August 13, 2024
Champenae Condominium Association, Inc
137 S. Courtenay Parkway, Ste. 592
Cocoa Beach, Florida 32931

Attn: Ms. Jacqueline Huelskamp, President

Re: Champenae Condominium
3345 S. Atlantic Ave.
Cocoa Beach, Florida 32931
Brevard County Parcel ID 25-37-35-25-1-6.01
UES Project No. 0311.2400001.0014
UES Document No.

Dear Ms. Huelskamp:

UES Milestone Inspections, LLC (UES) has completed the mandatory Structural Integrity Reserve Study ("SIRS") as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS)718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's Structural Integrity Reserve Study. UES appreciates this opportunity to provide professional services to Champenae Condominium Association pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
Florida Professional Engineer No. 74520
MSantiago1@teamues.com

Samuel Leighton, E.I.
Field Project Manager
Florida Engineer Intern No. 1100027545
SLeighton@teamues.com

This item has been digitally signed and sealed by Miguel A. Santiago, P.E., S.I. 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.

TABLE OF CONTENTS

APPENDICES

INTRODUCTION

Per authorization of UES proposal 6011.0524.00025, and approved on July 1, 2024, by Mr. John Osborne, President, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 6-unit residential condominium community located at 3345 S. Atlantic Ave, Cocoa Beach, Florida 32931.

This report must be reviewed in its entirety to understand UES findings and their limitations. The Appendices are an integral part of this report and must be included during review. Please refer to the Appendices for definitions of common terms of reference used within.

UES has conducted the reserve study in general accordance with the National Reserve Study Standards published by the Association of Professional Reserve Analysts (APRA) and in general accordance with Florida Statute 718.112(2)(g) (or 719.106(3)(k) for Cooperatives, effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted under Miguel A Santiago, PE, SI. Please refer to **Appendix D** for the qualifications of the project team.

UES's professional Samuel Leighton, EI performed this study and visited the site on June 20, 2024. This report is principally based on UES's visual inspection of Champenae Condominiums and a review of relevant association documents.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, UES understands their accuracy will vary beyond Year 5. Long-term physical plant maintenance projections are intended only to indicate the pattern of reserve expenditures and to guide financial planning. UES agrees with the Association of Professional Reserve Analyst recommendations that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

PLEASE NOTE THAT PURSUANT TO FS 718.112(2)(G) (OR 719.106(3)(K) FOR COOPERATIVES) AN ASSOCIATION MUST HAVE A STRUCTURAL INTEGRITY RESERVE STUDY COMPLETED AT LEAST EVERY 10 YEARS AFTER THE CONDOMINIUM'S CREATION FOR EACH BUILDING ON THE CONDOMINIUM PROPERTY THAT IS THREE STORIES OR HIGHER IN HEIGHT. AS A RESULT, THE NEXT SIRS WILL NEED TO BE COMPLETED BY:

****10YRS AFTER REPORT DATE****

EXECUTIVE SUMMARY

In summary, UES's site inspection found the communal area components to be in good general condition and well-maintained. UES observed some deficiencies which are noted in subsequent sections herein. UES has included an inventory of "common area" components the Association has responsibility over which will require periodic repair or replacement over the term of this evaluation. UES has developed the opinions of the remaining useful life of each component and has estimated their current cost of required reserve expenditures for their repair or replacement. UES's projections have been included as annual reserves over its estimated remaining useful life.

PURPOSE AND SCOPE OF SERVICES

An association must have a **Structural Integrity Reserve Study (SIRS)** completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- Roof.
- Structure, including load-bearing walls and primary structural members and primary structural systems as those terms are defined in F.S. 627.706.
- Fireproofing and fire protection systems.
- Plumbing.
- Electrical systems.
- Waterproofing and exterior painting.
- Windows and exterior doors
- Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the UES professional(s) performing the visual inspection portion of the structural reserve study.

Integration into any existing association reserve fund summaries is NOT included in this scope.

The assessment was based on nonintrusive, nondestructive observations of the readily accessible areas of the property and the information available at the time of UES's site visit. Therefore, UES's descriptions, conclusions and recommendations were based solely on the observations of the various components and experience with similar projects. UES makes no representations that this report is a building code, safety, regulatory, environmental, or all-encompassing compliance inspection report.

This reserve study determines a structural integrity reserve needs plan for the Association, evaluates the current rate of contribution to the reserve fund, and, if required, suggests alternate funding strategies. This study is in addition to the full reserve study required by (FS)718.301(4)(p).

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate reserve fund allocations, and for informing the individual Owners of the Association's required reserve expenditures and the resulting financial opinion.

For purposes of financial planning, Association-responsible expenses are typically divided into two categories:

- Operation and maintenance (O&M) of commonly held elements of real property and other assets. These O&M expenses usually include taxes, insurance, property management costs and other service fees.
- Reserve expenditures for major periodic repairs or replacement of commonly- held elements.

Normal, recurring O&M costs are typically paid by the individual Owners through periodic assessments or service fees equal to their share of the annual budget, which is estimated based on cost projections of either actual or average levels of expense. Some additional contingency amounts may be included in annual O&M budgets to result in a year-end surplus which is carried forward year-to-year to cover variations in annual costs or any uninsured losses. This carry-over is often referred to as an operating reserve.

These O&M costs, the funding and operating reserves are not typically considered by a Reserve Study. Long-term reserve expenditures, the funding plan and ensuring adequate Reserve Fund balances are the focus of this Reserve Study. Studies of this nature are important to ensure that a community will have sufficient funds for long-term, periodic reserve expenditure requirements to help preserve the value of the community and the units within it.

LEVEL OF SERVICE

Per the Association of Professional Reserve Analysts (APRA) there are three levels of Service

I. Full Study
II. Update with Site Visit Study
III. Update without Site Visit Study

For this evaluation UES has conducted a full study which has included the evaluation of shared area elements as dictated by Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

SOURCES OF INFORMATION

The following people were interviewed during UES's study: Ms. Jacqueline Huelskamp, Property Manager.

The following documents were provided for review: None provided at the time of inspection.

UES engineers determined expected and replacement useful lives (EUL & RUL) of the shared area components required as part of the SIRS and cost estimates for reserve expenditure budgets based on UES's evaluation of actual conditions and experience with similar building systems. In addition, UES also utilizes the following industry publications for data:

- On-Line RS Means – Construction Cost Data
- Fannie Mae – Expected Useful Life Tables
- National Association of Home Builders – Life Expectancy of Components

PROPERTY DESCRIPTION

Champenae Condominium has one (1) condominium building that requires a milestone inspection per F.S. 553.899. This structure is 5 stories and is located at 3445 S. Atlantic Ave, Cocoa Beach, Florida 32931. The property was constructed in 2006. The 5-story building is located along S. Atlantic Ave. There are concrete

driveways that continue to the first-floor parking garage. Garage doors are located at the south side of the building.

The 5-story condominium building is constructed with CMU (Concrete Masonry Unit) block walls, with cast-in-place post-tensioned concrete floors. The building has a gable roof on the west side with corrugated metal panels and a flat roof on the east side with TPO and an elevated deck. The buildings' exterior and interior fire walls are all supported on steel reinforced, shallow concrete foundations, all tied together. The exterior walls are painted stucco. There is a pool located at the northeast corner of the building. Beach access is provided via wooden ramp and stairs located at the east side of the property. Ingress and egress to the dwelling units is provided by interior stairs and elevator at the west side of the building as well as exterior stairs located at the east side of the building.

Underground utility services include public water and sewer, including fire hydrants, electric power, telephone, and broadband cable.

Landscaping consists of palm trees, shrubs, and grassy areas along the building's perimeter.

COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Component Inventory. Condominium Association common components include:

- Building structure
- Electrical and Fire Equipment room.
- Roof.
- Common hallways/balconies.
- Common stairwells.
- Building perimeter.
- Windows/Doors.
- Elevator.
- Site landscaping including trees, shrubs, landscaping planters, fountains, hardscape, and lawns.

Individual Unit Owners are responsible for maintenance & repairs of their units including the mechanical, plumbing, and electrical components within their respective units.

STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The building's roof system is composed of a gable roof on the west side with corrugated metal panels and a flat roof on the east side with TPO and an elevated deck. Interior roof drains were observed in good condition at the flat section of the roof. The roof was replaced in 2017 and is in good condition.

Common Components and Required Reserve Expenditures

A corrugated metal roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 40 years. A built-up TPO roof with proper installation, care, and maintenance has an average

expected useful life (EUL) of 20 years. Proper maintenance includes visually inspecting the roof and drain systems at least once a year to ensure water is properly drained. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INCLUDING LOAD-BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS

Description and Observations

Pursuant to FS 627.706, "Primary structural member" means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure and "Primary structural system" means an assemblage of primary structural members.

The building is composed of concrete masonry unit (CMU) load bearing walls, CMU shear/fire walls, concrete tie beams at each floor level, and cast-in-place post-tension concrete floor slabs. At the time of inspection, no damage (spalling, cracking, exposed steel reinforcement, etc.) was observed in the primary structural members; they are all in good condition. The exterior finishes are composed of painted stucco which at the time of inspection was in good condition. Guard rails and posts are made of aluminum, and they were in good condition, with no repairs required.

Common Components and Required Reserve Expenditures

A reinforced concrete structure with proper maintenance has a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to pressure washing exterior concrete surfaces, repainting the building, providing proper sealant at concrete cracks, stucco repairs, and annual visual inspection of all concrete surfaces for signs of spalled concrete, cracks, exposed steel reinforcement. See **Appendix A** for estimated cost and estimated contributions required.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

This condominium development was originally constructed in 2006. This building has a fire alarm and sprinkler system. All units have individual fire alarms that appeared to be in good condition at the time of inspection. The building has a fire pump located in the fire pump room at the NW corner of the building.

Common Components and Required Reserve Expenditures

The building has a fire alarm and sprinkler system and units have individual fire alarms that are in good condition. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

The visible building plumbing inspected at the time of inspection included PVC connecting to the main water line into the building and waste piping flows in the right direction. At the time of inspection, no damage or deficiencies were observed or reported for the plumbing systems.

Common Components and Required Reserve Expenditures

Plumbing systems have a life expectancy of 50 years with proper maintenance. Proper maintenance includes routine inspections by certified personnel looking for signs of damage or corrosion, water leaks, and assuring all plumbing fixtures work properly. See **Appendix A** for estimated cost and estimated contributions required.

8.5 ELECTRICAL SYSTEMS

Description and Observations

The visible electrical systems inspected at the time of inspection in the electrical room included the individual electrical meters and house panels. The main electrical service is 400 Amp, 240 volt, 3 phase, 4 wire service to the main disconnect. All power consumption meters, line gutters and electrical conduits are inside the utility room at the north side of the building and are kept separate from the elements. At the time of inspection, no deficiencies were observed to the electrical systems. There may be other issues that may occur during the next 10 years, requiring some small maintenance reserves.

Common Components and Required Reserve Expenditures

Electrical systems have a life expectancy of 20 to 30 years with proper maintenance. Proper maintenance includes routine inspections by certified personnel who examine the condition of circuit breakers, ensure all connections are proper, and spot checks electrical components to ensure they are properly working. See **Appendix A** for estimated cost and estimated contributions required.

8.6 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

Based on the site interview with the president, Ms. Jacqueline Huelskamp, no water intrusion issues were reported, nor were any issues observed, during the SIRS inspection. The building's exterior finish is painted stucco. Overall, the general condition of the exterior finishes is in good condition. No deficiencies were observed.

Common Components and Required Reserve Expenditures

Waterproofing and exterior paint have a life expectancy of 7 to 10 years with proper maintenance. Proper maintenance includes pressure washing exterior surfaces with a trisodium phosphate solution (not chlorine), routine inspections of exterior finishes to ensure paint peeling, bubbling and other imperfections are not present. See **Appendix A** for estimated cost and estimated contributions required.

8.7 WINDOWS AND EXTERIOR DOORS

Description and Observations

Common windows are not present in the condominium building. Common doors were observed at utility rooms, stair entrances, and storage rooms.

Common Components and Required Reserve Expenditures

Windows and doors have a life expectancy of over 35 years with proper maintenance and depend on whether they are exposed to the outside elements. Proper maintenance includes routine window cleaning and inspection to ensure cracks and gaps are not present, and regular painting. See **Appendix A** for estimated cost and estimated contributions required.

8.8 DEFERRED MAINTENANCE ITEMS AS DICTATED BY FLORIDA STATUTE (FS)553.899.

Description and Observations

There are no additional deferred maintenance items in which failure to replace or maintain would negatively affect the items listed above.

CURRENT DEFICIENCIES

Based on UES's observations, UES did not identify any construction deficiencies that would require corrective action. The building is being well maintained and all elements inspected for the SIRS are in good condition. The elements observed in the previous Milestone inspection have been satisfactorily repaired and all elements inspected are in good condition at the time of our inspection on December 5, 2023.

EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

For components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

Component's Frequency of Reserve Expenditure = Component's EUL

The remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

RUL = EUL – AGE

The condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In UES's experience, the effective age and actual RUL of an installed item vary from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. UES's opinion of the effective age, EUL and RUL of each common component included in the SIRS is based on UES's evaluation of its existing condition and consideration of the aforementioned factors.

As a result, in preparing the Reserve Expenditure schedule for the SIRS, UES factored in the following considerations:

- Accelerate the schedule of work for components found to be in poorer condition than expected for their age.
- Defer work for components observed to be in unusually good condition.

Reserve repair and replacement work for some components is often spread over several years. This may be done because not all on-site installations of a particular type of component age or deteriorate at the same rate; Or work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate, UES will spread some budgets over multiple years. However, it is beyond this reserve study's scope to prioritize the need for work between several buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, UES has based these opinions of the remaining service life and expected frequency and schedule of repair for each common component on some or all the following:

- Actual or assumed age and observed existing condition
- Association's or Property Manager's maintenance history and plan
- UES experience with actual performance of such components under similar service and exposure
- UES experience managing the repairs and replacements of such components. The following documentation was used as a guide for UES's considerations:
    - Fannie Mae - Expected Useful Life Tables
    - National Association of Home Builders - Life Expectancy of Components

10.2 ESTIMATES OF COST

In developing UES's estimate of reserve expenditure for most common components included in the SIRS, UES has estimated the quantity of each item and the unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'. Unless directed to take a different approach, UES assumes that contract labor will perform the work and apply appropriate installers mark-ups on supplied material and equipment. When required, UES's estimated costs include demolition and disposal of existing materials, and protection of other portions of the property. When appropriate for large reserve projects, UES has included soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit. UES's opinions of unit and lump sum costs are based on some or all the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided reserve budgets developed by others
- UES project files on repairs and replacements at other properties

In addition, UES uses the following publication to guide the considerations:

- On-Line R S Means - Construction Cost Data

Annual aggregated reserve expenditure budgets have been calculated for all years during the study period by inflating the annual amounts of current dollar cost estimates and compounding for inflation at 3.0% per year.

FINANCIAL ANALYSIS

Please refer to **Appendix A** which contains UES's outline illustrating the findings.

11.1 RESERVE EXPENDITURE PROJECTIONS

Based on UES's explorations and estimates described in Section 8 of this report, UES has identified reserve expenditures throughout the term.

In summary, the 10-year total of projected reserve expenditure budgets, at an inflation rate of 3% is $68,757 in addition to those currently planned by the association.

11.2 CURRENT FUNDING

UES's analysis is based on initial information provided by the Association's Board. The parameters of the analysis are listed below:

- Fiscal year Starting Date: January 1, 2025
- For Designated Year Ending: December 31, 2035
- Starting Balance: $0.00
- Proposed Contribution Rate: $11,727.00 per year; $1,954.50 per year per unit
- Projected Rate of Inflation: 3%

STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** as defined in (FS) 719.103(24), using methods, procedures, and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the AHJ.

UES warrants 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, and UES's 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 include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note 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.

APPENDIX A
COMMON AREA BUILDING COMPONENT INVENTORY
FINANCIAL EXHIBITS
RESERVE REPORT

Champenae Condominium SIRS
Cocoa Beach, Florida
RA SIRS Threshold Funding Model Summary

Report Date	August 13, 2024
Account Number	0311.2400001.0014
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	6

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2025 Beginning Balance	

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 2025 to begin aging the original components in this reserve study.
- We have assumed a $0.00 dollars starting balance for the purpose of the calculations.
- This 6-unit condominium is located at 3345 S. Atlantic Avenue, Cocoa Beach, FL 32931.
- The last Reserve Analyst field inspection was completed on July 25, 2024.

Threshold Funding Model Summary of Calculations

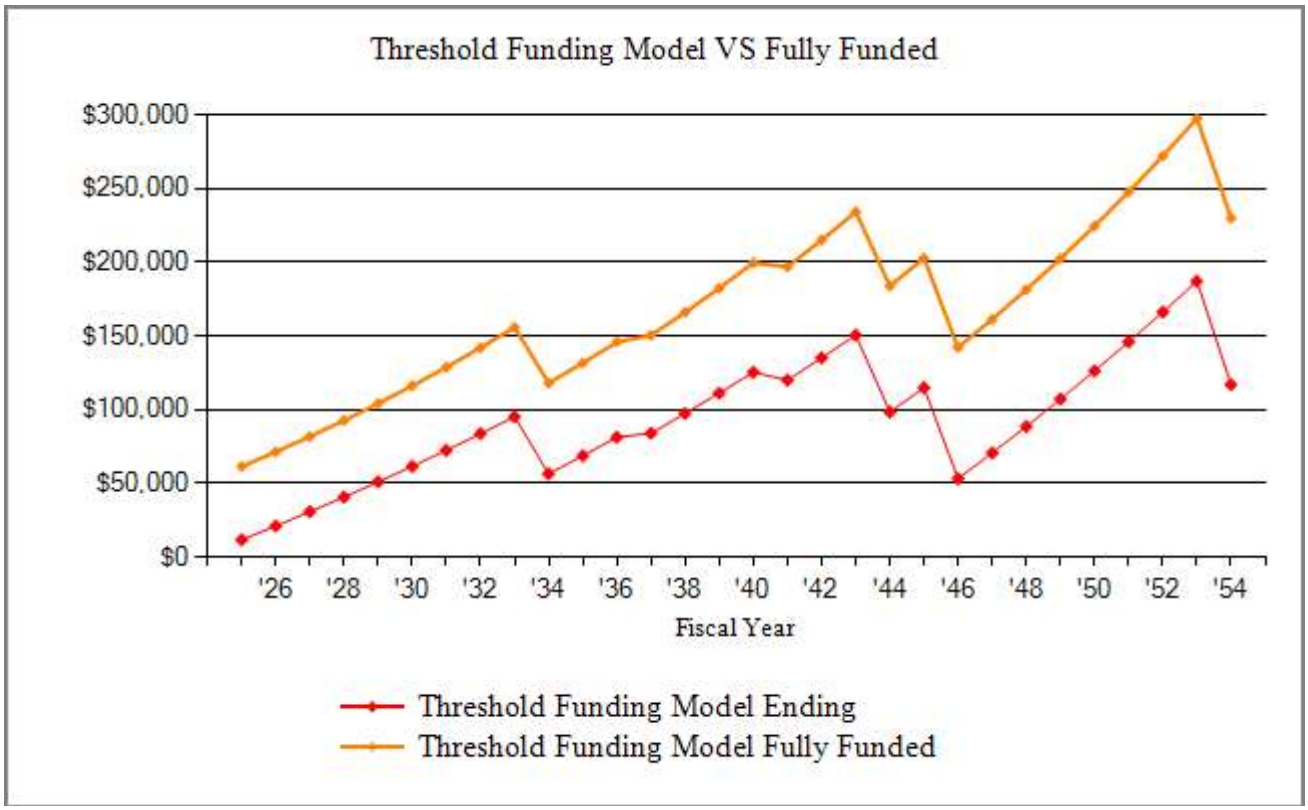
Required Annual Contribution	$11,727.00
$1,954.50 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$11,727.00
$1,954.50 per unit annually	

Champenae Condominium SIRS
RA SIRS Threshold Funding Model Projection

Beginning Balance: $0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	207,420	11,727			11,727	61,489	19%
2026	212,632	12,079		2,678	21,128	71,421	30%
2027	217,996	12,441		2,758	30,811	81,843	38%
2028	223,515	12,814		2,841	40,784	92,776	44%
2029	229,195	13,199		2,926	51,056	104,240	49%
2030	235,040	13,595		3,014	61,637	116,260	53%
2031	241,055	14,003		3,105	72,535	128,859	56%
2032	247,246	14,423		3,198	83,760	142,060	59%
2033	253,617	14,855		3,294	95,322	155,891	61%
2034	260,174	15,301		54,122	56,501	118,124	48%
2035	266,922	15,760		3,494	68,767	131,724	52%
2036	273,868	16,233		3,599	81,401	145,987	56%
2037	281,017	16,720		14,068	84,053	150,530	56%
2038	288,374	17,221		3,818	97,456	166,155	59%
2039	295,948	17,738		3,933	111,262	182,531	61%
2040	303,743	18,270		4,051	125,481	199,690	63%
2041	311,766	18,818		24,231	120,069	197,005	61%
2042	320,025	19,383		4,297	135,154	215,210	63%
2043	328,526	19,964		4,426	150,692	234,282	64%
2044	337,276	20,563		72,735	98,520	184,035	54%
2045	346,284	21,180		4,696	115,005	202,845	57%
2046	355,556	21,816		83,571	53,249	142,325	37%
2047	365,100	22,470		4,982	70,738	161,455	44%
2048	374,926	23,144		5,131	88,751	181,537	49%
2049	385,040	23,839		5,285	107,304	202,613	53%
2050	395,453	24,554		5,444	126,414	224,725	56%
2051	406,172	25,290		5,607	146,097	247,917	59%
2052	417,207	26,049		5,775	166,371	272,233	61%
2053	428,567	26,831		5,949	187,253	297,722	63%
2054	440,262	27,635		97,750	117,138	230,061	51%

Champenae Condominium SIRS
RA SIRS Threshold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Champenae Condominium SIRS
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Plumbing							
Plumbing System Maintenance	2026	1	0	1	800	0	400
Plumbing - Total					$800		$400
Fire Protective Systems							
Fire Protection System Maintenance	2026	1	0	1	1,000	0	500
Fire Pump	2071	55	0	46	40,000	0	6,545
Fire Sprinkler System	2066	50	0	41	49,000	0	8,820
Fire Protective Systems - Total					$90,000		$15,865
Electrical Systems							
Electrical System Maintenance	2026	1	0	1	800	0	400
Electrical Systems - Total					$800		$400
Roofing							
Roof Replacement - Corrugated Metal Panels..	2046	40	0	21	30,656	0	14,562
Roof Replacement - TPO Roof East Area	2037	20	0	12	9,759	0	3,904
Roofing - Total					$40,416		$18,465
Painting							
Stucco and Paint	2034	10	0	9	38,880	0	3,888
Painting - Total					$38,880		$3,888
Railings							
Aluminum Railings	2046	30	0	21	20,024	0	6,007
Railings - Total					$20,024		$6,007
Doors							
Common Area Doors	2041	25	0	16	2,500	0	900
Exterior Common Glass and Aluminum Door	2046	30	0	21	4,000	0	1,200
Garage Doors	2041	25	0	16	10,000	0	3,600
Doors - Total					$16,500		$5,700
Total Asset Summary					$207,420		$50,726

Percent Fully Funded	0%
Current Average Liability per Unit (Total Units: 6)	-$8,454

'D' Component Deferred, Life Extended One Year

Champenae Condominium SIRS
RA SIRS Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Electrical System Maintenance	1	2026	D	400
Plumbing System Maintenance	1	2026	D	400
Fire Protection System Maintenance	1	2026	D	500
Stucco and Paint	9	2034		3,888
Roof Replacement - TPO Roof East Area	12	2037		3,904
Common Area Doors	16	2041		900
Garage Doors	16	2041		3,600
Exterior Common Glass and Aluminum Door	21	2046		1,200
Aluminum Railings	21	2046		6,007
Roof Replacement - Corrugated Metal Panel..	21	2046		14,562
Fire Sprinkler System	41	2066		8,820
Fire Pump	46	2071		6,545
Total Asset Summary				$50,726

Percent Fully Funded	0%
Current Average Liability per Unit (Total Units: 6)	-$8,454

'D' Indicates Deferred Funding

Champenae Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
No Replacement in 2025	
Replacement Year 2026	
Electrical System Maintenance	824
Fire Protection System Maintenance	1,030
Plumbing System Maintenance	824
Total for 2026	**$2,678**
Replacement Year 2027	
Electrical System Maintenance	849
Fire Protection System Maintenance	1,061
Plumbing System Maintenance	849
Total for 2027	**$2,758**
Replacement Year 2028	
Electrical System Maintenance	874
Fire Protection System Maintenance	1,093
Plumbing System Maintenance	874
Total for 2028	**$2,841**
Replacement Year 2029	
Electrical System Maintenance	900
Fire Protection System Maintenance	1,126
Plumbing System Maintenance	900
Total for 2029	**$2,926**
Replacement Year 2030	
Electrical System Maintenance	927
Fire Protection System Maintenance	1,159
Plumbing System Maintenance	927
Total for 2030	**$3,014**
Replacement Year 2031	
Electrical System Maintenance	955
Fire Protection System Maintenance	1,194
Plumbing System Maintenance	955
Total for 2031	**$3,105**

Champenae Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2032	
Electrical System Maintenance	984
Fire Protection System Maintenance	1,230
Plumbing System Maintenance	984
Total for 2032	**$3,198**
Replacement Year 2033	
Electrical System Maintenance	1,013
Fire Protection System Maintenance	1,267
Plumbing System Maintenance	1,013
Total for 2033	**$3,294**
Replacement Year 2034	
Electrical System Maintenance	1,044
Fire Protection System Maintenance	1,305
Plumbing System Maintenance	1,044
Stucco and Paint	50,730
Total for 2034	**$54,122**
Replacement Year 2035	
Electrical System Maintenance	1,075
Fire Protection System Maintenance	1,344
Plumbing System Maintenance	1,075
Total for 2035	**$3,494**
Replacement Year 2036	
Electrical System Maintenance	1,107
Fire Protection System Maintenance	1,384
Plumbing System Maintenance	1,107
Total for 2036	**$3,599**
Replacement Year 2037	
Electrical System Maintenance	1,141
Fire Protection System Maintenance	1,426
Plumbing System Maintenance	1,141
Roof Replacement - TPO Roof East Area	10,361
Total for 2037	**$14,068**

Champenae Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2038	
Electrical System Maintenance	1,175
Fire Protection System Maintenance	1,469
Plumbing System Maintenance	1,175
Total for 2038	**$3,818**
Replacement Year 2039	
Electrical System Maintenance	1,210
Fire Protection System Maintenance	1,513
Plumbing System Maintenance	1,210
Total for 2039	**$3,933**
Replacement Year 2040	
Electrical System Maintenance	1,246
Fire Protection System Maintenance	1,558
Plumbing System Maintenance	1,246
Total for 2040	**$4,051**
Replacement Year 2041	
Common Area Doors	4,012
Electrical System Maintenance	1,284
Fire Protection System Maintenance	1,605
Garage Doors	16,047
Plumbing System Maintenance	1,284
Total for 2041	**$24,231**
Replacement Year 2042	
Electrical System Maintenance	1,322
Fire Protection System Maintenance	1,653
Plumbing System Maintenance	1,322
Total for 2042	**$4,297**
Replacement Year 2043	
Electrical System Maintenance	1,362
Fire Protection System Maintenance	1,702
Plumbing System Maintenance	1,362
Total for 2043	**$4,426**

Champenae Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2044	
Electrical System Maintenance	1,403
Fire Protection System Maintenance	1,754
Plumbing System Maintenance	1,403
Stucco and Paint	68,176
Total for 2044	**$72,735**
Replacement Year 2045	
Electrical System Maintenance	1,445
Fire Protection System Maintenance	1,806
Plumbing System Maintenance	1,445
Total for 2045	**$4,696**
Replacement Year 2046	
Aluminum Railings	37,251
Electrical System Maintenance	1,488
Exterior Common Glass and Aluminum Door	7,441
Fire Protection System Maintenance	1,860
Plumbing System Maintenance	1,488
Roof Replacement - Corrugated Metal Panels West Side	34,042
Total for 2046	**$83,571**
Replacement Year 2047	
Electrical System Maintenance	1,533
Fire Protection System Maintenance	1,916
Plumbing System Maintenance	1,533
Total for 2047	**$4,982**
Replacement Year 2048	
Electrical System Maintenance	1,579
Fire Protection System Maintenance	1,974
Plumbing System Maintenance	1,579
Total for 2048	**$5,131**
Replacement Year 2049	
Electrical System Maintenance	1,626

Champenae Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2049 continued...	
Fire Protection System Maintenance	2,033
Plumbing System Maintenance	1,626
Total for 2049	**$5,285**
Replacement Year 2050	
Electrical System Maintenance	1,675
Fire Protection System Maintenance	2,094
Plumbing System Maintenance	1,675
Total for 2050	**$5,444**
Replacement Year 2051	
Electrical System Maintenance	1,725
Fire Protection System Maintenance	2,157
Plumbing System Maintenance	1,725
Total for 2051	**$5,607**
Replacement Year 2052	
Electrical System Maintenance	1,777
Fire Protection System Maintenance	2,221
Plumbing System Maintenance	1,777
Total for 2052	**$5,775**
Replacement Year 2053	
Electrical System Maintenance	1,830
Fire Protection System Maintenance	2,288
Plumbing System Maintenance	1,830
Total for 2053	**$5,949**
Replacement Year 2054	
Electrical System Maintenance	1,885
Fire Protection System Maintenance	2,357
Plumbing System Maintenance	1,885
Stucco and Paint	91,623
Total for 2054	**$97,750**

Plumbing System Maintenance - 2026

		1 LS	@ $800.00
Asset ID	1016	Asset Actual Cost	$800.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	$824.00
Placed in Service	January 2024	Assigned Reserves	*none*
Useful Life	1		
Replacement Year	Deferred 2026	Annual Assessment	$447.71
Remaining Life	1	Reserve Allocation	$447.71

Plumbing - Total Current Cost	**$800**
Assigned Reserves	**$0**
Fully Funded Reserves	**$400**

Fire Protection System Maintenance - 2026

		1 LS	@ $1,000.00
Asset ID	1017	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$1,030.00
Placed in Service	January 2024	Assigned Reserves	*none*
Useful Life	1		
Replacement Year	Deferred 2026	Annual Assessment	$559.63
Remaining Life	1	Reserve Allocation	$559.63

Fire Pump - 2071

		1 EA	@ $40,000.00
Asset ID	1013	Asset Actual Cost	$40,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$155,801.74
Placed in Service	January 2016	Assigned Reserves	*none*
Useful Life	55		
Replacement Year	2071	Annual Assessment	$1,840.27
Remaining Life	46	Reserve Allocation	$1,840.27

Fire Sprinkler System - 2066

		1 EA	@ $49,000.00
Asset ID	1014	Asset Actual Cost	$49,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$164,635.04
Placed in Service	January 2016	Assigned Reserves	*none*
Useful Life	50		
Replacement Year	2066	Annual Assessment	$2,181.75
Remaining Life	41	Reserve Allocation	$2,181.75

Fire Protective Systems - Total Current Cost	**$90,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$15,865**

Electrical System Maintenance - 2026

		1 LS	@ $800.00
Asset ID	1015	Asset Actual Cost	$800.00
		Percent Replacement	100%
Category	Electrical Systems	Future Cost	$824.00
Placed in Service	January 2024	Assigned Reserves	*none*
Useful Life	1		
Replacement Year	Deferred 2026	Annual Assessment	$447.71
Remaining Life	1	Reserve Allocation	$447.71

Electrical Systems - Total Current Cost	**$800**
Assigned Reserves	**$0**
Fully Funded Reserves	**$400**

Roof Replacement - Corrugated Metal Panels West Side - 2046

		3,227 SF	@ $9.50
Asset ID	1012	Asset Actual Cost	$30,656.50
		Percent Replacement	100%
Category	Roofing	Future Cost	$34,041.59
Placed in Service	January 2006	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2046	Annual Assessment	$880.76
Remaining Life	21	Reserve Allocation	$880.76

Roof Replacement - TPO Roof East Area - 2037

		3,473 SF	@ $2.81
Asset ID	1009	Asset Actual Cost	$9,759.13
		Percent Replacement	100%
Category	Roofing	Future Cost	$10,361.05
Placed in Service	January 2017	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2037	Annual Assessment	$469.13
Remaining Life	12	Reserve Allocation	$469.13

Roofing - Total Current Cost	**$40,416**
Assigned Reserves	**$0**
Fully Funded Reserves	**$18,465**

Stucco and Paint - 2034

		1,200 S.Y.	@ $32.40
Asset ID	1011	Asset Actual Cost	$38,880.00
		Percent Replacement	100%
Category	Painting	Future Cost	$50,729.58
Placed in Service	January 2024	Assigned Reserves	*none*
Useful Life	10		
Replacement Year	2034	Annual Assessment	$3,062.56
Remaining Life	9	Reserve Allocation	$3,062.56

Painting - Total Current Cost	**$38,880**
Assigned Reserves	**$0**
Fully Funded Reserves	**$3,888**

Champenae Condominium SIRS
RA SIRS Detail Report by Category

Aluminum Railings - 2046

		205 LF	@ $97.68
Asset ID	1018	Asset Actual Cost	$20,024.40
		Percent Replacement	100%
Category	Railings	Future Cost	$37,251.28
Placed in Service	January 2016	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2046	Annual Assessment	$963.80
Remaining Life	21	Reserve Allocation	$963.80

Railings - Total Current Cost	**$20,024**
Assigned Reserves	**$0**
Fully Funded Reserves	**$6,007**

Champenae Condominium SIRS
RA SIRS Detail Report by Category

Common Area Doors - 2041

		10 EA	@ $250.00
Asset ID	1020	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Doors	Future Cost	$4,011.77
Placed in Service	January 2016	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2041	Annual Assessment	$136.23
Remaining Life	16	Reserve Allocation	$136.23

Exterior Common Glass and Aluminum Door - 2046

		1 EA	@ $4,000.00
Asset ID	1022	Asset Actual Cost	$4,000.00
		Percent Replacement	100%
Category	Doors	Future Cost	$7,441.18
Placed in Service	January 2016	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2046	Annual Assessment	$192.53
Remaining Life	21	Reserve Allocation	$192.53

Garage Doors - 2041

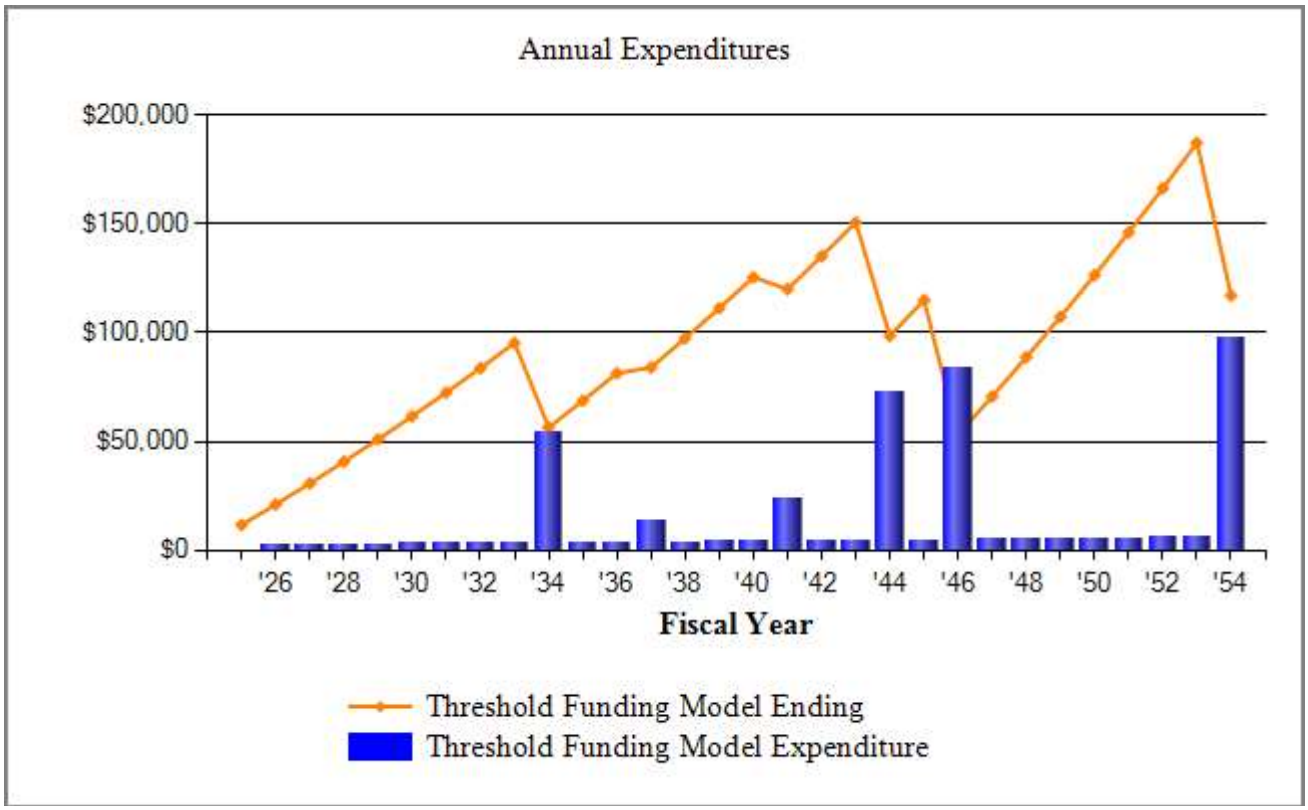
		3 EA	@ $3,333.33
Asset ID	1021	Asset Actual Cost	$9,999.99
		Percent Replacement	100%
Category	Doors	Future Cost	$16,047.05
Placed in Service	January 2016	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2041	Annual Assessment	$544.93
Remaining Life	16	Reserve Allocation	$544.93

Doors - Total Current Cost	**$16,500**
Assigned Reserves	**$0**
Fully Funded Reserves	**$5,700**

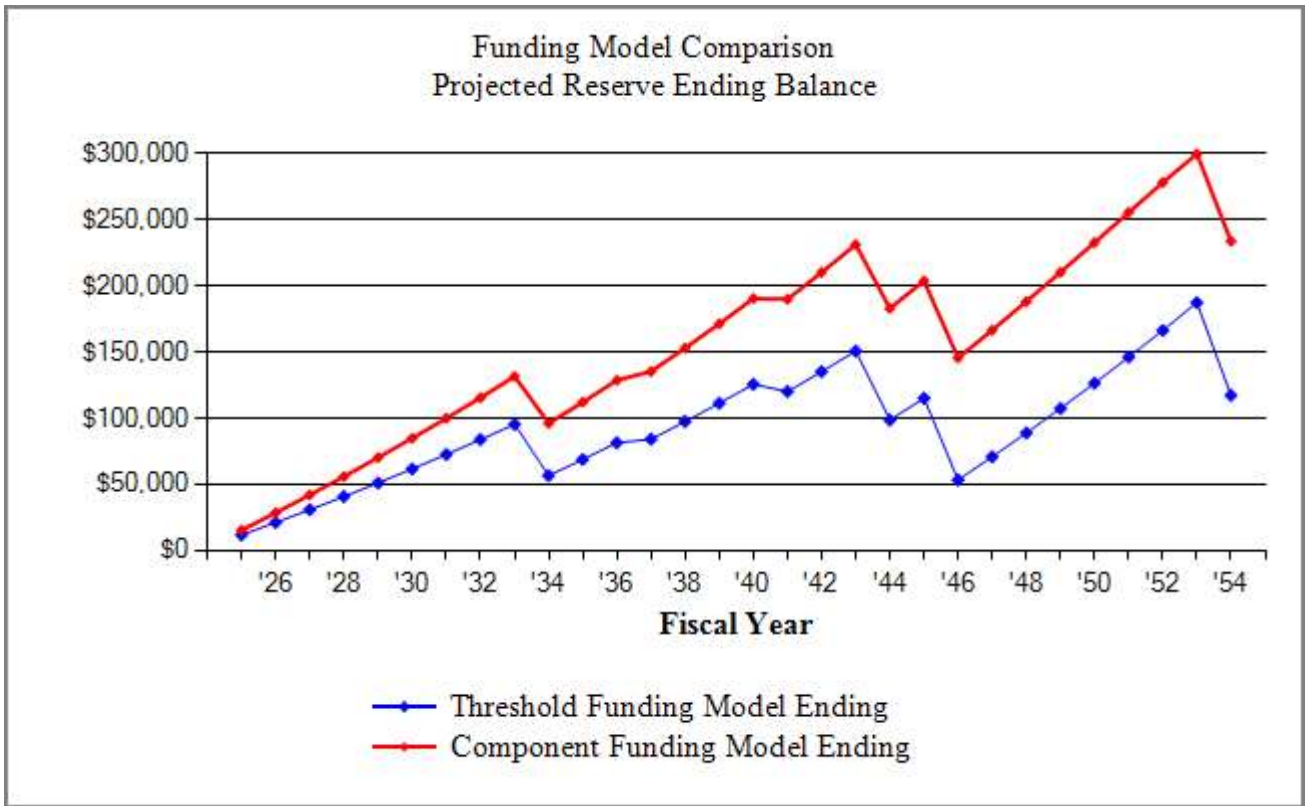
Champenae Condominium SIRS
RA SIRS Category Detail Index

Total Funded Assets	12
Total Unfunded Assets	0
Total Assets	12

Champenae Condominium SIRS
RA Annual Expenditure Chart

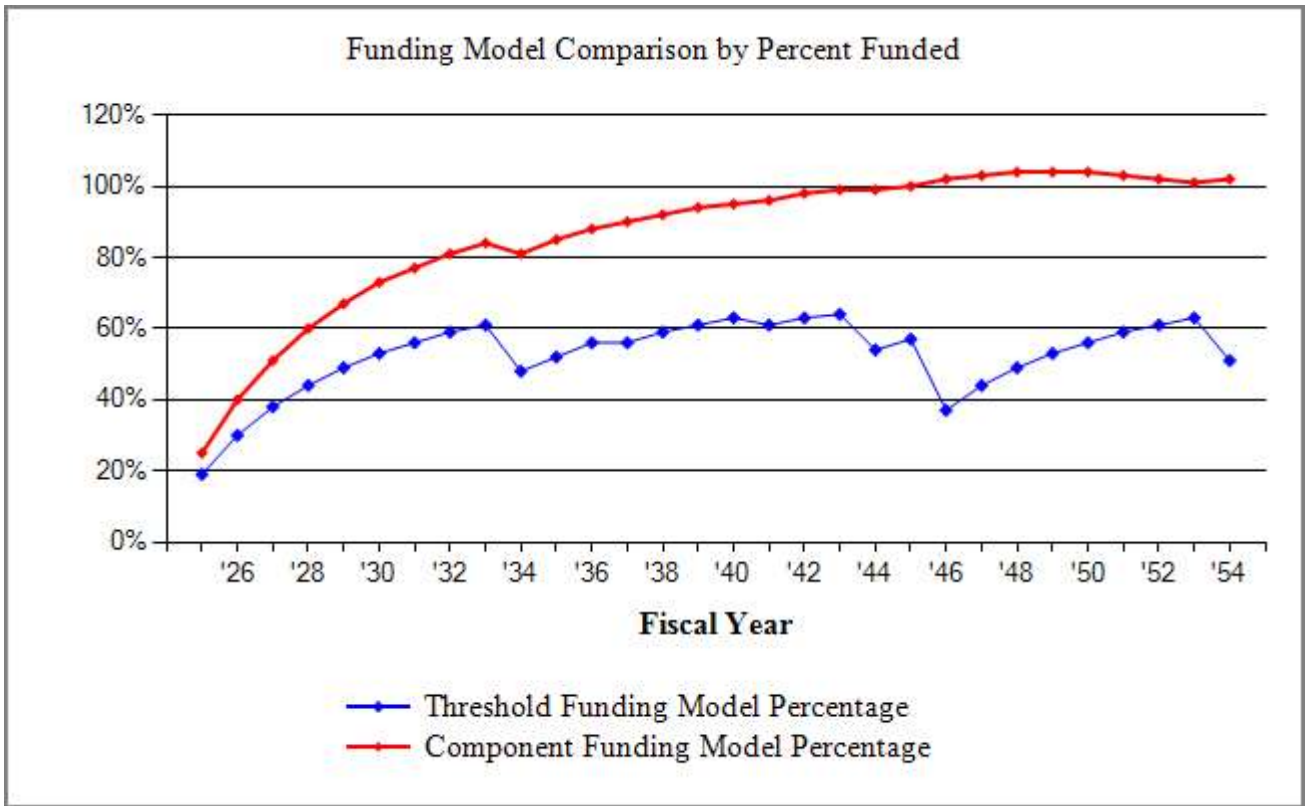


Champenae Condominium SIRS
RA Funding Model Reserve Ending Balance Comparison Chart



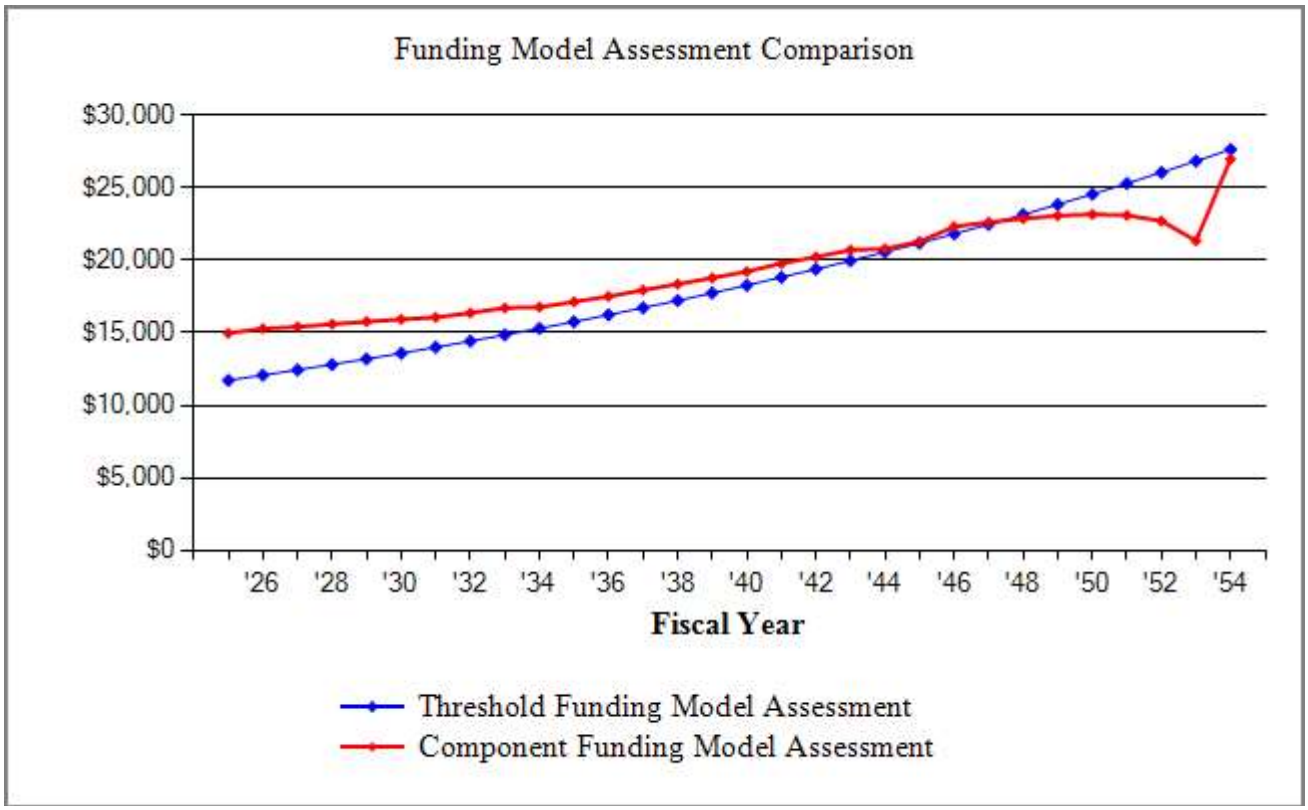
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Champenae Condominium SIRS
RA Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Champenae Condominium SIRS
RA Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

APPENDIX B
SITE LOCATION MAP

APPENDIX B

Champenae Condominiums
3445 S. Atlantic Ave. Cocoa Beach, FL 32931

Brevard County, Florida

Project Mgr:	MS
Drawn By:	SL
Checked By:	MS
Approved By:	MS

Project No::	0311.2400001.0014
Scale:	NONE
File No:	NA
Date:	7/25/2024

UES MILESTONE INSPECTIONS, LLC.
Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

Florida's Milestone Inspection Experts

201 Waldo Ave N, Lehigh Acres, FL 33971

LOCATION DIAGRAM

Champenae Condominiums
Brevard County, Florida

EXHIBIT

B- 1

APPENDIX C
PHOTOGRAPHS

Photograph No. 1: Western elevation

Photograph No. 2: Southern Elevation

Photograph No. 3: Northern elevation

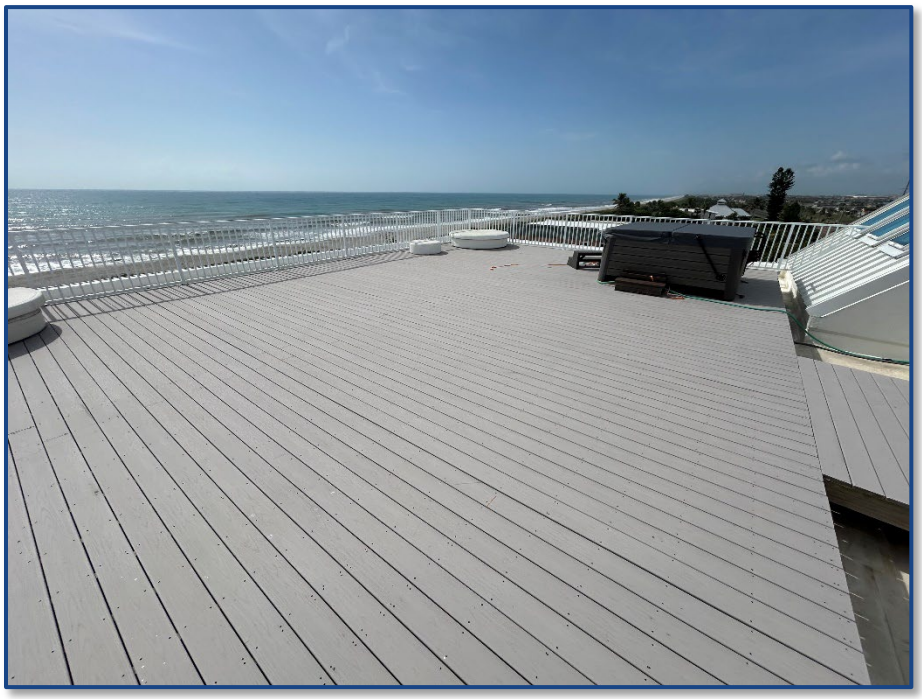
Photograph No. 4: Eastern elevation.

Photograph No. 5: Pool area located at the NE corner of the building.

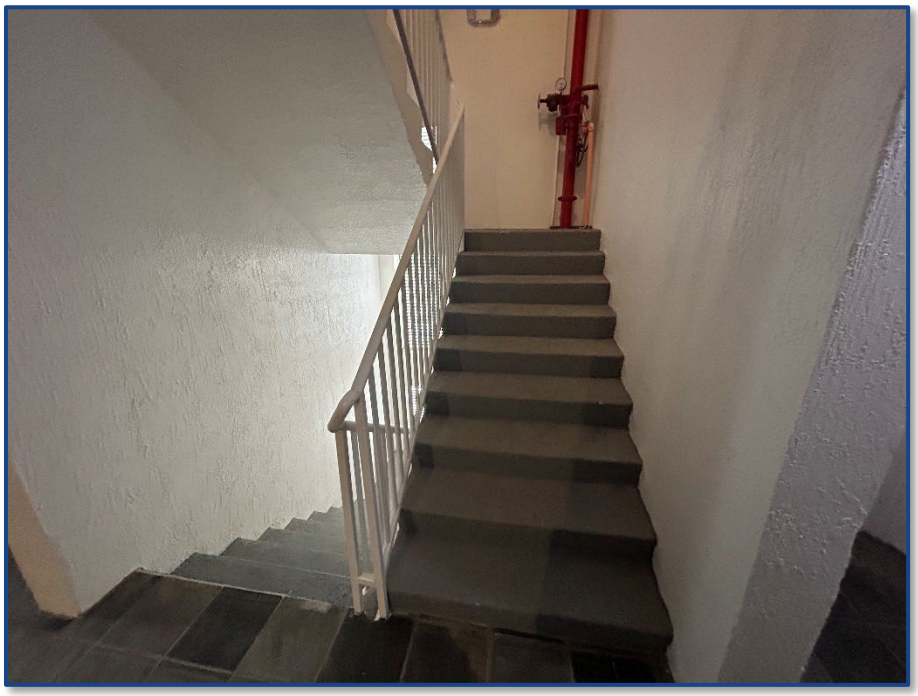
Photograph No. 6: Overall roof facing west. Corrugated metal roof panels on the west side of the building.

Photograph No. 7: Roof access door and typical AC units located at the west side of the building.

Photograph No. 8: Underneath the elevated deck at the east side of the building.

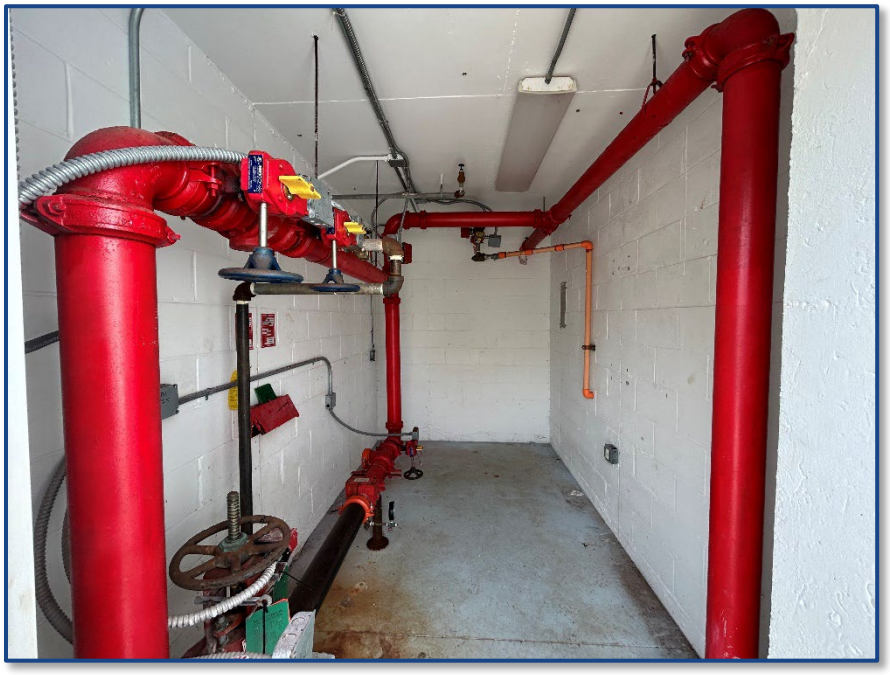


Photograph No. 9: Elevated deck located at the east side of the building.



Photograph No. 10: Typical interior stairwell at the west side of the building.

Photograph No. 11: Bosch fire pump and alarm control panels.

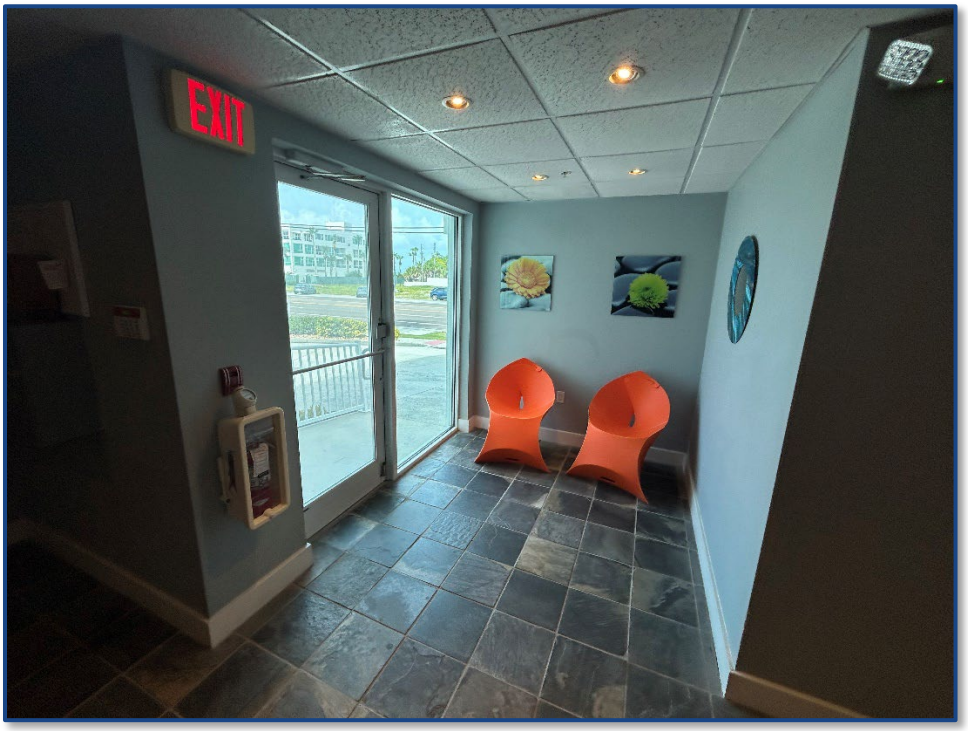


Photograph No. 12: Typical fire pump located in the pump room.

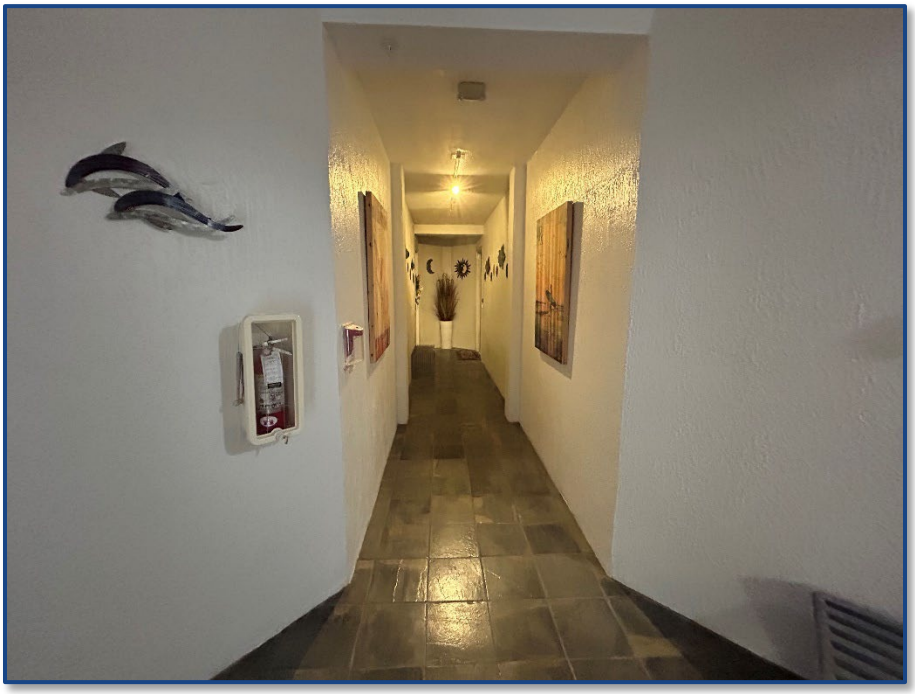
Photograph No. 13: Typical fire pump located in the pump room.

Photograph No. 14: Typical main electrical panel and unit meters.

Photograph No. 15: Typical natural gas meters located at the north side of the building.

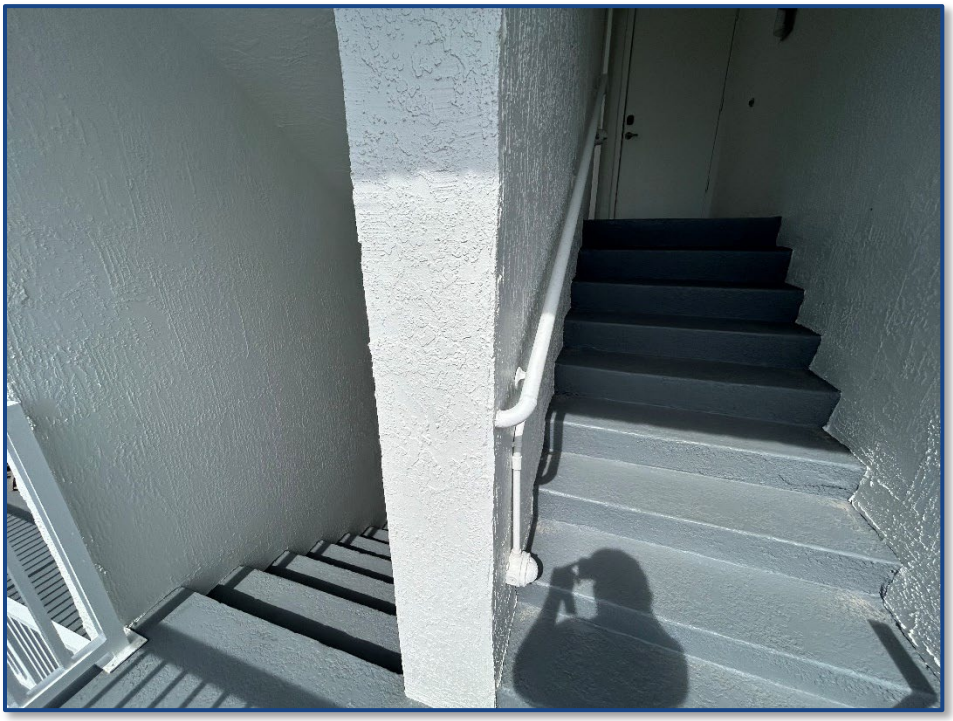


Photograph No. 16: Entrance lobby area with typical fire extinguisher and exit signs.

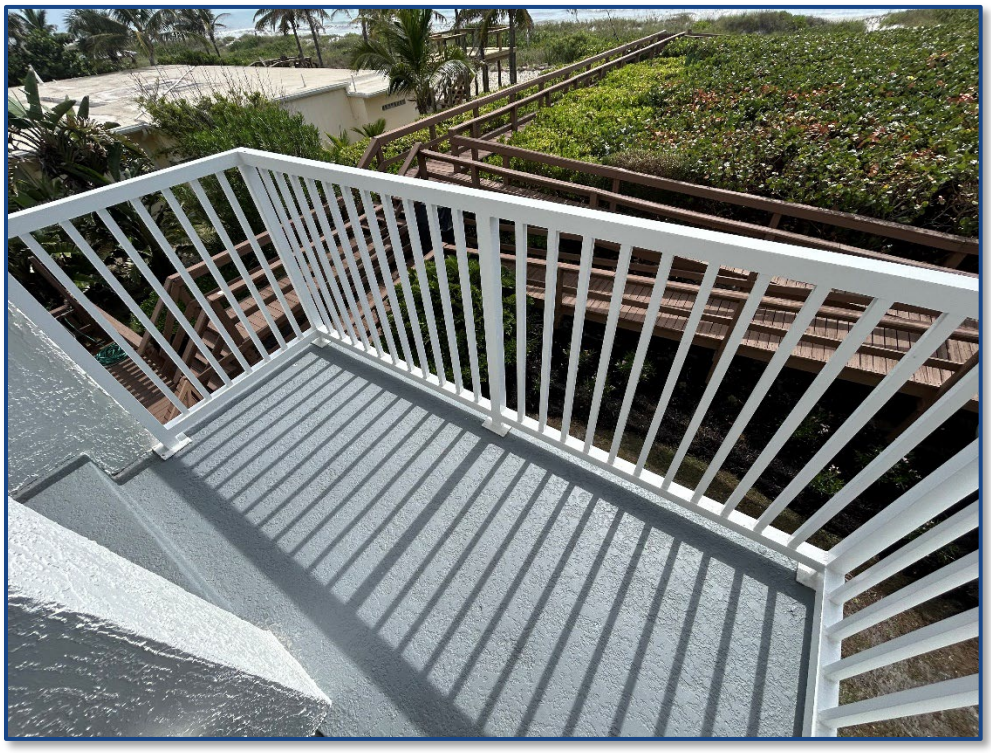


Photograph No. 17: Typical hallway at the first floor.

Photograph No. 18: Typical elevator entrance at the west side of the building.



Photograph No. 19: Typical exterior stairwell at the east side of the building.



Photograph No. 20: Typical exterior stairwell at the east side of the building.

Photograph No. 21: Typical stairwell access door.

Photograph No. 22: Typical elevator hydraulic machine.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

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

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

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

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 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.

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

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

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

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.

UES™
Construction Services Department

SAMUEL LEIGHTON, E.I.

Special Projects Manager
Threshold Inspector Agent

TIN L23578198

Mr. Leighton is currently a Special Projects Manager for our Construction Services Division and a Threshold Projects Manager.

He has experience in Geotechnical Engineering, Construction Materials Testing and all aspects of large project management.

Mr. Leighton services the Brevard County area.

Years of Service

3

Office Location

820 Brevard Avenue
Rockledge, Florida 32955

Certifications

Nuclear Gauge Certified
Concrete Field Inspector Level 2
Concrete Field Technician Level 1
Earthwork Construction Inspection Level 1

Academic Background

FL Institute of Technology, B.S. Civil Engineering

Project Experience

All Aboard Florida (Brightline) Phase II, Zone 4, North-South Railroad: Mr. Leighton served as the Project Manager/Quality Control Lead Inspector providing quality control testing/inspections for railway improvements along 128 miles between Cocoa and West Palm Beach. He additionally coordinated technicians and ensured quality reporting.

Ascension Island Runway Repair: This project was located on the joint airfield of the RAF and USAF in Ascension Island, UK and consisted of the full depth replacement for the 10,000 Linear Feet Runway 13-31, widening of the runway shoulders, and replacing all runway lighting, pavement markings, and electrical vaults. Construction occured in two major phases with a displaced threshold in each phase to allow continuous airfield operations. In addition, the storm drainage system is planned to be upgraded and approximately five miles of island roadways used for the haul route will be repaired/reconstructed. Universal provided all necessary materials testing equipment to include an on-site laboratory (testing equipment, supplies, etc.) and three full time (on-site 60 hours / week) technicians that are all required to meet and maintain USACE requirements. Personnel completed AFRICOM and ISOPREP training to include a SERE and Anti-terrorism course of study.

CTQP Training History Report

Report for: Samuel Leighton
TIN: L23578198
Report Date: 10/25/2023

Valid Qualifications

Qualification Name	Certificate Number	Valid from	Expires on
Concrete Field Inspector - Level 2	3011323	04/06/2022	03/11/2027
Concrete Field Technician - Level 1	3011322	04/06/2022	12/03/2026
Earthwork Construction Inspection - Level 1	3005868	08/10/2021	08/10/2026