="list-style-type: none">1. Stucco: Yes.2. Veneer:3. Paint only: Yes.4. Other (describe): N/A.
<p>h. Interior masonry finishes (choose those that apply):</p> <ol style="list-style-type: none">1. Vapor Barrier:2. Furring and plaster:3. Paneling:4. Paint only:5. Other (describe): Drywall.
<p>i. Cracks: None observed.</p> <ol style="list-style-type: none">1. Location:2. Description:
<p>j. Spalling: None observed.</p> <ol style="list-style-type: none">1. Location:2. Description:
<p>k. Rebar corrosion: None observed.</p> <ol style="list-style-type: none">1. None visible? <input type="checkbox"/>2. Minor (patching will suffice)? <input type="checkbox"/> Location: None observed.3. Significant (structural repairs required)? <input type="checkbox"/> Location: Not Applicable.

7. Floor and Roof System

a. Roof System(s)

- 1. Describe (Roof shape, type of roof covering, type of roof deck, framing system, condition):** The building roof system appears comprised of cast in place reinforced concrete system, forms a flat shape. The building has three mansard roofs located on each end and over the elevator area. The mansard roofs appear constructed of wood framing. Roofing material is thermo-plastic polyolefin material. In addition, asphalt shingle roofing material is installed at the mansard roofs.
- 2. Describe parapet build and current conditions:** Not Applicable.
- 3. Describe mansard build and current conditions:** Appears constructed of wood frame, covered with asphalt shingles. Observed in good condition.
- 4. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable.

b. Floor System(s):

- 1. Describe the floor system at each level, framing, material, typical spans and indicate condition:** The building floor system appears comprised of cast in place reinforced concrete slabs. Reinforced concrete beams were observed on specific locations likely at the building north and south ends and near the elevator area.
- 2. Balconies: Indicate location, framing system, material, and condition:**
Balconies are located on the eastern elevation of the building. Balconies appear part of the structure floors/slabs which are cast in place. The building floor system appears comprised of cast in place reinforced concrete slabs.
- 3. Stairs and escalators: indicate location, framing system, material, and condition:** Staircases are located on both building ends (north & south). Staircases are cast in place reinforced concrete members. Staircases appear in good condition.

4. Ramps: indicate location, framing type, material, and condition:

Not Applicable.

5. Guardrails: describe type, material, and condition:

a. Balcony Guards: Appear original with screen enclosure system.

Guards are aluminum, mechanical members with core mounted posts.

Guard's picket spacing is not Code compliant with the current Building Code.

b. Walkway Guards: Reported replaced in 2015. Guards are aluminum, mechanical members with core mounted posts. Guards' dimensions are complied with the current Building Code.

8. Steel Framing System

a. Description of system at each level: None present.

b. Steel members: describe condition of paint and degree of corrosion:

c. Steel connections: describe type and condition:

d. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location): Not Applicable.

9. Concrete Framing System

a. Full description of concrete structural framing system: Cast in place reinforced concrete slabs, columns, beams, shear walls and staircases.

b. Cracking:

1. Significant Not Significant

2. Location and description of members affect and type of cracking:

- Repair the spalled concrete edge at Unit #308.

- Repair the cracked walkway deck and spalled edge near Unit #206.
- Repair the cracked walkway deck near Unit #201.

c. **General condition:** Acceptable

d. **Rebar corrosion- check appropriate line**

1. **None visible**

2. **Location and description of members affected and type of damage (cracking, spalling):** As described above under the floor system.

3. **Minor (patching will suffice)**

4. **Significant (structural repairs required)**

e. **Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:** Not Applicable.

10. Wood Framing (for Balconies Only)

a. **Fully describe wood framing system:** Roof Mansard .

b. **Indicate the condition of the following:** Not Accessible or Unable to Observe.

1. **Walls:** Not Applicable.

2. **Floors:** Not Applicable.

3. **Roof members, roof trusses:** Not Applicable.

c. **Note metal connectors (i.e. angles, plates, bolts, other, and note condition):** Not Applicable.

d. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):** Not Applicable.

11. Special or Unusual Features in The Building

- a. Identify and describe any special or unusual feature (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)** Exterior Aluminum Carport.
- b. Indicate condition of the special feature, its supports, and connections:**
1. All metal members appear in good shape.
 2. All fasteners are rusted/corroded, recommend replacement as maintenance item.

APPENDIX B
SITE PHOTOGRAPHS

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 1: View of the West (Front) Elevation of the Condominium.

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 2: View of the East (Back) Elevation of the Condominium.

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
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Photograph 3: View of the North Elevation of the Condominium.



Photograph 4: View of the South Elevation of the condominium.

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 5: Close Photo to Building the Flat Roof and Mansard Roof – Reported was Installed around May 2004

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 6: Unit #206 Balcony, Guards and Enclosure System

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 7: Building Walkway and Guard System (3rd Level)

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 8: Building Staircase (North End)

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 9: Unit Windows – Appear Original



Photograph 10: Unit Windows – Appear Replaced

APPENDIX B - SITE PHOTOGRAPHS

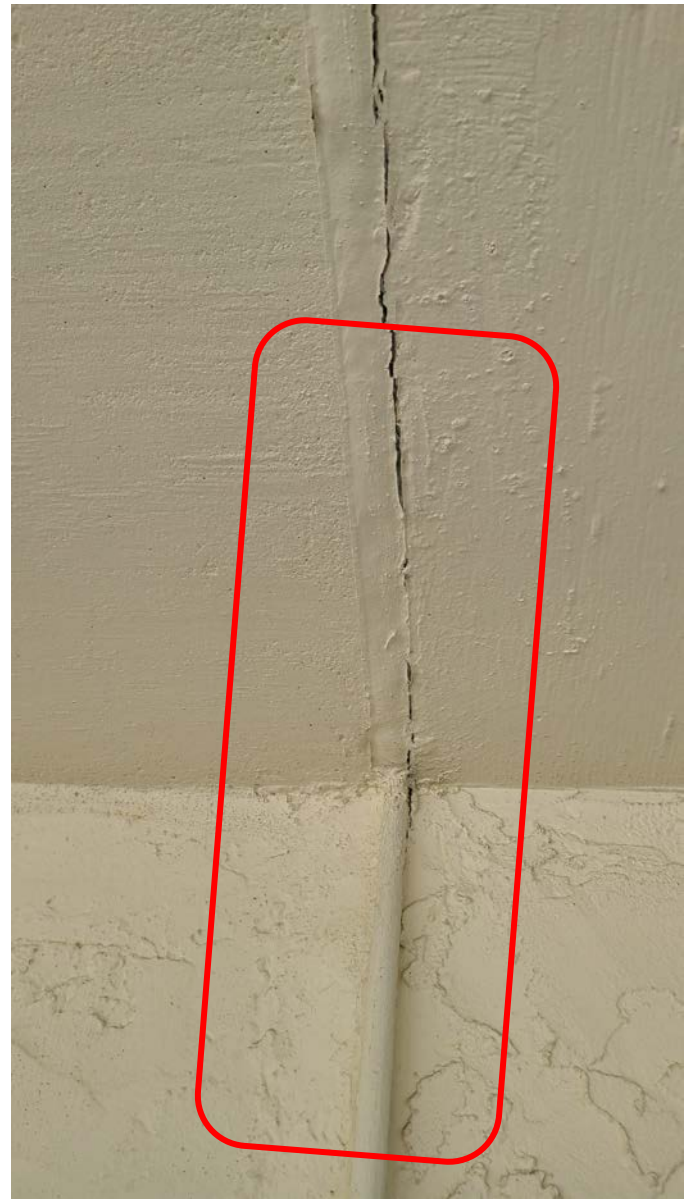
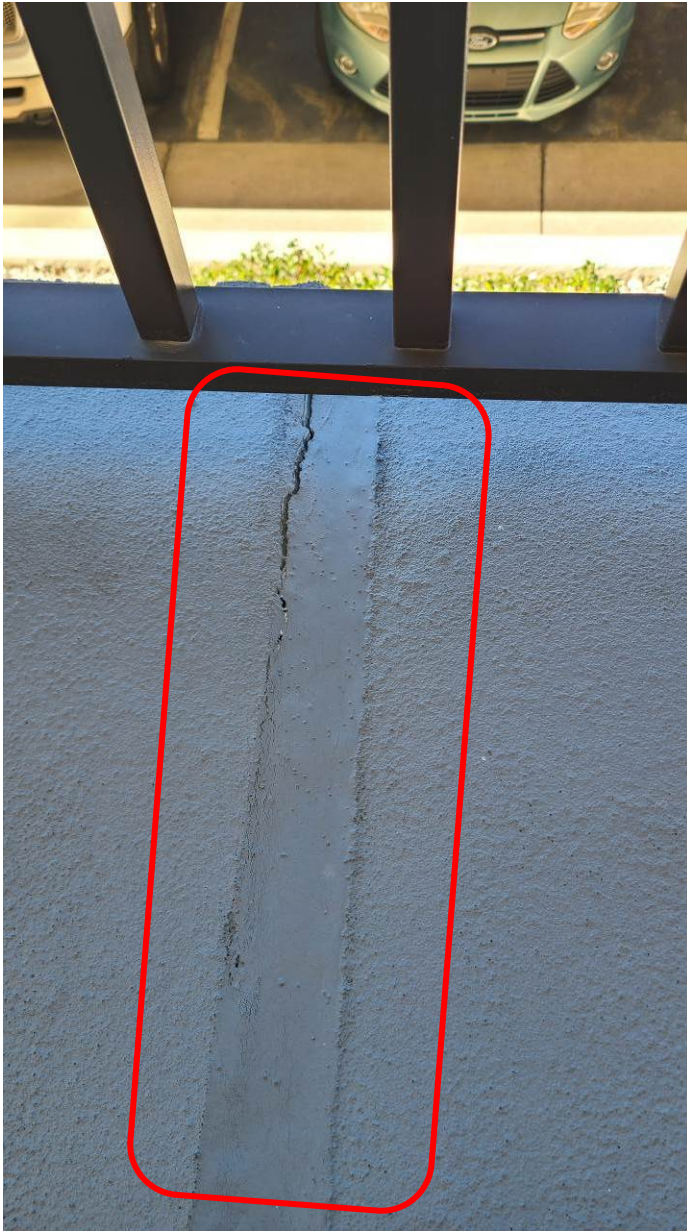
Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 11: Exterior Carport

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 12: Improper Detail at the Expansion Joint, 2nd and 3rd Level Walkway. Recommend Installing Approved Material Suitable for Expansion Joint Detail

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 13: Blistered Deck Coating near Elevator Door on 2nd Level Walkway



Photograph 14: Cracked Deck Coating near Unit 206

APPENDIX B - SITE PHOTOGRAPHS

Heather Ridge West III Association, Inc
1375 Doolittle Lane, Dunedin, Florida 34698



Photograph 15: Spalled Walkway Edge near Unit #206



Photograph 16: Spalled Balcony Edge at Unit #308

APPENDIX C
SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

March 13, 2023

Heather Ridge West III Association, Inc.
1375 Doolittle Lane
Dunedin, Florida 34698

Attention: Mr. James J. Mateka, Association Manager
Phone: 727-726-8000 Ext: 269
Email: jmateka@ameritechmail.com

Reference: **Phase I Milestone Structural Inspections for
Condominium and Cooperative Buildings**
UES Project No. 2211.2200011.0000

Building Department Reference Number: N/A

Building/Property Identification/Address: 25-28-15-38046-000-0001

SUMMARY OF MATERIAL FINDINGS AND RECOMMENDATIONS

Dear Mr. Mateka and Board of Directors:

Universal Engineering Sciences (UES) has completed the mandatory **PHASE 1** milestone inspection as required for condominiums and cooperative buildings for the above referenced property (ies). UES's visual examination was performed in general accordance with Florida Statute (FS)553.899 (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ). Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations:

SUMMARY OF FINDINGS

Based on the **PHASE 1** milestone inspection, no indications of substantial structural deterioration were observed that would negatively affect the building's general structural condition and integrity. Unsafe or dangerous conditions were/were not observed.

There were areas observed that included surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, and/or peeling of finishes that, based upon the licensed engineer and/or architect performing the **PHASE 1** milestone inspection, are NOT a sign of substantial structural deterioration. These areas are summarized in **APPENDIX A**.

RECOMMENDATIONS

A PHASE 2 INSPECTIONS IS: RECOMMENDED **NOT RECOMMENDED**

UES recommends the following remedial and/or preventive repairs:

- Repair the spalled concrete edge at Unit #308.
- Repair the cracked walkway deck and spalled edge near Unit #206
- Repair the cracked walkway deck near Unit #201

---oOo---

Nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present structural condition of the building based upon careful evaluation of observed conditions to the extent possible.

Please contact the undersigned if you have any questions concerning UES's **PHASE 1** Milestone Inspection Report. UES appreciates this opportunity to provide our professional services to Port Royale of Indian Shores Condominium Association, Inc.

Respectfully Submitted,
Universal Engineering Sciences
Registry #4930



Ali T Mustafa, P.E.
Project Manager/Inspector
Florida Professional Engineer No. 93315

This item has been digitally signed and sealed by Ali T. Mustafa, P.E. and Miguel A. Santiago, P.E. on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520

An original signed and sealed copy of this letter and the accompanying UES PHASE 1 Report has been retained in UES's office.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL



Education

BS, Civil Engineering

Years of Experience

18

Licenses

- Professional Engineer - FL #93315
- Iraqi Engineering Union - #98836

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 18 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Senior Project Manager - TRC Worldwide Engineering (April 2020-October 2022)

Sarasota, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Project Engineer - Karins Engineering Group (February 2016-April 2020)

St. Petersburg, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and

Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Onsite Construction Manager - Triarena Company for General Construction (September 2013-August 2014)

Baghdad, Iraq

As Onsite Construction Manager, Mr. Mustafa was responsible for leading and supervising onsite engineers to perform new construction and achieve desired quality. He performed quality control and quality assurance (QA/QC) to ensure compliance of subcontractors' work.

Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders. Mr. Mustafa also was tasked with controlling use of resources, including and monitoring purchases and rentals of materials and equipment.

Onsite Construction Engineer - Al Madaniya Company (November 2010-March 2013)

Baghdad, Iraq

As Onsite Construction Engineer, Mr. Mustafa was responsible for supervising, monitoring, and implementing onsite subcontractor activity. He also managed, monitored, and performed Quality Assurance/Quality Control for subcontracted work. Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders.

Onsite Construction Engineer - VINS Company (March 2006-August 2008)

Aqreh, Kurdistan

As Onsite Construction Engineer, Mr. Mustafa was responsible for coordinating and implementing onsite work to achieve desired project scopes. He routinely assisted Project Managers in coordinating work activity, and performed quality assurance for sub-contracted elements. Additionally, he monitored purchases for warehouse resources and materials, prepared Requests for Information, project schedules, and daily reports.

1010 Condominium Association - Multi-Story Pre-cast Parking Garage

Pinellas County, FL

From April to August 2021, Mr. Mustafa was involved in this \$200,000 effort for the 1010 Condominium Association. The project involved concrete repair and deck waterproofing for a multi-story precast parking structure. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Innovare Affordable Apartments

Hillsborough County, FL

From November 2021 through December 2022, Mr. Mustafa was involved in this new construction effort for Hillsborough County. The project involved new construction, including exterior CMU walls and interior steel columns as well as decks. He served as Threshold Inspector, and performed threshold inspections onsite.

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this \$350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020. The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveya to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

Mr. Mustafa was involved in various efforts for the Envoy Point Condominiums, including parking lot asphalt efforts, plumbing CIPP, and structural analysis of community buildings, as well as an association reserve study.

New Construction - 30,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$90 million, 30,000-seat sport hall complex, including an arena with two practice fields, and a four-star hotel onsite. The project occurred from September 2013-August 2014.

New Construction - 8,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$25 million, 8,000-seat sport hall complex, from 2011-2014.

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

Construction of a \$25 million, 100-bed hospital, with associated staff housing, in the city of Aqreh to the north of Iraq. Work occurred from 2005-2008.

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

Water's Edge Condominium Association - Waterproofing Efforts and Association Reserve Study

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/Coating Project

St. Petersburg Beach, FL

Association Turnover Study (The Sanctuary at Alexandra Place Condominium Association)

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

Bayshore Yacht and Tennis Club Condominium Association - Roofing Replacement and Sundeck Waterproofing

Indian Rocks Beach, FL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / CSD Vice President



SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Vice President of UES Construction Services Division. He has experience in visual soil classification, boring log and settlement analysis, geotechnical investigations, and laboratory testing programs, and is very familiar with Florida, North Carolina, and Puerto Rico geology. He has over 24 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.0

YEARS WITH OTHER FIRMS 23

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES &

CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.