

KEYSTONE
ENGINEERING &
CONSULTING, INC.

25 N Brevard Ave
Cocoa Beach, FL 32931
Phone: 321-454-7300
Fax: 321-459-2888

February 9, 2024

Seagull Beach Club
4440 Ocean Beach Boulevard
Cocoa Beach, FL 32931

Re: **SB 4-D Structural Milestone Inspection**

Dear Board and Association Owners,

This report is intended to meet the requirements of the Florida Statute SB 4-D Phase I Structural Milestone Inspection for the Seagull Beach Club Condominium building located at 4440 Ocean beach Boulevard. The report includes a visible inspection effort by the undersigned engineer conducted on September 29th 2023 for accessible components including load bearing walls, columns, beams, horizontal slabs, visible components and/or collateral visible aspects such as settlement cracking. A Phase II inspection will not be necessary, as enough information was obtained during the Phase I inspection to allow for planning a proper repair project.

The building currently safe to occupy and has no structural defects. There are some visible structural maintenance issues that need repairing. This can be attributed to the completion of a comprehensive structural restoration and waterproofing project during 1996 and 1997. This concrete restoration was based on a comprehensive inspection report provided, competitively bid out and awarded to a local experienced concrete restoration general contractor. The work included concrete repairs on the balconies & walkways, new railings, floor coatings, as well as the installation of a cathodic protection system. Cathodic protection systems typically are effective for reducing corrosion of steel & concrete spalling for 20 years and become less effective over time. In 2008 and 2009 sections of the walkways were repaired/ replaced.

Attached are budget recommendations for cyclic restoration cycles of 7 to 10 years, that will occur on any aged coastal building. This cycle for the balconies and walkways has already been exceeded. These cycles should be planned for and coordinated with exterior building painting cycles. The enclosed budgets included recommended protective measures which will greatly reduce future cyclic damage and allow for balconies and walkways to be repaired and recoated, rather than replaced. The implementation of a repair project & protective coatings should proceed as soon as is practical. It is highly probable that the cathodic protection system is providing minimal corrosion protection currently & for the last 5 to 8 years.

Building Construction Type-The building is a 3-story, oceanfront, rectangular shaped structure, with 3 floors of living levels, including the ground floor. All units enjoy private balconies facing north, and access to the units is by common walkways facing south, stairs and elevator. The building is constructed on the west side (about ¼ of the building) with steel pans and the remainder is a conventionally reinforced concrete structure.

Balconies- Currently the balconies need a moderate amount of concrete repairs & the protective floor coating should be removed and replaced with a new, upgraded system. The concrete repairs needed will require the removal of large sections of floor coatings making repairs unfeasible. As part of this effort, the a/c units should be placed on platforms or stands to limit the amount of rust that can stain and cause wear on the floor coatings and create better airflow.

Walkways/Stairs- The walkways are also in need of a moderate level of concrete repairs. The surface mounted handrails can be removed & reinstalled and a new decorative/protective floor coating system would be installed.

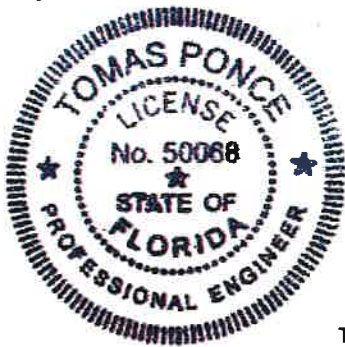
Exterior Wall Painting- The building will likely need a full exterior painting completed immediately after completion of the restoration project.

Please find attached the recommended cyclic budgets for future cycle planning. Please do not hesitate to contact me if any additional information is required.

Sincerely,



Tomas Ponce, MSCE, P.E.
FL #50068
Structural Engineer
Keystone Engineering and Consulting, Inc.



This item has been digitally signed and sealed by [Tomas Ponce PE, FL # 0050068], on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.