



MILESTONE INSPECTION – PHASE I REPORT

Gulfstream Towers Association, Inc.
33 S. Gulfstream Avenue
Sarasota, Sarasota County, Florida 34236

SOCOTEC Project Number VS231486

May 2024



May 9, 2024

GULFSTREAM TOWERS ASSOCIATION, INC.

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Subject: Report of Engineering Consulting Services
MILESTONE INSPECTION – PHASE I
Gulfstream Towers
33 S. Gulfstream Avenue
Sarasota, Sarasota County, FL 34236
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SOCOTEC Consulting, Inc. (SOCOTEC) is pleased to present this Phase I 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 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, expressed 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.

Gulfstream Towers consists of one 10-story structure which was constructed circa 1964 and is located within Sarasota, Sarasota County, Florida. The 10-story structure includes 70 individual units.

Methodology of Phase I Inspection

Professional engineering personnel, led by a licensed professional engineer, from our firm visited the subject site on various occasions on and between July 29, 2021 and December 27, 2023 to evaluate the current structural condition of the subject 10-story building. During our visits we inspected all common (“non habitable”) areas and approximately 25% of the habitable residential units across the subject building, including the major structural components of the building.

We began our evaluation with the ground floor parking garage observing the structural deck below the pool deck as well as all the columns. We then evaluated the roof and the elevator room located on the roof. We then evaluated the 17 residential units. We inspected the windows for previous/on-going water intrusion, openings for water intrusion, wall penetrations (hose bibs, electrical outlets, wall mounted light fixtures, etc.), and other areas where the structural slabs, columns, or beams could be directly observed. We reviewed the interior of all common area rooms within the building. We then evaluated the structural decks of the exterior breezeways. We concluded our site visit by inspecting the exterior building elevations from the ground floor with a telephoto lens camera. The exterior was also viewed from each floor via the breezeway inspections.

Substantial Structural Deterioration/Material Findings

Following the completion of our Phase I inspection for the subject property, we **did not** observe any conditions that we considered **substantial structural deterioration**. Therefore, it is our professional engineering opinion that **Phase II** of the Milestone Inspection is **not required**.

We **did not** observe any substantial structural deterioration that would pose a threat to the public health, safety, or welfare that could decrease the structural integrity of the structure. We reserve the right to amend our opinion should new information be brought to our attention.

Remedial/Preventive Repairs

During our Phase I Milestone 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 exterior stucco.



- Delaminated exterior paint.

Background Information

Included in our assessment is a review of the following documents requested in our proposal. Tabulated below is the status of each.

ITEMS REQUESTED	STATUS OF DOCUMENTS/UNITS INSPECTED
Construction plans	Full sets of architectural and structural building plans were available for review. The plans were prepared by Edward J. Seibert, A.I.A., Architect.
Access to building components	Engineering personnel were provided master keys to the entire subject property for access into each common area. Our personnel viewed all grade level areas, the roof, the stairwells, common rooms, the exterior walls, and 17 individual units.
Past engineering reports	No past engineering reports were provided to SOCOTEC.
Past building repairs	We understand the association completed a concrete restoration project in 2023.
Past loading modifications to the building	All residences have enclosed their balconies into living space after original development. All balconies were enclosed at the same time by the same contractor. We understand the association does not know the exact year this project took place. This assessment does not include calculating the additional loads of the modifications listed above and their affect on the overall structure. However, we did not observe indications of structural distress to the subject building from the load modifications to the units observed.
Description of any known structural issues or concerns	SOCOTEC was not notified of any structural issues.
Inspected residential units	302, 401, 404, 408, 502, 504, 509, 604, 701, 709, 801, 806, 809, 908, 1001, 1004, 1007.

Description of Building

The subject building is a cast-in-place concrete framed structure with reinforced structural decks supported by concrete shear walls and columns. The reinforced concrete decks (floor slabs) are 6-inches thick except for the second-floor slab which is 8-inches thick. The structural plans indicate the structure is supported on concrete piles with 80-kip (40 ton) compressive capacities. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The roof of the building is covered with a flat coal tar pitch roof system.



Representative Photographs

The following photos are representative of the observed conditions on the date(s) of our site visit(s):



Partial view of the front of the building.



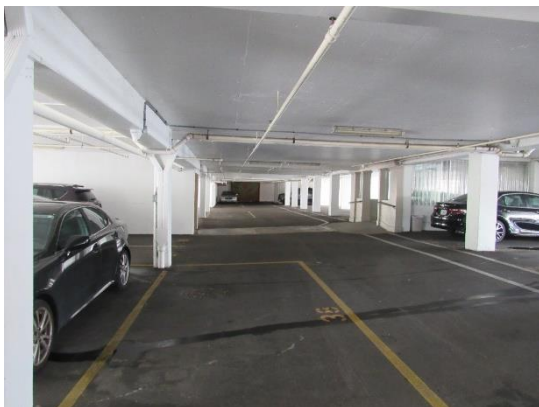
Partial view of the rear of the building.



Typical view of the roof.



Typical view of the breezeways.

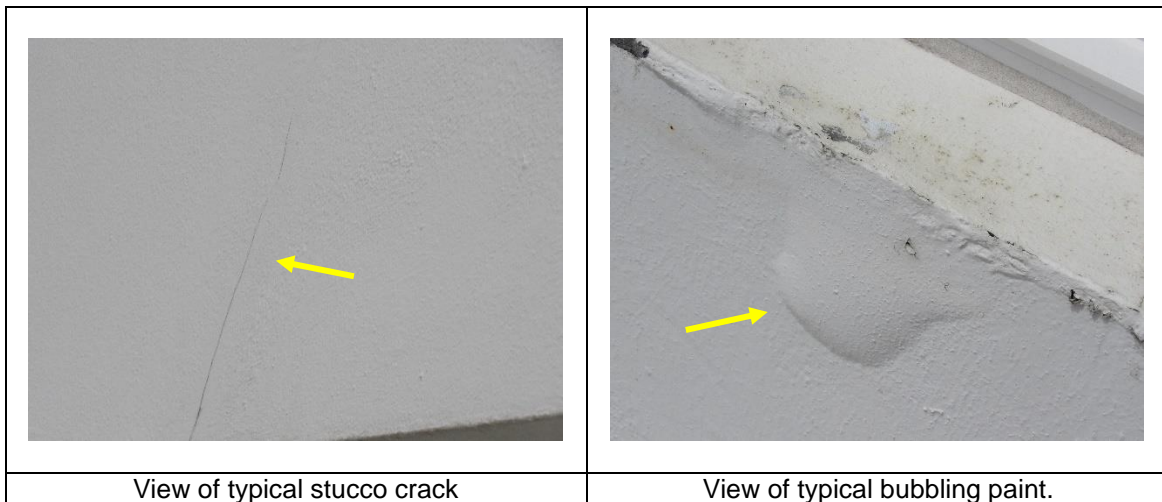


Typical view of the parking garage.



Typical view of the pool deck.





Closing

Buildings are complicated structures that require periodic inspections to determine the current condition of the structure. As a structure ages, the condition of the structure changes and is affected by local environmental conditions, wear and tear, use, and performance of maintenance or lack thereof to the structure on a timely basis.

The current structural condition of the subject building above was determined based on our review of the provided and listed documents, an interview of available individuals with historical knowledge of the structure, and our visual evaluation of the structure. There is always the possibility that undetectable conditions may exist that would be considered detrimental to the structure. Therefore, it is imperative that if any conditions not listed in this report or that occur after the date of our evaluation are discovered, we be notified immediately to evaluate the nature of the condition. Additionally, the Association should report any modifications to the structure that would alter a structural component or change the loading condition to the structure to the building's engineer of record for evaluation prior to the modification.

Protection of the structure from environmental conditions is of the utmost importance during the life of the structure and therefore must be performed on a routine basis. The above opinions are based on the requirement that the Association perform maintenance to the structure on a timely routine basis.



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.

Jett A. Midulla

Jett A. Midulla
Staff Engineer

Casey M. Ward

Casey M. Ward, P.E.
Principal Engineer
Florida Registration No. 69788

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