

June 5, 2013

Jennie L. Byram, LCAM, Realtor
The Continental Group
Gulfstream Towers Association
33 Gulfstream Avenue
Sarasota, FL 34236

**RE: *Gulfstream Towers Association
KEG File No. 13RS-1020
Professional Engineering Services – Reserve Study***

VIA FACSIMILE: 941.955.7533
and/or EMAIL: jlbyram@comcast.net

Dear Board of Directors and Ms. Byram,

As requested, Karins Engineering Group, Inc. (KEG) visited Gulfstream Towers and reviewed provided documentation in order to issue this reserve study update report. We appreciate the opportunity to be of service and look forward to continued participation in the management of your valuable assets.

Our visits were completed during the week ending May 17, 2013. Our findings were as follows.

EXECUTIVE SUMMARY

Gulfstream Tower is comprised of a nine story building over parking. Gulfstream Towers is a structurally sound complex with structural systems, roofing, and fenestrations as typically expected for a building of its vintage and type. The external finishes of the building are in very poor shape, however and in some cases require immediate attention. Most of the other building systems are in OK condition and should be budgeted for repair or replacement according to the schedules outlined below.



Figure 1: Site Layout – Gulfstream Towers

PRELIMINARY MATTERS

Our observations were limited to visible surfaces of accessible exterior building components and included visual observations of accessible building components referenced specifically herein. Our observations were of a general nature intended to identify significant deficiencies, problems or on-going maintenance concerns that are related to the building structures and are visible at the time of our observations. Neither our observations nor this report is intended to cover hidden defects, mechanical, electrical, architectural features, code compliance or other areas of the building not specifically mentioned. The intent of our review was to provide our professional opinion of the existing condition of the identified components.

KEG's review of design documents was not to be exhaustive or intended to detect all design deficiencies, omissions or conflicts. We did not attempt to verify the adequacy of the original structural design or to supplant the responsibilities of the original Architect / Engineer of Record.

Cost information herein is not a construction estimate or contract value, but our professional opinion based on historical data on similar, though not identical, buildings and projects. Actual bid costs may vary materially based on project specific considerations, market conditions or other unforeseen items.

Due to the limited scope of this investigation, we cannot attest to the structure's compliance with building codes or accepted construction techniques, except as noted herein.



LINE ITEM COMMENTARY AND ASSUMPTIONS

ROOFING

The roof is currently in OK condition, but will need maintenance / replacement within the next 5 years. The roof area is estimated to be about 7000 SF, so a total roof replacement will cost about \$85,000 and will last 20 years. Maintenance will need to be performed on a regular basis to repair leaks and other damage. KEG recommends continuing the inspection service provided by Crowther Roofing and making any recommended repairs.



Figure 2: Roof Site



Figure 3: Corroded A/C Frame and Roof

STRUCTURE

Concrete issues on the building were widespread, with issues affecting the walls, ceilings, and knee walls. It appears that the most recent stucco work did not honor the joints in many places, resulting in cracking and uneven finished texture. See figures 4-6. These cracks develop when there are no (or improperly installed) vertical control joints at dissimilar substrates, which will shift differently from one another based on the temperature, humidity, etc. For more, please see the attached paint and sealants conditions report.

Although the air conditioning condenser units themselves appear to be in decent shape, the stands on which they sit at each end of the elevated walkways are in very bad condition. The cantilevered ferrous metal frames that hold the concrete hurricane pads are anchored to the walls poorly. In some cases the walls to which the frames are anchored are showing serious signs of deterioration and spalling. See figures 7 and 8. KEG recommends that steps be taken as soon as possible to correct these structural deficiencies, as these stands pose a risk to anyone or anything below them in the event that they fall. KEG recommends the A/C condensers be moved to the new carport roofs. The carports should be planned to be replaced within the next year at a budgeted replacement cost of \$41,500.00. Included in the budget is the reinforcement of the new carports so that A/C condensers can be installed on the carport roofing system. Relocation of the current A/C condensers to the carport roofs, including filling of the holes at the walkway levels left from removal, has a budgeted replacement cost of \$56,000.00.



Figure 4: Uneven Texture on Walkway Wall



Figure 5: Improper Surface Preparation has led to Paint Peeling from Knee Wall



Figure 6: Improper Finishing on Walkway Knee Wall



Figure 7: Metal Frame Holding A/C Units Showing Severe Deterioration



Figure 8: Severe Spalling on Wall where A/C Frame is Anchored



Figure 9: A/C Frames

FIREPROOFING AND FIRE PROTECTION SYSTEMS

The “Silent Knight” fire alarm control panel appears have been installed in 2006 and regularly inspected. Panel replacement cost is budgeted at \$23,800 at 25 year intervals.

The fire piping and valves should be maintained and kept free of corrosion. Some surface corrosion was observed.

The fire pumps appear to be original and may be approaching the end of their expected life. Regular testing and maintenance should be performed. The fire pump replacement cost is budgeted at \$36,550 at 30 year intervals.



Figure 10: Fire Control Box

ELEVATORS

The two elevators, including equipment and cars, were reported to have been. Current inspection documents are in place and indicate tests were run in early 2013.

The refurbishment of elevators should take place at approximately 30 years which is the expected useful life for these two elevators. The future refurbishing/replacements are budgeted at \$55,000 each or \$110,000 total at each 30 year interval.



Figure 11: Elevator Equipment in Good Condition

HEATING AND COOLING SYSTEMS

The AC units at the clubhouse and lobby areas were reportedly replaced in 2008 with no apparent issues. The expected useful life for the AC systems is 10 years with a replacement budget of \$11,350 for both units.

PLUMBING

The plumbing system appears to be nearing the end of its useful life, given the location of the building, cast iron piping installed and recent history of leaks the association may wish to include budgeting for service repairs and replacements with the useful life to near its end in 2017. The anticipated plumbing system replacement cost is budgeted at \$265,000. In the interim, replacement of isolated waste stacks and isolated leak repairs are likely to occur. KEG also observed some of the cast iron piping in the garage area is in advanced corrosion and may need to be replaced within the next 2-3 years.



Figure 12: Plumbing showing signs of Deterioration



Figure 13: Oxidation showing on Plumbing



Figure 14: Corroded Pipes in Garage

ELECTRICAL SYSTEMS

The electrical system appears to be functioning but has not been included in prior reserves. The Association may wish to include budgeting for service repairs and replacements with the useful life to near its end in 2020. The anticipated electrical system replacement/repair budget is \$105,000.

The access control system was replaced in 2009 and appears to be in good condition with no apparent issues. The access control panel has an expected useful life of 15 years with a replacement budget of \$18,500.



Figure 15: Breaker Box in Good Condition



Figure 16: Electricity Meters

SWIMMING POOL, SPA AND EQUIPMENT

Deck- appears to be in good condition and refurbished in approximately 2003. The anticipated budget for replacement at 40 years is \$45,000. There are a few areas where leaks have been reported in the parking garage below the pool deck.

Shell – appears to be in good condition and may have been refurbished or re-marcited in 2009. The anticipated budget for refurbishing at each 15 years is \$5,500.

Heater- the “Heatwave” heater was installed in 2011 and appears to be in good condition. The anticipated budget for replacement at each 10 years is \$5,400.

Equipment- the “Marathon” pump, “Hayward” filters and related equipment appear to be in average condition with the most recent replacement installation in 2008. The anticipated budget for replacement at 10 years is \$500.



Figure 16: Pool and Pool Deck Pavers in Good Condition



Figure 17: Pool Heater in Good Condition



Figure 18: Pool Pump

PAVEMENT, PARKING AREAS, AND CARPORTS

The asphalt was reportedly last sealed in 2006. The normal maintenance requires the asphalt to be sealed every five years. Given the condition of the current asphalt, it is beyond sealing. When the asphalt becomes too deteriorated to seal, the maintenance required will be to install a 1-1/2" overlay. The budget amount for the overlay is \$10,000 at each 15 year interval and should be completed in the next 2 years. See figures 19 and 20.

KEG also notes that the small carports on both ends of the parking garage are in poor condition. See figures 21 and 22. Carport replacement is budgeted at \$41,500 and should be scheduled as soon as possible. The aforementioned budget number includes the installation of a reinforced carport system that can support the installation of A/C condensing units once they are removed from their cantilevered frames.



Figure 19: Pavement showing Normal Sign of Deterioration



Figure 20: Garage Structural Members in Good Condition



Figure 21: Damage to Carport Roof



Figure 22: Carport Roof showing Signs of Oxidation

EXTERIOR FINISHES

The paint, stucco, and other exterior finishes at Gulfstream Towers are in extremely poor condition. There is extensive cracking of the concrete masonry and stucco and there are multiple failures of the existing coatings in service due to poor surface preparations. There will be numerous stucco and crack repairs that must be redone since they have failed due to poor original repair techniques. On several walls, there also exist profiled, thick, raised edges of previous coatings which can allow for water intrusion. **Please see attached paint and sealants conditions report for a more detailed analysis.**

The anticipated next repainting is in early 2014 with a budget of \$405,000.00 for the building.

CONCLUSIONS

Although Gulfstream Towers is in OK condition generally, there are a few items that need immediate attention, especially the building envelope.

Costs reported in written commentary are current dollars. Cost reference data was researched using RS Means Building Construction Cost Data 2012.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering Group, Inc.

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Thank you for the opportunity to assist you with your project.

Sincerely,
Karins Engineering Group, Inc.

Arthur C. Schoenewaldt, III, PE
Director of Restoration Division
FL PE#60401

