

STRUCTURAL INTEGRITY RESERVE STUDY

Prepared for:

**Board of Directors
Oakridge V Condominium, Association, Inc.
Attention: Joyce Wirch, Secretary/Treasurer
(352) 233-0234
oakridgevcve@gmail.com**


Conducted on:

**Oakridge V Condominium
Deerfield Beach FL 33442
56 Units Four Stories Built in 1977
Folio(s): 4842-03-D1-(0010...0560)**

Issue Date: December 21, 2024

Prepared by:

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


Signature

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Project # 17-09003-1**

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Reference: Structural Integrity Reserve Study (SIRS)
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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 May 24, 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.

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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.

“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.

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A detailed list of these items is provided below:

These optional (non-SIRS) 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

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 3.336 acres, improved with one (1) Four-story condominium apartment building containing fifty six (56) dwelling units. The property contains a dwelling unit area of approximately 56,000 interior square feet according to tax records. Based upon a review of aerial photographs and information provided by condo members, there are currently a total of approximately eighty-eight (88) parking spaces.

The subject property is located at Oakridge V, Deerfield Beach, Broward County, Florida. The property is fronted on the West by Oakridge Crescent. The property legal description is: Oakridge V 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 Oakridge V Condominium Association, and each dwelling unit has an individual tax folio. Tax records indicate that the building was originally constructed in 1977, the declaration of condominium is dated August 5, 1977.

The exterior walls and vertical structural members of the four-story building are constructed using precast concrete panels and have a painted stucco finish. The exterior walls are supported by continuous reinforced concrete footings. The buildings foundation is reinforced concrete slab on grade. The flat roof and floors above grade are constructed with reinforced concrete and a roof deck finish of tar and gravel. Access to the dwelling units is provided by reinforced concrete walkways. Dwelling units at floors 2-4 is provided access by reinforced concrete stairs with concrete and metal handrails. The building also provides vertical transportation to dwelling units with one (1) hydraulic operated elevator with a 2,000lbs rated capacity.

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Water and sanitary sewer services are provided by the City of Deerfield Beach. Domestic water lines are constructed with copper and the sewer lines are constructed with PVC.

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 spaces on each floor of the building. A community patio and garden is provided West of the building. The remainder of the site has concrete walkways, paved asphalt parking area or landscaped areas with trees, grass, and shrubs.

Evaluation of Building Elements:

The exterior walls and vertical structural members of the four story building are constructed using precast concrete panels and have a painted stucco finish. The exterior walls are supported by continuous reinforced concrete footings. The buildings foundation is reinforced concrete slab on grade. The flat roof and floors above grade are constructed with reinforced concrete. Access to the dwelling units is provided by reinforced concrete walkways at the ground floor. Above ground floors (2-4) are accessed by reinforced concrete stairwells and catwalks with concrete handrails/guardrails.

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. Expansion joint and structural concrete repairs were completed in 2020. Structural concrete restoration has an Estimated Useful Life of 10-12 years, giving the building an estimated 6-8 years remaining before more restoration work will be needed.

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. Concrete restoration work was completed in 2020, and no immediate needs are anticipated. Reserves for replacement are anticipated and have been provided.

Paint and Finishes:

Exterior walls and surfaces were painted in 2018 (six years ago). The estimated useful life for stucco and paint finish on commercial buildings is 10-12 years, giving an estimated remaining useful life of 4-6 years. The painted walls and finishes were noted to be in good condition.

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Paint and finishes were noted to be in good condition. Painting work was completed in 2018, and no immediate needs are anticipated. Reserves for replacement are anticipated and have been provided.

Roof Coverings:

The approximately 24,011 SF flat roof on the building is supported by a reinforced concrete deck and is finished with a tar and gravel roof covering. Permit records (#061274-0) indicate the roof was replaced in 2006 (18 years old) with an Estimated Useful Life of approximately 20-30 years. The roof mounted dwelling unit HVAC equipment is supported by metal stands. Additional maintenance over the term will be required and should be performed as a part of routine maintenance.

The roof is in good condition and is approximately 18 years old. Roofs of this type have an estimated useful life of 20-30 years with proper maintenance. The existing roof has an estimated remaining life of 2-12 years and reserves for replacement have been provided over the term. It should be noted that many insurance companies will not allow for an estimated life of over 25 years and roof replacement may be mandated in 5-7 years

Heating, Ventilation, and Air Conditioning (HVAC):

There is no significant amount of common area air conditioning.

Plumbing:

Water and sanitary sewer services are provided by the City of Deerfield Beach. Sanitary sewer is discharged to the municipal gravity sewer main. Water and sanitary sewer services are provided by the City of Deerfield Beach. Domestic water lines are constructed with copper and the sewer lines are constructed with PVC.

The plumbing appears to be in serviceable 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 60-70 years for the domestic water lines and sewer systems. Based upon this expected useful life, no immediate needs are anticipated. No evidence of extensive leaks or sewer blockage issues were reported or identified during our limited visual inspection.

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The plumbing systems appear to be functionally sound. The copper domestic water supply lines have an estimated useful life of 60-70 years. The PVC sewer system provides an estimated useful life of 60-70 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.

Elevators:

Vertical transportation is provided by one (1) 2,000 pound capacity hydraulic passenger elevator (BCID# 24463). The controls and pump for the elevator are located in the mechanical room. The 200 Amp elevator main is located in the 2nd floor Electric room. The elevator has four landings, at the ground floor and at each floor above grade (2-4).

Hydraulic elevators typically require overhaul of the hydraulic components after approximately 35 years. It is reported the elevator was fully refurbished in 2007 (17 years ago) and Meir Alarms made Fire Alarm connection for elevator recall system at the same time. No immediate needs are anticipated. It is recommended that the elevator continue to be maintained under a maintenance contract. Reserves for replacement are anticipated and have been provided.

Electrical Systems:

Electric power is provided by Florida Power and Light and is transferred from the transformer located at the front of the property to the electrical load center located in the meter room. The building provides four (4) 400 amp mains in each electric room protected by breakers. A 200 amp House Main with a 125-225 Volt House sub panel and 200 amp elevator main all protected by circuit breakers. The dwelling units are provided 100 amp sub panels of 120/240 volt.

The electrical system appears to be functionally sound and in good condition. However, due to the use of Federal Pacific (FPE Stab Lok) equipment many insurance companies may require replacement due to alleged issues with this equipment. A Infrared (IR) study of the electrical system may be advised to delay the need for near term replacement.

Fire Protection:

The building is not protected by a fire sprinkler system but has a fire alarm system installed and maintained by Meir Alarms Inc. Exit and emergency lighting was spot tested in all areas inspected. 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 replaced in 2014 (10 years ago). Additional upgrades were made as part of the Elevator controls replacement in 2018 (6 year ago). Routine fire inspections should be performed over the life of the property. Fire protection equipment should be maintained as a part of routine maintenance. No immediate needs are anticipated. Reserves for replacement have been provided.

Doors and Windows:

The vast majority of the doors and windows of the building are original and are approximately 47 years old and the many have been upgraded with impact units by the owners. Some of the dwelling unit entry doors were recently converted to impact rated doors. The windows of the building appeared to be in good overall condition. The doors of the building appeared to be in good overall condition.

The doors and windows were noted to be in good overall condition. Since the windows and doors for the dwelling units are not a common element, reserves for replacement over the term have not been provided. The association may wish to reserve for the small quantity of the common area door and windows. However, at this time the common area doors and windows remain serviceable.

Pool:

The subject property does not have a pool. There is a community pool that is maintained by the master association.

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 condition.

The driveways and guest parking spaces are finished with asphalt. These areas are in good 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.

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The paved asphalt areas appear to have been seal-coated in 2020 . Seal coat and stripe is typically required every 7 years. It appear that the association is budgeting for overlay in approximately 17 years. The landscaping and irrigation system were noted to be in good condition and should be addressed as a part of routine maintenance. Estimated costs for seal-coat and stripe over the term have been provided.

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	
E	56	2	1,000.0	1.7850%	
		Net SF	56,000.0	# of Parking	88
Number of Units	56			# of Floors	4
Item Description	Condition	Estimated Life (yrs)	Effective Age (yrs)	Estimated Remaining Life (yrs)	
Roof	Good	25	18	7	
Concrete Restoration	Good	10	4	6	
Paint/Waterproofing	Good	7	5	2	
Fire Protection/Alarm	Good	25	2	23	
Elevators	Good	35	17	18	
Common HVAC	Good	20	0	20	
Plumbing Supply	Good	60	46	14	
Plumbing Waste	Good	70	46	24	
Electrical*	Good	65	46	19	
Doors/Windows**	Good	60	46	14	
Seawall/Retaining Walls	N/A	20	0	20	
Asphalt Seal & Stripe	Good	7	4	3	
Catwalk Resurfacing	Good	10	6	4	
Site Drainage	Good	60	46	14	

*** The electrical systems has significant remaining life if early replacement is not mandated by the insurance company. **Unit windows and doors are the responsibility of Unit Owner, however laundry room doors and windows are a common element and the association may wish to replace them in the near term.**

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Estimated Replacement Cost of Common Elements

Item Description	Item Condition	Estimated Life (yrs)	Effective Age (yrs)	Estimated Remaining Life (yrs)			Estimated Replacement Cost
Roof	Good	25	18	7			\$490,061
Concrete Restoration	Good	10	4	6			\$33,600
Paint/Waterproofing	Good	7	5	2			\$40,320
Fire Protection/Alarm	Good	25	2	23			\$32,045
Elevators	Good	35	17	18			\$94,000
Common HVAC	Good	20	0	20			\$0
Plumbing Supply	Good	60	46	14			\$100,800
Plumbing Waste	Good	70	46	24			\$134,400
Electrical*	Good	65	46	19			\$67,200
Doors/Windows**	Good	60	46	14			\$15,000
Seawall/Retaining Walls	N/A	20	0	20			\$0
Asphalt Seal & Stripe	Good	7	4	3			\$23,100
Catwalk Resurfacing	Good	10	6	4			\$40,000
Site Drainage	Good	60	46	14			\$0
Total							\$1,070,526
Replacement Cost Per Unit							\$19,117
Replacement Cost Per Square Foot							\$19.12
Cost Per Unit Type E - (56 Units)			Area	1,000	Percent	1.7850%	\$19,109
Number of Units	56	Net Square Footage	56,000	Number of Floors			4

* The electrical systems has significant remaining life if early replacement is not mandated by the insurance company.

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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	7	\$490,061	\$313,243	\$176,818	\$25,260	\$2,105
Concrete Restoration	6	\$33,600	\$21,052	\$12,548	\$2,091	\$174
Paint/Waterproofing	2	\$40,320	\$32,899	\$7,421	\$3,711	\$309
Fire Protection/Alarm	23	\$32,045	\$0	\$32,045	\$1,393	\$116
Elevators	18	\$94,000	\$0	\$94,000	\$5,222	\$435
Common HVAC	20	\$0	\$0	\$0	\$0	\$0
Plumbing Supply	14	\$100,800	\$0	\$100,800	\$7,200	\$600
Plumbing Waste	24	\$134,400	\$0	\$134,400	\$5,600	\$467
Electrical*	19	\$67,200	\$0	\$67,200	\$3,537	\$295
Doors/Windows**	14	\$15,000	\$0	\$15,000	\$1,071	\$89
Seawall/Retaining Walls	20	\$0	\$0	\$0	\$0	\$0
Asphalt Seal & Stripe	3	\$23,100	\$0	\$23,100	\$7,700	\$642
Catwalk Resurfacing	4	\$40,000	\$0	\$40,000	\$10,000	\$833
Site Drainage	14	\$0	\$0	\$0	\$0	\$0
Totals		\$1,070,526	\$367,194	\$703,332	\$72,785	\$6,065
Cost Per Unit Type E - (56 Units)			Area	1,000	1.7850%	\$108
Number of Units	56	Net Square Footage		56,000		

* The electrical systems has significant remaining life if early replacement is not mandated by the insurance company.

**Unit windows and doors are the responsibility of Unit Owner, however laundry room doors and windows are a common element and the association may wish to replace them in the near term.

The monthly amounts per unit are only provided to demonstrate the impact the engineering needs have on the overall budget and this report should only be used as reference for budget planning and other expenses such as management, security, maintenance, insurance, and any un-expected repairs will impact the actual monthly administration costs.

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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.

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 Senate Bill 4D 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. and 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.