



December 20, 2023

Bay View Reserve Condominiums Inc.  
7550 Hinton Street  
Orlando, Florida 32819

Attn: Mr. Phillip Adamo, Manager [[Bay View Reserve](#)]

Re: Bay View Reserve Condominiums  
7550 Hinton Street  
Orlando, Florida 32819  
Orange County Parcel ID 326-23-28-0538-00-0001  
UES Project No. 0115.2300271.0000  
UES Document No. 2063363

Dear Mr. Adamo:

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 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 Bay View Reserve Pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,  
UES Milestone Inspections, LLC  
Registry #36640

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*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.*

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## 1.0 INTRODUCTION

Per authorization of UES proposal 2211.1122.00001, and approved on November 7, 2023, by Mr. John S. Andrews, HOA Board President, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 52-unit residential condominium community located at 7550 Hinson Street. Orlando, Florida, 32819.

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 local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted under R. Kenneth Derick, MS, CBO, PE. Please refer to **Appendix D** for the qualifications of the project team.

UES's professional R. Kenneth Derick, MS, CBO, PE performed this study and visited the site on December 5, 2023. This report is principally based on UES's visual inspection of Bay View Reserve 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:

**DECEMBER 20, 2033 \*\*10YRS AFTER REPORT DATE\*\***

## 2.0 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.

### 3.0 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.
- Stairs.
- Windows.
- 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.

## **4.0 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 local requirements of the Authority Having Jurisdiction (AHJ).

## **5.0 SOURCES OF INFORMATION**

The following people were interviewed during UES's study: Mr. Phillip Adamo, Manager.

The interiors of several representative dwelling units were inspected at the time of inspection, and the interiors were in good condition.

The following documents were provided for review:

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

## 6.0 PROPERTY DESCRIPTION

Bay View Reserve is one (1) condominium building located at 7550 Hinson Street in Orlando, Florida, overlooking Spring Lake. The property was constructed in 1985. The 13-story condominium complex has automobile parking for all residents under the building. Hinton Street that accesses the property dead ends at the Bay View Reserve property's front entrance gate. Also, there are asphalt-paved drives and surface parking areas for visitors on the property.

According to the construction plans, the 13-story condominium building is constructed with CMU (Concrete Masonry Unit) block walls, with prestressed hollow core concrete plank floors, balconies, and walkways with a 2-inch cement topping. The buildings have a wood framed roof covered with wood sheathing and a TPO roof covering. The buildings' exterior and interior fire walls are all supported on steel reinforced, shallow concrete foundations, all tied together. The exterior walls are stucco-finished and painted. There is a pool in the courtyard on the west side of the building at the first-floor level. Ingress and egress to the dwelling units is provided by exterior stairs at each end of the buildings, stairs at the front of the building, and two elevators by the front entrance lobby.

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

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

## 7.0 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.

## 8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

### 8.1 ROOF

### Description and Observations

The building's roof system is composed of a flat, cast-in-place, steel reinforced concrete slab covered with a fully adhered, 80-mil TPO roof covering installed in 2005. The thicker 80-mil TPO covers have a longer useful life than the traditional 45-mil TPO covering used on most structures.

### Common Components and Required Reserve Expenditures

An 80-mil TPO roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 30 to 35 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 LOAD-BEARING WALLS OR OTHER PRIMARY STRUCTURAL MEMBERS

### 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 prestressed, cast-in-place steel reinforced 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 steel reinforced concrete, 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. We have included in our SIRS budget a cost to apply coatings after all structural repairs are made and an estimated cost to repair the cracked guards during the term. See **Appendix A** for estimated cost and estimated contributions required.

## 8.3 FIREPROOFING/FIRE PROTECTION SYSTEMS

### Description and Observations

This condominium development was originally constructed in 1985. This development is fully sprinklered, and there were fire alarms and pull stations, egress lighting, and fire extinguishers located appropriately throughout the building on every floor and in the garage. All components inspected were in good condition with no corrosion noted. Inspections of the equipment were up to date.

### Common Components and Required Reserve Expenditures

The building has a complete fire alarm system, and it is in good condition. The fire system controller, extinguishers, and sprinkler heads are inspected yearly at a minimum. See **Appendix A** for estimated cost and estimated contributions required for sprinkler head replacement and fire supply piping cleaning and painting.

## 8.4 PLUMBING SYSTEMS

### Description and Observations

The visible building plumbing inspected at the time of inspection included: 6" diameter copper and schedule 80 PVC connecting to the main water line into the building, hose bibbs made with PVC pipe with vacuum breakers installed, Drain, Vent, and waste piping flows in the right direction, At the time of inspection, no damage or deficiencies were observed to the plumbing systems. There are two (2) water booster pumps in the phone/pump room.

### 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 main disconnect, house panels, all units' electrical meter and elevator panel and controller. The electrical service to the development is 1200 Amp, 240/120 volt, 3 phase, 4 wire service to the main disconnect. All main disconnects for each unit, power consumption meters, line gutters and electrical conduits are inside the electrical room in the garage and are kept separate from the elements. The electrical service panels for each unit are located inside the units. 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. One electrical gutter was observed behind building A that had a large hole rusted in a corner that needs replacing. An electrical panel in the electrical room was missing a cover and should be replaced. 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 manager, Mr. Phillip Adamo, no water intrusion issues were reported, nor were any issues observed, during the SIRS inspection. All other areas where we observed water leaks have been repaired and the building watertight. The building's exterior finish is a stucco finish painted about 2 years ago, according to Mr. Adamo. 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, and to seal all cracks and gaps with proper epoxy sealant. See **Appendix A** for estimated cost and estimated contributions required.

## **8.7 WINDOWS AND DOORS**

### **Description and Observations**

Common windows and doors are observed on the garage and first floor levels at the time of inspection.

### **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.

## **9.0 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.

## 10.0 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:

$$\text{Component's Frequency of Reserve Expenditure} = \text{Component's EUL}$$

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:

$$\text{RUL} = \text{EUL} - \text{AGE}$$

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.

## 11.0 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 \$433,050.00 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: December 31, 2024
- For Designated Year Ending: December 31, 2034

- Starting Balance: \$0
- Proposed Contribution Rate: \$65,667.68 per year
- Planned Monthly HOA Dues Increases: 3% per year.
- Projected Rate of Inflation: 3%

## 12.0 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 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**

**Bay View Reserve Condominiums**  
Orlando, Florida  
**RA SIRS Full Funding Model Summary 2024**

| <b>Report Parameters</b>         |                   |
|----------------------------------|-------------------|
| Report Date                      | December 20, 2023 |
| Budget Year Beginning            | December 31, 2024 |
| Budget Year Ending               | December 30, 2025 |
| Total Units                      | 52                |
| Annual Assessment Increase       | 3.00%             |
| Interest Rate on Reserve Deposit | 0.00%             |
| 2024 Beginning Balance           | \$32,767          |

**Threshold Funding Model Summary**

- For budgeting purposes, unless otherwise indicated, we have used January 1st of 1985 to begin aging the original components in this SIRS study. Initial balance was provided from COA traditional reserves.
- This a 52 unit condominium is located at 7550 Hinson Drive, Orlando, Fl 32819.
- The last UES Milestone Inspections, LLC, field inspection was completed on October 10th, 2023.
- Windows, and Unit entry and sliding glass doors are responsibility of the unit owners and not included within the calculations.

**Threshold Funding Model Summary of Calculations**

|                                            |             |
|--------------------------------------------|-------------|
| <b>Required Annual Contribution</b>        | \$65,667.68 |
| <i>\$1,262.84 per unit annually</i>        |             |
| Average Net Annual Interest Earned         | \$0.00      |
| <b>Total Annual Allocation to Reserves</b> | \$65,667.68 |
| <i>\$1,262.84 per unit annually</i>        |             |



**Bay View Reserve Condominiums**  
**RA SIRS Fully Funding Model Projection 2024**

Beginning Balance: \$32,767

| Year | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves | Fully Funded Reserves | Percent Funded |
|------|--------------|---------------------|-----------------|---------------------|---------------------------|-----------------------|----------------|
| 2024 | 597,986      | 65,668              |                 | 32,356              | 66,079                    | 293,923               | 22%            |
| 2025 | 615,926      | 67,638              |                 | 3,090               | 130,626                   | 360,366               | 36%            |
| 2026 | 634,403      | 69,667              |                 | 3,183               | 197,111                   | 430,530               | 46%            |
| 2027 | 653,435      | 71,757              |                 | 3,278               | 265,589                   | 504,580               | 53%            |
| 2028 | 673,039      | 73,910              |                 | 132,304             | 207,195                   | 449,891               | 46%            |
| 2029 | 693,230      | 76,127              |                 | 243,853             | 39,469                    | 280,659               | 14%            |
| 2030 | 714,027      | 78,411              |                 | 3,582               | 114,297                   | 355,882               | 32%            |
| 2031 | 735,447      | 80,763              |                 | 3,690               | 191,371                   | 435,365               | 44%            |
| 2032 | 757,511      | 83,186              |                 | 3,800               | 270,756                   | 519,298               | 52%            |
| 2033 | 780,236      | 85,681              |                 | 3,914               | 352,523                   | 607,874               | 58%            |
| 2034 | 803,643      | 88,252              |                 | 64,852              | 375,923                   | 638,653               | 59%            |
| 2035 | 827,752      | 90,899              |                 | 162,717             | 304,106                   | 571,935               | 53%            |
| 2036 | 852,585      | 93,626              |                 | 299,909             | 97,823                    | 364,359               | 27%            |
| 2037 | 878,163      | 96,435              |                 | 4,406               | 189,853                   | 457,449               | 42%            |
| 2038 | 904,507      | 99,328              |                 | 4,538               | 284,643                   | 555,797               | 51%            |
| 2039 | 931,643      | 102,308             |                 | 4,674               | 382,278                   | 659,634               | 58%            |
| 2040 | 959,592      | 105,377             |                 | 4,814               | 482,841                   | 769,201               | 63%            |
| 2041 | 988,380      | 108,539             |                 | 4,959               | 586,421                   | 884,748               | 66%            |
| 2042 | 1,018,031    | 111,795             |                 | 200,121             | 498,095                   | 805,671               | 62%            |
| 2043 | 1,048,572    | 115,149             |                 | 368,850             | 244,393                   | 553,447               | 44%            |
| 2044 | 1,080,029    | 118,603             |                 | 30,263              | 332,733                   | 645,506               | 52%            |
| 2045 | 1,112,430    | 122,161             |                 | 400,391             | 54,503                    | 362,294               | 15%            |
| 2046 | 1,145,803    | 125,826             |                 | 5,748               | 174,581                   | 480,362               | 36%            |
| 2047 | 1,180,177    | 129,601             |                 | 5,921               | 298,261                   | 605,188               | 49%            |
| 2048 | 1,215,582    | 133,489             |                 | 6,098               | 425,652                   | 737,072               | 58%            |
| 2049 | 1,252,050    | 137,494             |                 | 246,124             | 317,022                   | 629,286               | 50%            |
| 2050 | 1,289,611    | 141,618             |                 | 453,639             | 5,001                     | 308,234               | 2%             |
| 2051 | 1,328,300    | 145,867             |                 | 6,664               | 144,204                   | 441,755               | 33%            |
| 2052 | 1,368,149    | 150,243             |                 | 6,864               | 287,583                   | 583,009               | 49%            |
| 2053 | 1,409,193    | 154,750             |                 | 7,070               | 435,264                   | 732,341               | 59%            |



**Bay View Reserve Condominiums**  
**RA SIRS Fully Funded Model Assessment & Category Summary**

| Description                                | Replacement<br>Year | Useful<br>Life | Adjustment | Remaining<br>Life | Current<br>Cost | Assigned<br>Reserves | Fully<br>Funded |
|--------------------------------------------|---------------------|----------------|------------|-------------------|-----------------|----------------------|-----------------|
| <b>Roofing</b>                             |                     |                |            |                   |                 |                      |                 |
| Roof Covering Replacement-60-mil TPO       | 2045                | 40             | 0          | 21                | 212,230         | 0                    | 100,809         |
| Roofing - Total                            |                     |                |            |                   | \$212,230       |                      | \$100,809       |
| <b>Painting</b>                            |                     |                |            |                   |                 |                      |                 |
| Exterior Surface Painting                  | 2029                | 7              | 0          | 5                 | 207,350         | 0                    | 59,243          |
| Stucco Repair - 0.25% of Building Surface  | 2024                | 10             | 0          | 0                 | 13,756          | 13,756               | 13,756          |
| Waterproofing                              | 2028                | 7              | 0          | 4                 | 114,550         | 411                  | 49,093          |
| Painting - Total                           |                     |                |            |                   | \$335,656       | \$14,167             | \$122,092       |
| <b>Building Components</b>                 |                     |                |            |                   |                 |                      |                 |
| Electrical - Annual Routine Maintenance    | 2024                | 1              | 0          | 0                 | 1,000           | 1,000                | 1,000           |
| Plumbing - Annual Routine Maintenance      | 2024                | 1              | 0          | 0                 | 1,000           | 1,000                | 1,000           |
| Building Components - Total                |                     |                |            |                   | \$2,000         | \$2,000              | \$2,000         |
| <b>Fire Suppresion System</b>              |                     |                |            |                   |                 |                      |                 |
| Fire Safety - Annual Routine Maintenance   | 2024                | 1              | 0          | 0                 | 1,000           | 1,000                | 1,000           |
| Fire Sprinklers-Garage                     | 2034                | 25             | 0          | 10                | 31,500          | 0                    | 18,900          |
| Fire Suppression Piping Sanding & Painting | 2024                | 40             | 0          | 0                 | 15,600          | 15,600               | 15,600          |
| Fire Suppresion System - Total             |                     |                |            |                   | \$48,100        | \$16,600             | \$35,500        |
| Total Asset Summary                        |                     |                |            |                   | \$597,986       | \$32,767             | \$260,401       |

Percent Fully Funded            13%  
Current Average Liability per Unit (Total Units: 52)    -\$4,378



**Bay View Reserve Condominiums  
RA SIRS Fully Funded Calculation**

| Asset ID | Description                      | Current<br>Cost | x | Age | / | Useful<br>Life | = | Fully<br>Funded |
|----------|----------------------------------|-----------------|---|-----|---|----------------|---|-----------------|
| 1003     | Electrical - Annual Routine ...  | \$1,000         | x | 1   | / | 1              | = | \$1,000         |
| 1004     | Exterior Surface Painting        | \$207,350       | x | 2   | / | 7              | = | \$59,243        |
| 1006     | Fire Safety - Annual Routine ... | \$1,000         | x | 1   | / | 1              | = | \$1,000         |
| 1024     | Fire Sprinklers-Garage           | \$31,500        | x | 15  | / | 25             | = | \$18,900        |
| 1025     | Fire Suppression Piping Sand...  | \$15,600        | x | 40  | / | 40             | = | \$15,600        |
| 1007     | Plumbing - Annual Routine ...    | \$1,000         | x | 1   | / | 1              | = | \$1,000         |
| 1021     | Roof Covering Replacement-...    | \$212,230       | x | 19  | / | 40             | = | \$100,809       |
| 1023     | Stucco Repair - 0.25% of Buil... | \$13,756        | x | 10  | / | 10             | = | \$13,756        |
| 1014     | Waterproofing                    | \$114,550       | x | 3   | / | 7              | = | \$49,093        |

Total Asset Summary:

\$260,401



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

| Description                                | Quantity    | Expenditures     |
|--------------------------------------------|-------------|------------------|
| <b>Replacement Year 2024</b>               |             |                  |
| Electrical - Annual Routine Maintenance    | 1 L.S.      | 1,000            |
| Fire Safety - Annual Routine Maintenance   | 1 L.S.      | 1,000            |
| Plumbing - Annual Routine Maintenance      | 1 L.S.      | 1,000            |
| Stucco Repair - 0.25% of Building Surface  | 362 S.F.    | 13,756           |
| Fire Suppression Piping Sanding & Painting | 4000 lf     | 15,600           |
| <b>Total for 2024</b>                      |             | <b>\$32,356</b>  |
| <b>Replacement Year 2025</b>               |             |                  |
| Electrical - Annual Routine Maintenance    | 1 L.S.      | 1,030            |
| Fire Safety - Annual Routine Maintenance   | 1 L.S.      | 1,030            |
| Plumbing - Annual Routine Maintenance      | 1 L.S.      | 1,030            |
| <b>Total for 2025</b>                      |             | <b>\$3,090</b>   |
| <b>Replacement Year 2026</b>               |             |                  |
| Electrical - Annual Routine Maintenance    | 1 L.S.      | 1,061            |
| Fire Safety - Annual Routine Maintenance   | 1 L.S.      | 1,061            |
| Plumbing - Annual Routine Maintenance      | 1 L.S.      | 1,061            |
| <b>Total for 2026</b>                      |             | <b>\$3,183</b>   |
| <b>Replacement Year 2027</b>               |             |                  |
| Electrical - Annual Routine Maintenance    | 1 L.S.      | 1,093            |
| Fire Safety - Annual Routine Maintenance   | 1 L.S.      | 1,093            |
| Plumbing - Annual Routine Maintenance      | 1 L.S.      | 1,093            |
| <b>Total for 2027</b>                      |             | <b>\$3,278</b>   |
| <b>Replacement Year 2028</b>               |             |                  |
| Electrical - Annual Routine Maintenance    | 1 L.S.      | 1,126            |
| Fire Safety - Annual Routine Maintenance   | 1 L.S.      | 1,126            |
| Plumbing - Annual Routine Maintenance      | 1 L.S.      | 1,126            |
| Waterproofing                              | 145000 S.F. | 128,927          |
| <b>Total for 2028</b>                      |             | <b>\$132,304</b> |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

| Description                              | Quantity    | Expenditures     |
|------------------------------------------|-------------|------------------|
| <b>Replacement Year 2029</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,159            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,159            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,159            |
| Exterior Surface Painting                | 145000 S.F. | 240,375          |
| <b>Total for 2029</b>                    |             | <b>\$243,853</b> |
| <b>Replacement Year 2030</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,194            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,194            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,194            |
| <b>Total for 2030</b>                    |             | <b>\$3,582</b>   |
| <b>Replacement Year 2031</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,230            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,230            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,230            |
| <b>Total for 2031</b>                    |             | <b>\$3,690</b>   |
| <b>Replacement Year 2032</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,267            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,267            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,267            |
| <b>Total for 2032</b>                    |             | <b>\$3,800</b>   |
| <b>Replacement Year 2033</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,305            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,305            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,305            |
| <b>Total for 2033</b>                    |             | <b>\$3,914</b>   |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

| Description                               | Quantity    | Expenditures     |
|-------------------------------------------|-------------|------------------|
| <b>Replacement Year 2034</b>              |             |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.      | 1,344            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.      | 1,344            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.      | 1,344            |
| Stucco Repair - 0.25% of Building Surface | 362 S.F.    | 18,487           |
| Fire Sprinklers-Garage                    | 300         | 42,333           |
| <b>Total for 2034</b>                     |             | <b>\$64,852</b>  |
| <b>Replacement Year 2035</b>              |             |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.      | 1,384            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.      | 1,384            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.      | 1,384            |
| Waterproofing                             | 145000 S.F. | 158,564          |
| <b>Total for 2035</b>                     |             | <b>\$162,717</b> |
| <b>Replacement Year 2036</b>              |             |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.      | 1,426            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.      | 1,426            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.      | 1,426            |
| Exterior Surface Painting                 | 145000 S.F. | 295,632          |
| <b>Total for 2036</b>                     |             | <b>\$299,909</b> |
| <b>Replacement Year 2037</b>              |             |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.      | 1,469            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.      | 1,469            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.      | 1,469            |
| <b>Total for 2037</b>                     |             | <b>\$4,406</b>   |
| <b>Replacement Year 2038</b>              |             |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.      | 1,513            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.      | 1,513            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.      | 1,513            |
| <b>Total for 2038</b>                     |             | <b>\$4,538</b>   |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

| Description                              | Quantity    | Expenditures     |
|------------------------------------------|-------------|------------------|
| <b>Replacement Year 2039</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,558            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,558            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,558            |
| <b>Total for 2039</b>                    |             | <b>\$4,674</b>   |
| <b>Replacement Year 2040</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,605            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,605            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,605            |
| <b>Total for 2040</b>                    |             | <b>\$4,814</b>   |
| <b>Replacement Year 2041</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,653            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,653            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,653            |
| <b>Total for 2041</b>                    |             | <b>\$4,959</b>   |
| <b>Replacement Year 2042</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,702            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,702            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,702            |
| Waterproofing                            | 145000 S.F. | 195,014          |
| <b>Total for 2042</b>                    |             | <b>\$200,121</b> |
| <b>Replacement Year 2043</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 1,754            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 1,754            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 1,754            |
| Exterior Surface Painting                | 145000 S.F. | 363,589          |
| <b>Total for 2043</b>                    |             | <b>\$368,850</b> |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

| Description                               | Quantity | Expenditures     |
|-------------------------------------------|----------|------------------|
| <b>Replacement Year 2044</b>              |          |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.   | 1,806            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.   | 1,806            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.   | 1,806            |
| Stucco Repair - 0.25% of Building Surface | 362 S.F. | 24,845           |
| <b>Total for 2044</b>                     |          | <b>\$30,263</b>  |
| <b>Replacement Year 2045</b>              |          |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.   | 1,860            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.   | 1,860            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.   | 1,860            |
| Roof Covering Replacement-60-mil TPO      | 19000 SF | 394,810          |
| <b>Total for 2045</b>                     |          | <b>\$400,391</b> |
| <b>Replacement Year 2046</b>              |          |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.   | 1,916            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.   | 1,916            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.   | 1,916            |
| <b>Total for 2046</b>                     |          | <b>\$5,748</b>   |
| <b>Replacement Year 2047</b>              |          |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.   | 1,974            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.   | 1,974            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.   | 1,974            |
| <b>Total for 2047</b>                     |          | <b>\$5,921</b>   |
| <b>Replacement Year 2048</b>              |          |                  |
| Electrical - Annual Routine Maintenance   | 1 L.S.   | 2,033            |
| Fire Safety - Annual Routine Maintenance  | 1 L.S.   | 2,033            |
| Plumbing - Annual Routine Maintenance     | 1 L.S.   | 2,033            |
| <b>Total for 2048</b>                     |          | <b>\$6,098</b>   |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

| Description                              | Quantity    | Expenditures     |
|------------------------------------------|-------------|------------------|
| <b>Replacement Year 2049</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 2,094            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 2,094            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 2,094            |
| Waterproofing                            | 145000 S.F. | 239,842          |
| <b>Total for 2049</b>                    |             | <b>\$246,124</b> |
| <b>Replacement Year 2050</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 2,157            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 2,157            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 2,157            |
| Exterior Surface Painting                | 145000 S.F. | 447,169          |
| <b>Total for 2050</b>                    |             | <b>\$453,639</b> |
| <b>Replacement Year 2051</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 2,221            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 2,221            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 2,221            |
| <b>Total for 2051</b>                    |             | <b>\$6,664</b>   |
| <b>Replacement Year 2052</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 2,288            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 2,288            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 2,288            |
| <b>Total for 2052</b>                    |             | <b>\$6,864</b>   |
| <b>Replacement Year 2053</b>             |             |                  |
| Electrical - Annual Routine Maintenance  | 1 L.S.      | 2,357            |
| Fire Safety - Annual Routine Maintenance | 1 L.S.      | 2,357            |
| Plumbing - Annual Routine Maintenance    | 1 L.S.      | 2,357            |
| <b>Total for 2053</b>                    |             | <b>\$7,070</b>   |



**Bay View Reserve Condominiums**  
**RA SIRS Asset Summary Report 2024**

| Description                               | Date In Service | Replacement Date | Current Cost | Useful Life | Adjustment | Remaining | Future Cost | Quantity | Unit Cost |
|-------------------------------------------|-----------------|------------------|--------------|-------------|------------|-----------|-------------|----------|-----------|
| <b>Roofing</b>                            |                 |                  |              |             |            |           |             |          |           |
| Roof Covering Replacement-60-mil TPO      | 2006            | 2045             | 212,230      | 40          | 0          | 21        | 394,810     | 19000 @  | 11.17     |
| <b>Painting</b>                           |                 |                  |              |             |            |           |             |          |           |
| Exterior Surface Painting                 | 2022            | 2029             | 207,350      | 7           | 0          | 5         | 240,375     | 145000 @ | 1.43      |
| Stucco Repair - 0.25% of Building Surfa.. | 2024            | 2024             | 13,756       | 10          | 0          | 0         | 13,756      | 362 @    | 38.00     |
| Waterproofing                             | 2021            | 2028             | 114,550      | 7           | 0          | 4         | 128,927     | 145000 @ | 0.79      |
| <b>Building Components</b>                |                 |                  |              |             |            |           |             |          |           |
| Electrical - Annual Routine Maintenan..   | 2024            | 2024             | 1,000        | 1           | 0          | 0         | 1,000       | 1 @      | 1,000.00  |
| Plumbing - Annual Routine Maintenan..     | 2024            | 2024             | 1,000        | 1           | 0          | 0         | 1,000       | 1 @      | 1,000.00  |
| <b>Fire Suppresion System</b>             |                 |                  |              |             |            |           |             |          |           |
| Fire Safety - Annual Routine Maintena..   | 2024            | 2024             | 1,000        | 1           | 0          | 0         | 1,000       | 1 @      | 1,000.00  |
| Fire Sprinklers-Garage                    | 2010            | 2034             | 31,500       | 25          | 0          | 10        | 42,333      | 300 @    | 105.00    |
| Fire Suppression Piping Sanding & Pai..   | 1985            | 2024             | 15,600       | 40          | 0          | 0         | 15,600      | 4000 @   | 3.90      |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail 2024**

| Description                                | Expenditures           |
|--------------------------------------------|------------------------|
| <b>Replacement Year 2024</b>               |                        |
| <b>Painting</b>                            |                        |
| Stucco Repair - 0.25% of Building Surface  | 13,756                 |
| <b>Building Components</b>                 |                        |
| Electrical - Annual Routine Maintenance    | 1,000                  |
| Plumbing - Annual Routine Maintenance      | <u>1,000</u>           |
| Building Components - Total:               | 2,000                  |
| <b>Fire Suppresion System</b>              |                        |
| Fire Safety - Annual Routine Maintenance   | 1,000                  |
| Fire Suppression Piping Sanding & Painting | <u>15,600</u>          |
| Fire Suppresion System - Total:            | 16,600                 |
| <b>Total for 2024</b>                      | <b><u>\$32,356</u></b> |
| <b>Replacement Year 2025</b>               |                        |
| <b>Building Components</b>                 |                        |
| Electrical - Annual Routine Maintenance    | 1,030                  |
| Plumbing - Annual Routine Maintenance      | <u>1,030</u>           |
| Building Components - Total:               | 2,060                  |
| <b>Fire Suppresion System</b>              |                        |
| Fire Safety - Annual Routine Maintenance   | <u>1,030</u>           |
| <b>Total for 2025</b>                      | <b><u>\$3,090</u></b>  |
| <b>Replacement Year 2026</b>               |                        |
| <b>Building Components</b>                 |                        |
| Electrical - Annual Routine Maintenance    | 1,061                  |
| Plumbing - Annual Routine Maintenance      | <u>1,061</u>           |
| Building Components - Total:               | 2,122                  |
| <b>Fire Suppresion System</b>              |                        |
| Fire Safety - Annual Routine Maintenance   | <u>1,061</u>           |
| <b>Total for 2026</b>                      | <b><u>\$3,183</u></b>  |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail 2024**

| Description                              | Expenditures     |
|------------------------------------------|------------------|
| <b>Replacement Year 2027</b>             |                  |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,093            |
| Plumbing - Annual Routine Maintenance    | <u>1,093</u>     |
| Building Components - Total:             | 2,185            |
| <b>Fire Suppression System</b>           |                  |
| Fire Safety - Annual Routine Maintenance | <u>1,093</u>     |
| <b>Total for 2027</b>                    | <b>\$3,278</b>   |
| <b>Replacement Year 2028</b>             |                  |
| <b>Painting</b>                          |                  |
| Waterproofing                            | 128,927          |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,126            |
| Plumbing - Annual Routine Maintenance    | <u>1,126</u>     |
| Building Components - Total:             | 2,251            |
| <b>Fire Suppression System</b>           |                  |
| Fire Safety - Annual Routine Maintenance | <u>1,126</u>     |
| <b>Total for 2028</b>                    | <b>\$132,304</b> |
| <b>Replacement Year 2029</b>             |                  |
| <b>Painting</b>                          |                  |
| Exterior Surface Painting                | 240,375          |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,159            |
| Plumbing - Annual Routine Maintenance    | <u>1,159</u>     |
| Building Components - Total:             | 2,319            |
| <b>Fire Suppression System</b>           |                  |
| Fire Safety - Annual Routine Maintenance | <u>1,159</u>     |
| <b>Total for 2029</b>                    | <b>\$243,853</b> |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail 2024**

| Description                              | Expenditures   |
|------------------------------------------|----------------|
| <b>Replacement Year 2030</b>             |                |
| <b>Building Components</b>               |                |
| Electrical - Annual Routine Maintenance  | 1,194          |
| Plumbing - Annual Routine Maintenance    | <u>1,194</u>   |
| Building Components - Total:             | 2,388          |
| <b>Fire Suppresion System</b>            |                |
| Fire Safety - Annual Routine Maintenance | <u>1,194</u>   |
| <b>Total for 2030</b>                    | <b>\$3,582</b> |
| <b>Replacement Year 2031</b>             |                |
| <b>Building Components</b>               |                |
| Electrical - Annual Routine Maintenance  | 1,230          |
| Plumbing - Annual Routine Maintenance    | <u>1,230</u>   |
| Building Components - Total:             | 2,460          |
| <b>Fire Suppresion System</b>            |                |
| Fire Safety - Annual Routine Maintenance | <u>1,230</u>   |
| <b>Total for 2031</b>                    | <b>\$3,690</b> |
| <b>Replacement Year 2032</b>             |                |
| <b>Building Components</b>               |                |
| Electrical - Annual Routine Maintenance  | 1,267          |
| Plumbing - Annual Routine Maintenance    | <u>1,267</u>   |
| Building Components - Total:             | 2,534          |
| <b>Fire Suppresion System</b>            |                |
| Fire Safety - Annual Routine Maintenance | <u>1,267</u>   |
| <b>Total for 2032</b>                    | <b>\$3,800</b> |
| <b>Replacement Year 2033</b>             |                |
| <b>Building Components</b>               |                |
| Electrical - Annual Routine Maintenance  | 1,305          |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                                      | Expenditures     |
|--------------------------------------------------|------------------|
| <b><i>Replacement Year 2033 continued...</i></b> |                  |
| Plumbing - Annual Routine Maintenance            | <u>1,305</u>     |
| Building Components - Total:                     | 2,610            |
| <b>Fire Suppresion System</b>                    |                  |
| Fire Safety - Annual Routine Maintenance         | <u>1,305</u>     |
| <b>Total for 2033</b>                            | <b>\$3,914</b>   |
| <br><b>Replacement Year 2034</b>                 |                  |
| <b>Painting</b>                                  |                  |
| Stucco Repair - 0.25% of Building Surface        | 18,487           |
| <b>Building Components</b>                       |                  |
| Electrical - Annual Routine Maintenance          | 1,344            |
| Plumbing - Annual Routine Maintenance            | <u>1,344</u>     |
| Building Components - Total:                     | 2,688            |
| <b>Fire Suppresion System</b>                    |                  |
| Fire Safety - Annual Routine Maintenance         | 1,344            |
| Fire Sprinklers-Garage                           | <u>42,333</u>    |
| Fire Suppresion System - Total:                  | 43,677           |
| <b>Total for 2034</b>                            | <b>\$64,852</b>  |
| <br><b>Replacement Year 2035</b>                 |                  |
| <b>Painting</b>                                  |                  |
| Waterproofing                                    | 158,564          |
| <b>Building Components</b>                       |                  |
| Electrical - Annual Routine Maintenance          | 1,384            |
| Plumbing - Annual Routine Maintenance            | <u>1,384</u>     |
| Building Components - Total:                     | 2,768            |
| <b>Fire Suppresion System</b>                    |                  |
| Fire Safety - Annual Routine Maintenance         | <u>1,384</u>     |
| <b>Total for 2035</b>                            | <b>\$162,717</b> |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                              | Expenditures     |
|------------------------------------------|------------------|
| <b>Replacement Year 2036</b>             |                  |
| <b>Painting</b>                          |                  |
| Exterior Surface Painting                | 295,632          |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,426            |
| Plumbing - Annual Routine Maintenance    | <u>1,426</u>     |
| Building Components - Total:             | 2,852            |
| <b>Fire Suppresion System</b>            |                  |
| Fire Safety - Annual Routine Maintenance | <u>1,426</u>     |
| <b>Total for 2036</b>                    | <b>\$299,909</b> |
| <b>Replacement Year 2037</b>             |                  |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,469            |
| Plumbing - Annual Routine Maintenance    | <u>1,469</u>     |
| Building Components - Total:             | 2,937            |
| <b>Fire Suppresion System</b>            |                  |
| Fire Safety - Annual Routine Maintenance | <u>1,469</u>     |
| <b>Total for 2037</b>                    | <b>\$4,406</b>   |
| <b>Replacement Year 2038</b>             |                  |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,513            |
| Plumbing - Annual Routine Maintenance    | <u>1,513</u>     |
| Building Components - Total:             | 3,025            |
| <b>Fire Suppresion System</b>            |                  |
| Fire Safety - Annual Routine Maintenance | <u>1,513</u>     |
| <b>Total for 2038</b>                    | <b>\$4,538</b>   |
| <b>Replacement Year 2039</b>             |                  |
| <b>Building Components</b>               |                  |
| Electrical - Annual Routine Maintenance  | 1,558            |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                                      | Expenditures   |
|--------------------------------------------------|----------------|
| <b><i>Replacement Year 2039 continued...</i></b> |                |
| Plumbing - Annual Routine Maintenance            | <u>1,558</u>   |
| Building Components - Total:                     | <u>3,116</u>   |
| <b>Fire Suppresion System</b>                    |                |
| Fire Safety - Annual Routine Maintenance         | <u>1,558</u>   |
| <b>Total for 2039</b>                            | <b>\$4,674</b> |
| <br><b>Replacement Year 2040</b>                 |                |
| <b>Building Components</b>                       |                |
| Electrical - Annual Routine Maintenance          | 1,605          |
| Plumbing - Annual Routine Maintenance            | <u>1,605</u>   |
| Building Components - Total:                     | <u>3,209</u>   |
| <b>Fire Suppresion System</b>                    |                |
| Fire Safety - Annual Routine Maintenance         | <u>1,605</u>   |
| <b>Total for 2040</b>                            | <b>\$4,814</b> |
| <br><b>Replacement Year 2041</b>                 |                |
| <b>Building Components</b>                       |                |
| Electrical - Annual Routine Maintenance          | 1,653          |
| Plumbing - Annual Routine Maintenance            | <u>1,653</u>   |
| Building Components - Total:                     | <u>3,306</u>   |
| <b>Fire Suppresion System</b>                    |                |
| Fire Safety - Annual Routine Maintenance         | <u>1,653</u>   |
| <b>Total for 2041</b>                            | <b>\$4,959</b> |
| <br><b>Replacement Year 2042</b>                 |                |
| <b>Painting</b>                                  |                |
| Waterproofing                                    | 195,014        |
| <b>Building Components</b>                       |                |
| Electrical - Annual Routine Maintenance          | 1,702          |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                                      | Expenditures     |
|--------------------------------------------------|------------------|
| <b><i>Replacement Year 2042 continued...</i></b> |                  |
| Plumbing - Annual Routine Maintenance            | <u>1,702</u>     |
| Building Components - Total:                     | 3,405            |
| <b>Fire Suppresion System</b>                    |                  |
| Fire Safety - Annual Routine Maintenance         | <u>1,702</u>     |
| <b>Total for 2042</b>                            | <b>\$200,121</b> |
| <br><b>Replacement Year 2043</b>                 |                  |
| <b>Painting</b>                                  |                  |
| Exterior Surface Painting                        | 363,589          |
| <b>Building Components</b>                       |                  |
| Electrical - Annual Routine Maintenance          | 1,754            |
| Plumbing - Annual Routine Maintenance            | <u>1,754</u>     |
| Building Components - Total:                     | 3,507            |
| <b>Fire Suppresion System</b>                    |                  |
| Fire Safety - Annual Routine Maintenance         | <u>1,754</u>     |
| <b>Total for 2043</b>                            | <b>\$368,850</b> |
| <br><b>Replacement Year 2044</b>                 |                  |
| <b>Painting</b>                                  |                  |
| Stucco Repair - 0.25% of Building Surface        | 24,845           |
| <b>Building Components</b>                       |                  |
| Electrical - Annual Routine Maintenance          | 1,806            |
| Plumbing - Annual Routine Maintenance            | <u>1,806</u>     |
| Building Components - Total:                     | 3,612            |
| <b>Fire Suppresion System</b>                    |                  |
| Fire Safety - Annual Routine Maintenance         | <u>1,806</u>     |
| <b>Total for 2044</b>                            | <b>\$30,263</b>  |
| <br><b>Replacement Year 2045</b>                 |                  |
| <b>Roofing</b>                                   |                  |
| Roof Covering Replacement-60-mil TPO             | 394,810          |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                                      | Expenditures            |
|--------------------------------------------------|-------------------------|
| <b><i>Replacement Year 2045 continued...</i></b> |                         |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 1,860                   |
| Plumbing - Annual Routine Maintenance            | <u>1,860</u>            |
| Building Components - Total:                     | 3,721                   |
| <b>Fire Suppression System</b>                   |                         |
| Fire Safety - Annual Routine Maintenance         | <u>1,860</u>            |
| <b>Total for 2045</b>                            | <b><u>\$400,391</u></b> |
| <b>Replacement Year 2046</b>                     |                         |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 1,916                   |
| Plumbing - Annual Routine Maintenance            | <u>1,916</u>            |
| Building Components - Total:                     | 3,832                   |
| <b>Fire Suppression System</b>                   |                         |
| Fire Safety - Annual Routine Maintenance         | <u>1,916</u>            |
| <b>Total for 2046</b>                            | <b><u>\$5,748</u></b>   |
| <b>Replacement Year 2047</b>                     |                         |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 1,974                   |
| Plumbing - Annual Routine Maintenance            | <u>1,974</u>            |
| Building Components - Total:                     | 3,947                   |
| <b>Fire Suppression System</b>                   |                         |
| Fire Safety - Annual Routine Maintenance         | <u>1,974</u>            |
| <b>Total for 2047</b>                            | <b><u>\$5,921</u></b>   |
| <b>Replacement Year 2048</b>                     |                         |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 2,033                   |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                                      | Expenditures            |
|--------------------------------------------------|-------------------------|
| <b><i>Replacement Year 2048 continued...</i></b> |                         |
| Plumbing - Annual Routine Maintenance            | <u>2,033</u>            |
| Building Components - Total:                     | <u>4,066</u>            |
| <b>Fire Suppresion System</b>                    |                         |
| Fire Safety - Annual Routine Maintenance         | <u>2,033</u>            |
| <b>Total for 2048</b>                            | <b><u>\$6,098</u></b>   |
| <br><b>Replacement Year 2049</b>                 |                         |
| <b>Painting</b>                                  |                         |
| Waterproofing                                    | 239,842                 |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 2,094                   |
| Plumbing - Annual Routine Maintenance            | <u>2,094</u>            |
| Building Components - Total:                     | <u>4,188</u>            |
| <b>Fire Suppresion System</b>                    |                         |
| Fire Safety - Annual Routine Maintenance         | <u>2,094</u>            |
| <b>Total for 2049</b>                            | <b><u>\$246,124</u></b> |
| <br><b>Replacement Year 2050</b>                 |                         |
| <b>Painting</b>                                  |                         |
| Exterior Surface Painting                        | 447,169                 |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 2,157                   |
| Plumbing - Annual Routine Maintenance            | <u>2,157</u>            |
| Building Components - Total:                     | <u>4,313</u>            |
| <b>Fire Suppresion System</b>                    |                         |
| Fire Safety - Annual Routine Maintenance         | <u>2,157</u>            |
| <b>Total for 2050</b>                            | <b><u>\$453,639</u></b> |
| <br><b>Replacement Year 2051</b>                 |                         |
| <b>Building Components</b>                       |                         |
| Electrical - Annual Routine Maintenance          | 2,221                   |



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail 2024**

| Description                                      | Expenditures   |
|--------------------------------------------------|----------------|
| <b><i>Replacement Year 2051 continued...</i></b> |                |
| Plumbing - Annual Routine Maintenance            | <u>2,221</u>   |
| Building Components - Total:                     | <u>4,443</u>   |
| <b>Fire Suppresion System</b>                    |                |
| Fire Safety - Annual Routine Maintenance         | <u>2,221</u>   |
| <b>Total for 2051</b>                            | <b>\$6,664</b> |
| <br><b>Replacement Year 2052</b>                 |                |
| <b>Building Components</b>                       |                |
| Electrical - Annual Routine Maintenance          | <u>2,288</u>   |
| Plumbing - Annual Routine Maintenance            | <u>2,288</u>   |
| Building Components - Total:                     | <u>4,576</u>   |
| <b>Fire Suppresion System</b>                    |                |
| Fire Safety - Annual Routine Maintenance         | <u>2,288</u>   |
| <b>Total for 2052</b>                            | <b>\$6,864</b> |
| <br><b>Replacement Year 2053</b>                 |                |
| <b>Building Components</b>                       |                |
| Electrical - Annual Routine Maintenance          | <u>2,357</u>   |
| Plumbing - Annual Routine Maintenance            | <u>2,357</u>   |
| Building Components - Total:                     | <u>4,713</u>   |
| <b>Fire Suppresion System</b>                    |                |
| Fire Safety - Annual Routine Maintenance         | <u>2,357</u>   |
| <b>Total for 2053</b>                            | <b>\$7,070</b> |



**Bay View Reserve Condominiums  
RA SIRS Florida Funding Summary**

| Description                                | Future<br>Cost   | Useful<br>Life | Remaining<br>Life | Distribution    | Required<br>Contribution | Future<br>Liability | Fully<br>Funded  |
|--------------------------------------------|------------------|----------------|-------------------|-----------------|--------------------------|---------------------|------------------|
| Electrical - Annual Routine Maintenance    | 1,000            | 1              | 0                 | 1,000           | 618                      | 0                   | 1,000            |
| Exterior Surface Painting                  | 240,375          | 7              | 5                 |                 | 28,844                   | 240,375             | 59,243           |
| Fire Safety - Annual Routine Maintenance   | 1,000            | 1              | 0                 | 1,000           | 618                      | 0                   | 1,000            |
| Fire Sprinklers-Garage                     | 42,333           | 25             | 10                |                 | 2,540                    | 42,333              | 18,900           |
| Fire Suppression Piping Sanding & Painting | 15,600           | 40             | 0                 | 15,600          | 763                      | 0                   | 15,600           |
| Plumbing - Annual Routine Maintenance      | 1,000            | 1              | 0                 | 1,000           | 618                      | 0                   | 1,000            |
| Roof Covering Replacement-60-mil TPO       | 394,810          | 40             | 21                |                 | 11,280                   | 394,810             | 100,809          |
| Stucco Repair - 0.25% of Building Surface  | 13,756           | 10             | 0                 | 13,756          | 1,109                    | 0                   | 13,756           |
| Waterproofing                              | 128,927          | 7              | 4                 | 411             | 19,277                   | 128,516             | 49,093           |
| Grand Total:                               | <u>\$838,802</u> |                |                   | <u>\$32,767</u> | <u>\$65,668</u>          | <u>\$806,035</u>    | <u>\$260,401</u> |

Percent Fully Funded                      13%  
Current Average Liability per Unit (Total Units: 52)                      -\$4,378



**Bay View Reserve Condominiums**  
**RA SIRS Annual Expenditure Detail**

|                                                       | 2024          | 2025         | 2026         | 2027         | 2028           | 2029           | 2030         | 2031         | 2032         | 2033         |
|-------------------------------------------------------|---------------|--------------|--------------|--------------|----------------|----------------|--------------|--------------|--------------|--------------|
| <b>Beginning Balance</b>                              | 32,767        | 66,079       | 130,626      | 197,111      | 265,589        | 207,195        | 39,469       | 114,297      | 191,371      | 270,756      |
| <b>Annual Assessment</b>                              | 65,668        | 67,638       | 69,667       | 71,757       | 73,910         | 76,127         | 78,411       | 80,763       | 83,186       | 85,681       |
| <b>Interest Earned</b>                                |               |              |              |              |                |                |              |              |              |              |
| <b>Expenditures</b>                                   | 32,356        | 3,090        | 3,183        | 3,278        | 132,304        | 243,853        | 3,582        | 3,690        | 3,800        | 3,914        |
| <b>Fully Funded Reserves</b>                          | 293,923       | 360,366      | 430,530      | 504,580      | 449,891        | 280,659        | 355,882      | 435,365      | 519,298      | 607,874      |
| <b>Percent Fully Funded</b>                           | 22%           | 36%          | 46%          | 53%          | 46%            | 14%            | 32%          | 44%          | 52%          | 58%          |
| <b>Ending Balance</b>                                 | 66,079        | 130,626      | 197,111      | 265,589      | 207,195        | 39,469         | 114,297      | 191,371      | 270,756      | 352,523      |
| <b>Description</b>                                    |               |              |              |              |                |                |              |              |              |              |
| <b>Roofing</b>                                        |               |              |              |              |                |                |              |              |              |              |
| Roof Covering Replacement-60-mil TPO                  |               |              |              |              |                |                |              |              |              |              |
| <b>Roofing Total:</b>                                 |               |              |              |              |                |                |              |              |              |              |
| <b>Painting</b>                                       |               |              |              |              |                |                |              |              |              |              |
| Exterior Surface Painting                             |               |              |              |              |                |                |              |              |              |              |
|                                                       |               |              |              |              |                | 240,375        |              |              |              |              |
| Stucco Repair - 0.25% of Building Surface             |               |              |              |              |                |                |              |              |              |              |
|                                                       | 13,756        |              |              |              |                |                |              |              |              |              |
| Waterproofing                                         |               |              |              |              |                |                |              |              |              |              |
|                                                       |               |              |              |              | 128,927        |                |              |              |              |              |
| <b>Painting Total:</b>                                | <b>13,756</b> |              |              |              | <b>128,927</b> | <b>240,375</b> |              |              |              |              |
| <b>Building Components</b>                            |               |              |              |              |                |                |              |              |              |              |
| Electrical - Annual Routine Maintenance               |               |              |              |              |                |                |              |              |              |              |
|                                                       | 1,000         | 1,030        | 1,061        | 1,093        | 1,126          | 1,159          | 1,194        | 1,230        | 1,267        | 1,305        |
| Plumbing - Annual Routine Maintenance                 |               |              |              |              |                |                |              |              |              |              |
|                                                       | 1,000         | 1,030        | 1,061        | 1,093        | 1,126          | 1,159          | 1,194        | 1,230        | 1,267        | 1,305        |
| <b>Building Components Total:</b>                     | <b>2,000</b>  | <b>2,060</b> | <b>2,122</b> | <b>2,185</b> | <b>2,251</b>   | <b>2,319</b>   | <b>2,388</b> | <b>2,460</b> | <b>2,534</b> | <b>2,610</b> |
| <b>Fire Suppression System</b>                        |               |              |              |              |                |                |              |              |              |              |
| Fire Safety - Annual Routine Maintenance              |               |              |              |              |                |                |              |              |              |              |
|                                                       | 1,000         | 1,030        | 1,061        | 1,093        | 1,126          | 1,159          | 1,194        | 1,230        | 1,267        | 1,305        |
| Fire Sprinklers-Garage                                |               |              |              |              |                |                |              |              |              |              |
|                                                       | 15,600        |              |              |              |                |                |              |              |              |              |
| <b>Fire Suppression Piping Sanding &amp; Painting</b> | <b>16,600</b> | <b>1,030</b> | <b>1,061</b> | <b>1,093</b> | <b>1,126</b>   | <b>1,159</b>   | <b>1,194</b> | <b>1,230</b> | <b>1,267</b> | <b>1,305</b> |
| <b>Fire Suppression System Total:</b>                 |               |              |              |              |                |                |              |              |              |              |
| <b>Year Total:</b>                                    | <b>32,356</b> | <b>3,090</b> | <b>3,183</b> | <b>3,278</b> | <b>132,304</b> | <b>243,853</b> | <b>3,582</b> | <b>3,690</b> | <b>3,800</b> | <b>3,914</b> |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

|                                            | <b>2034</b>   | <b>2035</b>    | <b>2036</b>    | <b>2037</b>  | <b>2038</b>  | <b>2039</b>  | <b>2040</b>  | <b>2041</b>  | <b>2042</b>    | <b>2043</b>    |
|--------------------------------------------|---------------|----------------|----------------|--------------|--------------|--------------|--------------|--------------|----------------|----------------|
| <b>Beginning Balance</b>                   | 352,523       | 375,923        | 304,106        | 97,823       | 189,853      | 284,643      | 382,278      | 482,841      | 586,421        | 498,095        |
| <b>Annual Assessment</b>                   | 88,252        | 90,899         | 93,626         | 96,435       | 99,328       | 102,308      | 105,377      | 108,539      | 111,795        | 115,149        |
| <b>Interest Earned</b>                     |               |                |                |              |              |              |              |              |                |                |
| <b>Expenditures</b>                        | 64,852        | 162,717        | 299,909        | 4,406        | 4,538        | 4,674        | 4,814        | 4,959        | 200,121        | 368,850        |
| <b>Fully Funded Reserves</b>               | 638,653       | 571,935        | 364,359        | 457,449      | 555,797      | 659,634      | 769,201      | 884,748      | 805,671        | 553,447        |
| <b>Percent Fully Funded</b>                | 59%           | 53%            | 27%            | 42%          | 51%          | 58%          | 63%          | 66%          | 62%            | 44%            |
| <b>Ending Balance</b>                      | 375,923       | 304,106        | 97,823         | 189,853      | 284,643      | 382,278      | 482,841      | 586,421      | 498,095        | 244,393        |
| <b>Description</b>                         |               |                |                |              |              |              |              |              |                |                |
| <b>Roofing</b>                             |               |                |                |              |              |              |              |              |                |                |
| Roof Covering Replacement-60-mil TPO       |               |                |                |              |              |              |              |              |                |                |
| <b>Roofing Total:</b>                      |               |                |                |              |              |              |              |              |                |                |
| <b>Painting</b>                            |               |                |                |              |              |              |              |              |                |                |
| Exterior Surface Painting                  |               |                | 295,632        |              |              |              |              |              |                | 363,589        |
| Stucco Repair - 0.25% of Building Surface  | 18,487        |                |                |              |              |              |              |              |                |                |
| Waterproofing                              |               | 158,564        |                |              |              |              |              |              | 195,014        |                |
| <b>Painting Total:</b>                     | <b>18,487</b> | <b>158,564</b> | <b>295,632</b> |              |              |              |              |              | <b>195,014</b> | <b>363,589</b> |
| <b>Building Components</b>                 |               |                |                |              |              |              |              |              |                |                |
| Electrical - Annual Routine Maintenance    | 1,344         | 1,384          | 1,426          | 1,469        | 1,513        | 1,558        | 1,605        | 1,653        | 1,702          | 1,754          |
| Plumbing - Annual Routine Maintenance      | 1,344         | 1,384          | 1,426          | 1,469        | 1,513        | 1,558        | 1,605        | 1,653        | 1,702          | 1,754          |
| <b>Building Components Total:</b>          | <b>2,688</b>  | <b>2,768</b>   | <b>2,852</b>   | <b>2,937</b> | <b>3,025</b> | <b>3,116</b> | <b>3,209</b> | <b>3,306</b> | <b>3,405</b>   | <b>3,507</b>   |
| <b>Fire Suppression System</b>             |               |                |                |              |              |              |              |              |                |                |
| Fire Safety - Annual Routine Maintenance   | 1,344         | 1,384          | 1,426          | 1,469        | 1,513        | 1,558        | 1,605        | 1,653        | 1,702          | 1,754          |
| Fire Sprinklers-Garage                     | 42,333        |                |                |              |              |              |              |              |                |                |
| Fire Suppression Piping Sanding & Painting |               |                |                |              |              |              |              |              |                |                |
| <b>Fire Suppression System Total:</b>      | <b>43,677</b> | <b>1,384</b>   | <b>1,426</b>   | <b>1,469</b> | <b>1,513</b> | <b>1,558</b> | <b>1,605</b> | <b>1,653</b> | <b>1,702</b>   | <b>1,754</b>   |
| <b>Year Total:</b>                         | <b>64,852</b> | <b>162,717</b> | <b>299,909</b> | <b>4,406</b> | <b>4,538</b> | <b>4,674</b> | <b>4,814</b> | <b>4,959</b> | <b>200,121</b> | <b>368,850</b> |



**Bay View Reserve Condominiums  
RA SIRS Annual Expenditure Detail**

|                              | <b>2044</b> | <b>2045</b> | <b>2046</b> | <b>2047</b> | <b>2048</b> | <b>2049</b> | <b>2050</b> | <b>2051</b> | <b>2052</b> | <b>2053</b> |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Beginning Balance</b>     | 244,393     | 332,733     | 54,503      | 174,581     | 298,261     | 425,652     | 317,022     | 5,001       | 144,204     | 287,583     |
| <b>Annual Assessment</b>     | 118,603     | 122,161     | 125,826     | 129,601     | 133,489     | 137,494     | 141,618     | 145,867     | 150,243     | 154,750     |
| <b>Interest Earned</b>       |             |             |             |             |             |             |             |             |             |             |
| <b>Expenditures</b>          | 30,263      | 400,391     | 5,748       | 5,921       | 6,098       | 246,124     | 453,639     | 6,664       | 6,864       | 7,070       |
| <b>Fully Funded Reserves</b> | 645,506     | 362,294     | 480,362     | 605,188     | 737,072     | 629,286     | 308,234     | 441,755     | 583,009     | 732,341     |
| <b>Percent Fully Funded</b>  | 52%         | 15%         | 36%         | 49%         | 58%         | 50%         | 2%          | 33%         | 49%         | 59%         |
| <b>Ending Balance</b>        | 332,733     | 54,503      | 174,581     | 298,261     | 425,652     | 317,022     | 5,001       | 144,204     | 287,583     | 435,264     |

**Description**

**Roofing**

Roof Covering Replacement-60-mil TPO

394,810

**Roofing Total:**

**394,810**

**Painting**

Exterior Surface Painting

447,169

Stucco Repair - 0.25% of Building Surface

24,845

Waterproofing

239,842

**Painting Total:**

**24,845**

**239,842**

**447,169**

**Building Components**

Electrical - Annual Routine Maintenance

1,806

1,860

1,916

1,974

2,033

2,094

2,157

2,221

2,288

2,357

Plumbing - Annual Routine Maintenance

1,806

1,860

1,916

1,974

2,033

2,094

2,157

2,221

2,288

2,357

**Building Components Total:**

**3,612**

**3,721**

**3,832**

**3,947**

**4,066**

**4,188**

**4,313**

**4,443**

**4,576**

**4,713**

**Fire Suppression System**

Fire Safety - Annual Routine Maintenance

1,806

1,860

1,916

1,974

2,033

2,094

2,157

2,221

2,288

2,357

Fire Sprinklers-Garage

Fire Suppression Piping Sanding & Painting

1,806

1,860

1,916

1,974

2,033

2,094

2,157

2,221

2,288

2,357

**Fire Suppression System Total:**

**1,806**

**1,860**

**1,916**

**1,974**

**2,033**

**2,094**

**2,157**

**2,221**

**2,288**

**2,357**

**Year Total:**

**30,263**

**400,391**

**5,748**

**5,921**

**6,098**

**246,124**

**453,639**

**6,664**

**6,864**

**7,070**



**Bay View Reserve Condominiums**  
**RA SIRS Detail Report by Category**

**Electrical - Annual Routine Maintenance - 2024**

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Asset ID          | 1003                | 1 L.S.              | @ \$1,000.00    |
|                   |                     | Asset Actual Cost   | \$1,000.00      |
|                   |                     | Percent Replacement | 100%            |
| Category          | Building Components | Future Cost         | \$1,000.00      |
| Placed in Service | December 2024       | Assigned Reserves   | \$1,000.00      |
| Useful Life       | 1                   |                     |                 |
| Replacement Year  | 2024                | Annual Assessment   | <u>\$617.98</u> |
| Remaining Life    | 0                   | Reserve Allocation  | <u>\$617.98</u> |

**Exterior Surface Painting - 2029**

|                   |               |                     |                    |
|-------------------|---------------|---------------------|--------------------|
| Asset ID          | 1004          | 145,000 S.F.        | @ \$1.43           |
|                   |               | Asset Actual Cost   | \$207,350.00       |
|                   |               | Percent Replacement | 100%               |
| Category          | Painting      | Future Cost         | \$240,375.48       |
| Placed in Service | December 2022 | Assigned Reserves   | <i>none</i>        |
| Useful Life       | 7             |                     |                    |
| Replacement Year  | 2029          | Annual Assessment   | <u>\$28,844.35</u> |
| Remaining Life    | 5             | Reserve Allocation  | <u>\$28,844.35</u> |

**Fire Safety - Annual Routine Maintenance - 2024**

|                   |                        |                     |                 |
|-------------------|------------------------|---------------------|-----------------|
| Asset ID          | 1006                   | 1 L.S.              | @ \$1,000.00    |
|                   |                        | Asset Actual Cost   | \$1,000.00      |
|                   |                        | Percent Replacement | 100%            |
| Category          | Fire Suppresion System | Future Cost         | \$1,000.00      |
| Placed in Service | December 2024          | Assigned Reserves   | \$1,000.00      |
| Useful Life       | 1                      |                     |                 |
| Replacement Year  | 2024                   | Annual Assessment   | <u>\$617.98</u> |
| Remaining Life    | 0                      | Reserve Allocation  | <u>\$617.98</u> |



**Bay View Reserve Condominiums  
RA SIRS Detail Report by Category**

**Fire Sprinklers-Garage - 2034**

|                   |                        |                     |                   |
|-------------------|------------------------|---------------------|-------------------|
| Asset ID          | 1024                   | 300                 | @ \$105.00        |
| Category          | Fire Suppresion System | Asset Actual Cost   | \$31,500.00       |
| Placed in Service | January 2010           | Percent Replacement | 100%              |
| Useful Life       | 25                     | Future Cost         | \$42,333.37       |
| Replacement Year  | 2034                   | Assigned Reserves   | <i>none</i>       |
| Remaining Life    | 10                     | Annual Assessment   | <u>\$2,539.94</u> |
|                   |                        | Reserve Allocation  | <u>\$2,539.94</u> |

**Fire Suppression Piping Sanding & Painting - 2024**

|                   |                        |                     |                 |
|-------------------|------------------------|---------------------|-----------------|
| Asset ID          | 1025                   | 4,000 lf            | @ \$3.90        |
| Category          | Fire Suppresion System | Asset Actual Cost   | \$15,600.00     |
| Placed in Service | January 1985           | Percent Replacement | 100%            |
| Useful Life       | 40                     | Future Cost         | \$15,600.00     |
| Replacement Year  | 2024                   | Assigned Reserves   | \$15,600.00     |
| Remaining Life    | 0                      | Annual Assessment   | <u>\$763.30</u> |
|                   |                        | Reserve Allocation  | <u>\$763.30</u> |

**Plumbing - Annual Routine Maintenance - 2024**

|                   |                     |                     |                 |
|-------------------|---------------------|---------------------|-----------------|
| Asset ID          | 1007                | 1 L.S.              | @ \$1,000.00    |
| Category          | Building Components | Asset Actual Cost   | \$1,000.00      |
| Placed in Service | December 2024       | Percent Replacement | 100%            |
| Useful Life       | 1                   | Future Cost         | \$1,000.00      |
| Replacement Year  | 2024                | Assigned Reserves   | \$1,000.00      |
| Remaining Life    | 0                   | Annual Assessment   | <u>\$617.98</u> |
|                   |                     | Reserve Allocation  | <u>\$617.98</u> |



**Bay View Reserve Condominiums**  
**RA SIRS Detail Report by Category**

**Roof Covering Replacement-60-mil TPO - 2045**

|                   |              |                     |                    |
|-------------------|--------------|---------------------|--------------------|
| Asset ID          | 1021         | 19,000 SF           | @ \$11.17          |
| Category          | Roofing      | Asset Actual Cost   | \$212,230.00       |
| Placed in Service | January 2006 | Percent Replacement | 100%               |
| Useful Life       | 40           | Future Cost         | \$394,810.32       |
| Replacement Year  | 2045         | Assigned Reserves   | <i>none</i>        |
| Remaining Life    | 21           | Annual Assessment   | <u>\$11,280.02</u> |
|                   |              | Reserve Allocation  | <u>\$11,280.02</u> |

**Stucco Repair - 0.25% of Building Surface - 2024**

|                   |               |                     |                   |
|-------------------|---------------|---------------------|-------------------|
| Asset ID          | 1023          | 362 S.F.            | @ \$38.00         |
| Category          | Painting      | Asset Actual Cost   | \$13,756.00       |
| Placed in Service | December 2024 | Percent Replacement | 100%              |
| Useful Life       | 10            | Future Cost         | \$13,756.00       |
| Replacement Year  | 2024          | Assigned Reserves   | \$13,756.00       |
| Remaining Life    | 0             | Annual Assessment   | <u>\$1,109.19</u> |
|                   |               | Reserve Allocation  | <u>\$1,109.19</u> |

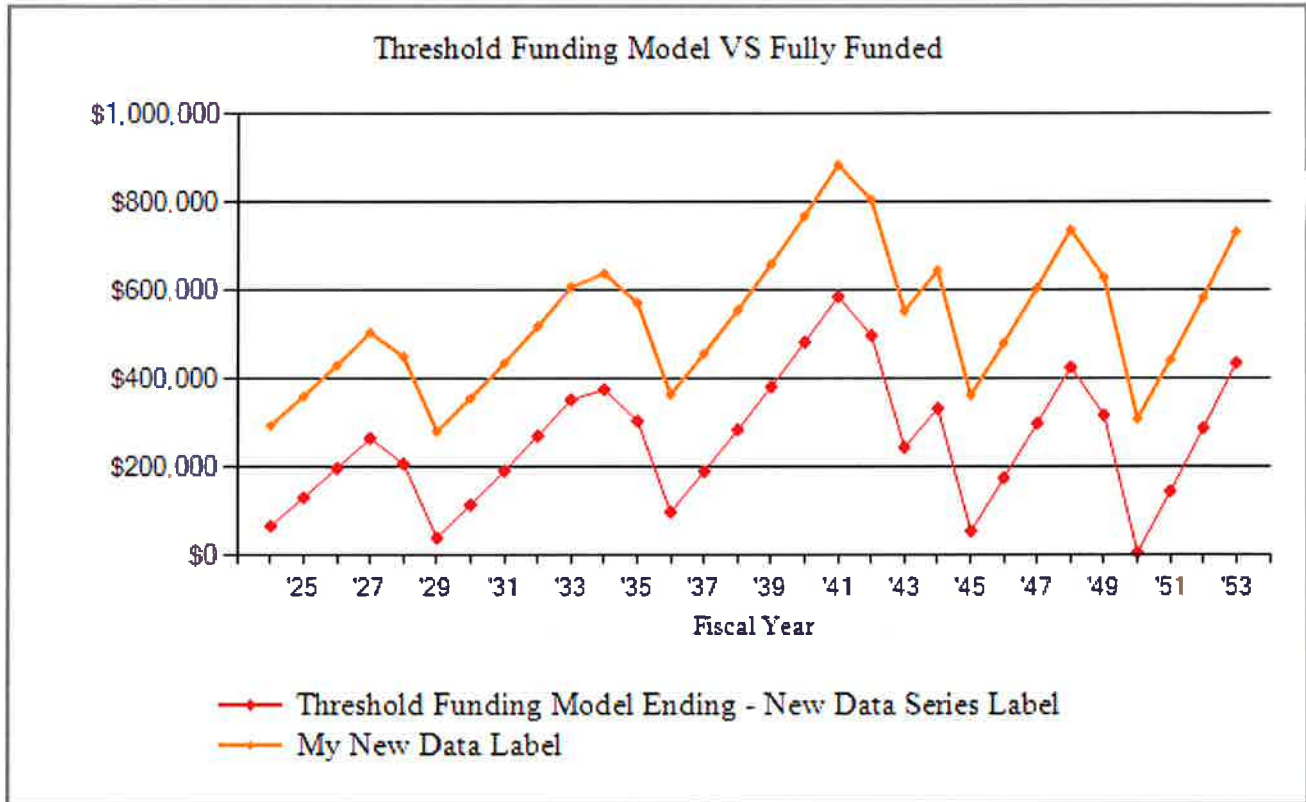
**Waterproofing - 2028**

|                   |               |                     |                    |
|-------------------|---------------|---------------------|--------------------|
| Asset ID          | 1014          | 145,000 S.F.        | @ \$0.79           |
| Category          | Painting      | Asset Actual Cost   | \$114,550.00       |
| Placed in Service | December 2021 | Percent Replacement | 100%               |
| Useful Life       | 7             | Future Cost         | \$128,927.03       |
| Replacement Year  | 2028          | Assigned Reserves   | \$411.00           |
| Remaining Life    | 4             | Annual Assessment   | <u>\$19,276.93</u> |
|                   |               | Reserve Allocation  | <u>\$19,276.93</u> |

Roofing cost was provided from current 2023 Roof quote by Towns Roofing by COA.



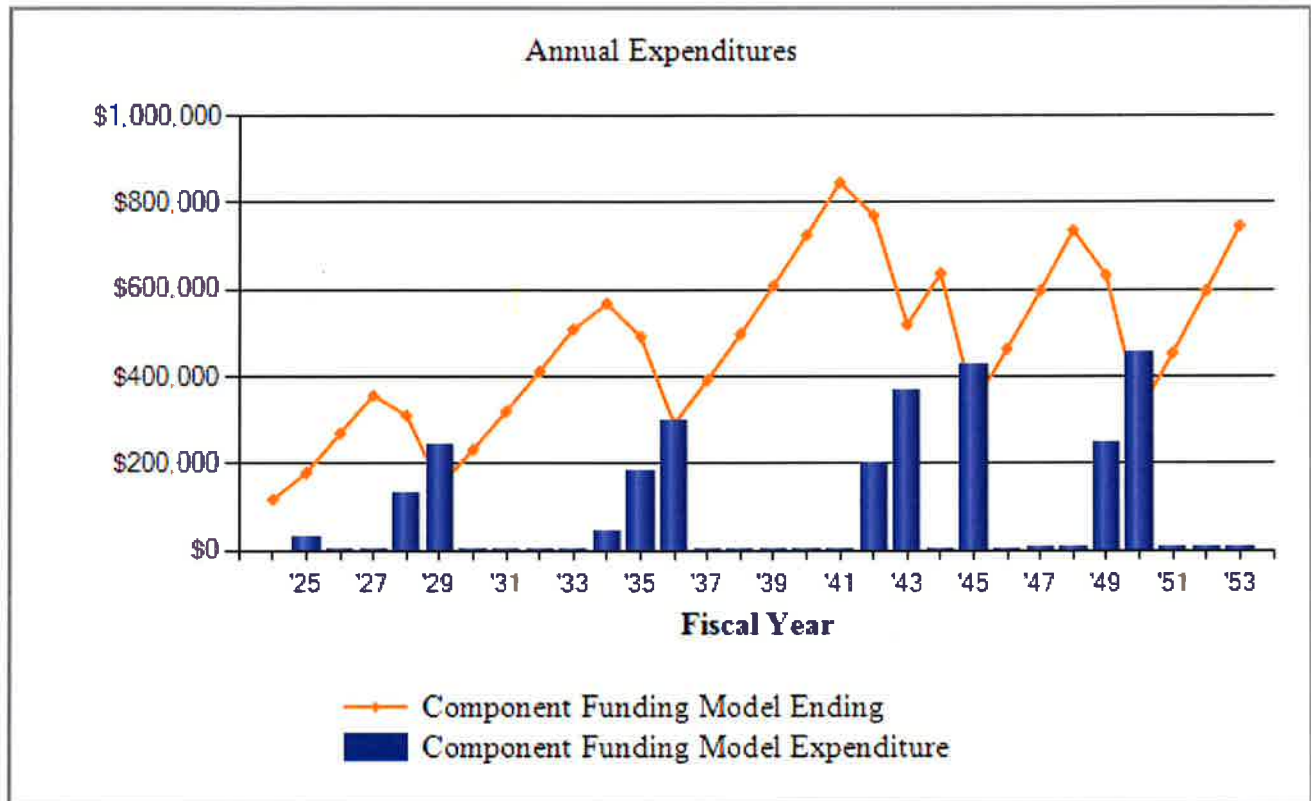
**Bay View Reserve Condominiums**  
**RA Threshold Funding Model VS Fully Funded**



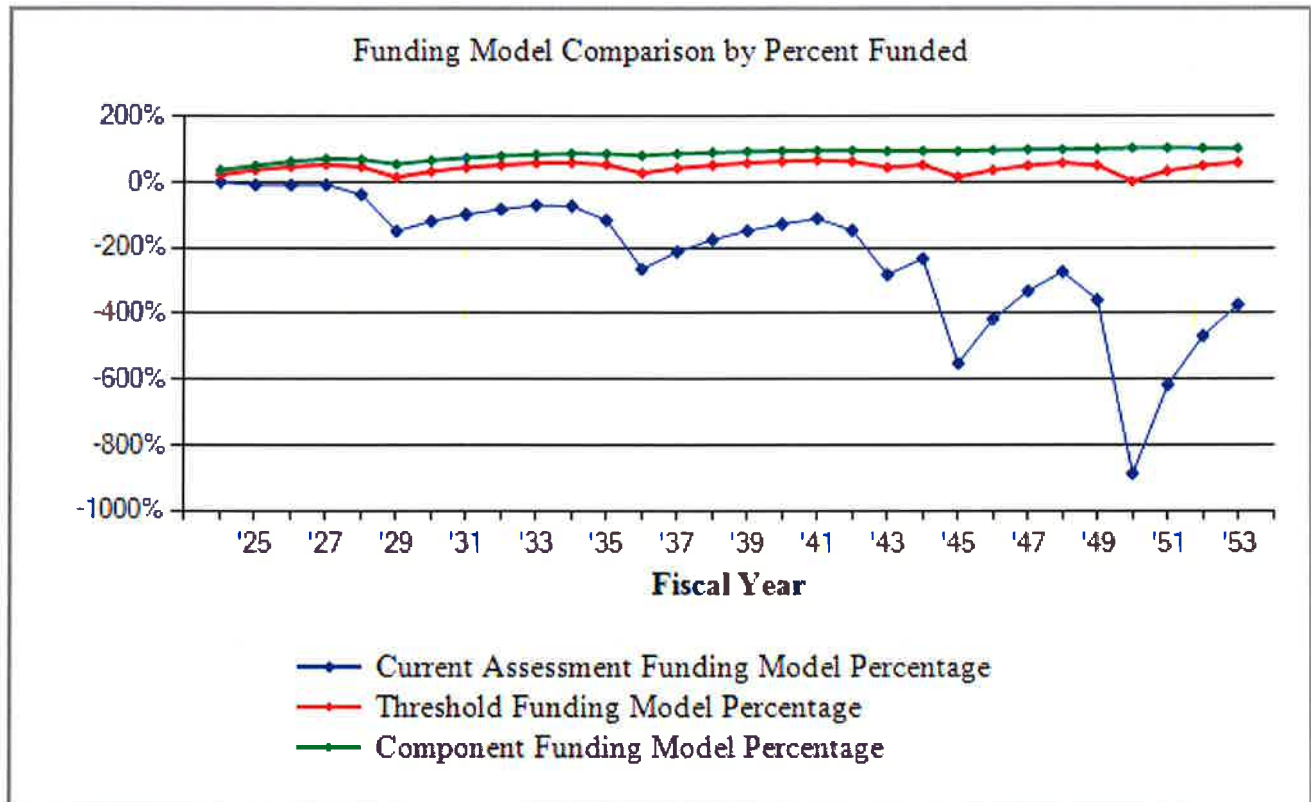
The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day 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.



# Bay View Reserve Condominiums RA Annual Expenditure Chart



**Bay View Reserve Condominiums**  
**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.





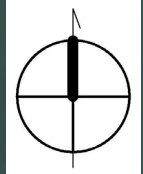
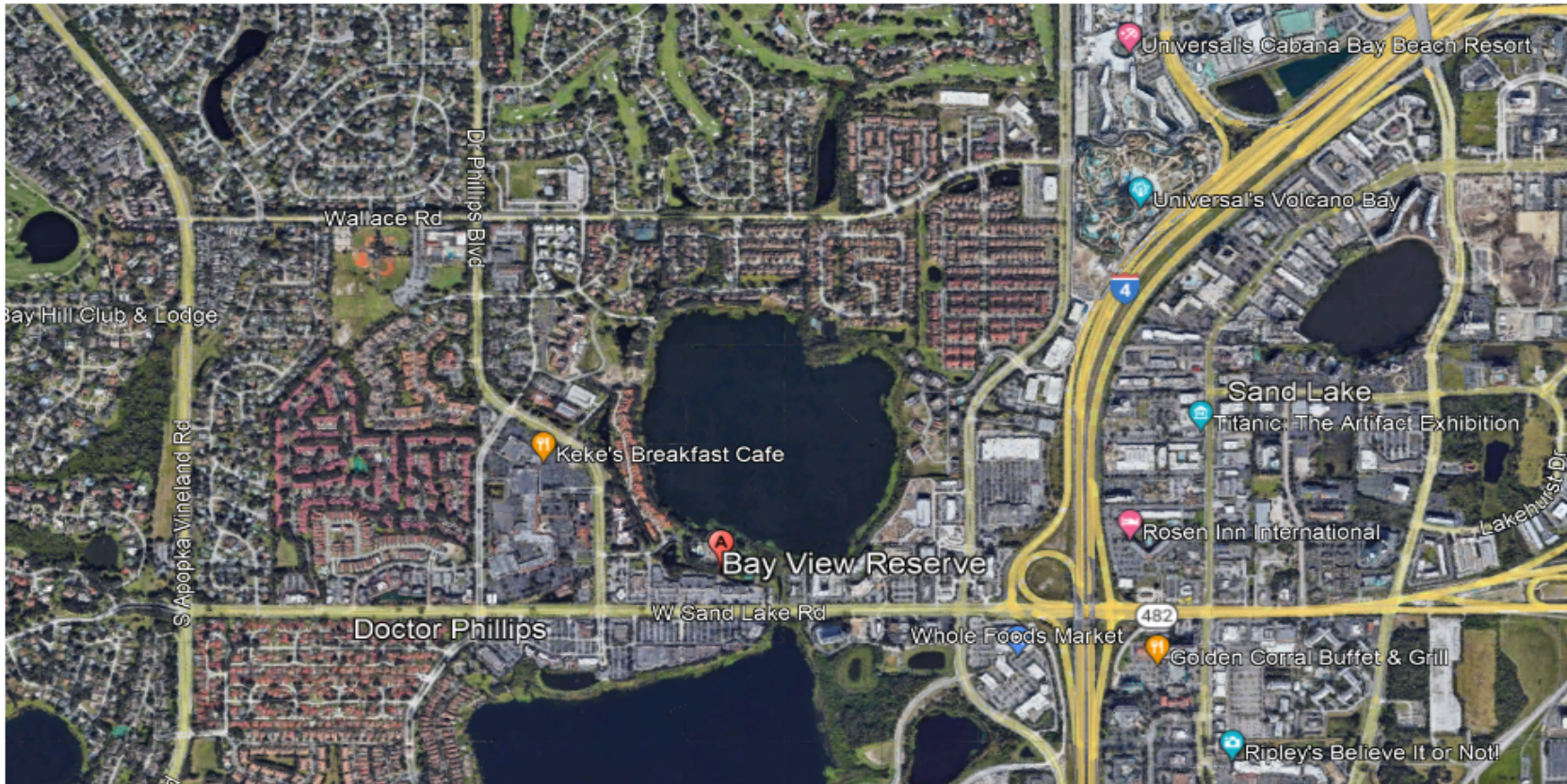
**APPENDIX B**  
**SITE LOCATION MAP**



# APPENDIX B

## Bay View Reserve Condominiums 7550 Hinton Street, Orlando, Florida 32819

Orange County, Florida



2023

Project Mgr: **KD**  
Drawn By: **KD**  
Checked By: **MS**  
Approved By: **MS**

Project No.:  
**0115.2300271.**  
Scale: **NONE**  
File No: **NA**  
Date: **12/20/23**



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

*Florida's Milestone Inspection Experts*  
911 Beville Rd Suite 3, South Daytona, FL 32119  
PHONE (386) 756-1105

### LOCATION DIAGRAM

Orlando, Florida  
ORANGE COUNTY, FLORIDA

EXHIBIT

**B-1**



## **APPENDIX C**

### **PHOTOGRAPHS**





Photograph No. 1: The Bayview Reserve building is 15-stories and currently has good coatings.

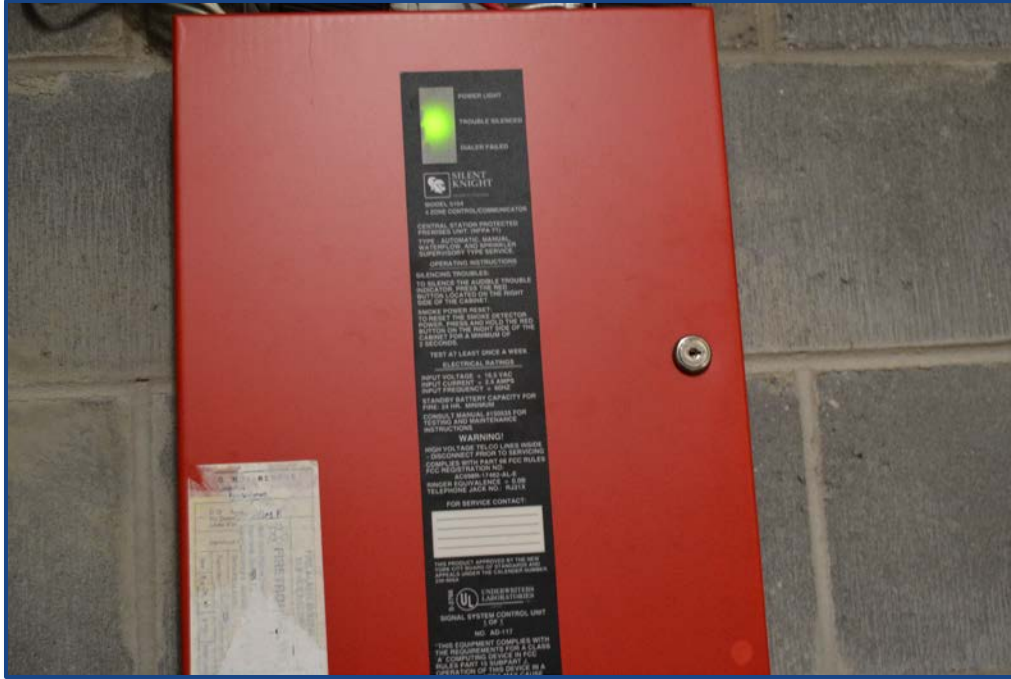


Photograph No. 2: Common element doors include the front entry, fire doors, and other access doors to the building. These have to be in the reserves.

## SITE PHOTOGRAPHS

Bayview Reserve SIRS  
7550 Hinson Street  
Orlando, Orange County, Florida

Photograph Date: Tuesday, December 5, 2023  
UES Project No. 0115.2300271.0000  
UES Report No.2063363



Photograph No. 3: The fire system electronics are in good condition and serviced annually.



Photograph No. 4: The sprinklers in the unconditioned space have a 40-year design life. Sprinkler heads need replacement.

## SITE PHOTOGRAPHS

Bayview Reserve SIRS  
7550 Hinson Street  
Orlando, Orange County, Florida

Photograph Date: Tuesday, December 5, 2023  
UES Project No. 0115.2300271.0000  
UES Report No.2063363



Photograph No. 5: Sprinkler piping in the basement is rusting and will need sanding and painting soon.



Photograph No. 6: The TPO roof covering is in good condition and its cost shared among the unit owners.

## SITE PHOTOGRAPHS

Bayview Reserve SIRS  
7550 Hinson Street  
Orlando, Orange County, Florida

Photograph Date: Tuesday, December 5, 2023  
UES Project No. 0115.2300271.0000  
UES Report No.2063363



Photograph No. 7: The garage ceiling needs to be repaired when defects occur.



Photograph No. 8: Building waterproofing and painting are to be performed every 7 to 10 years.

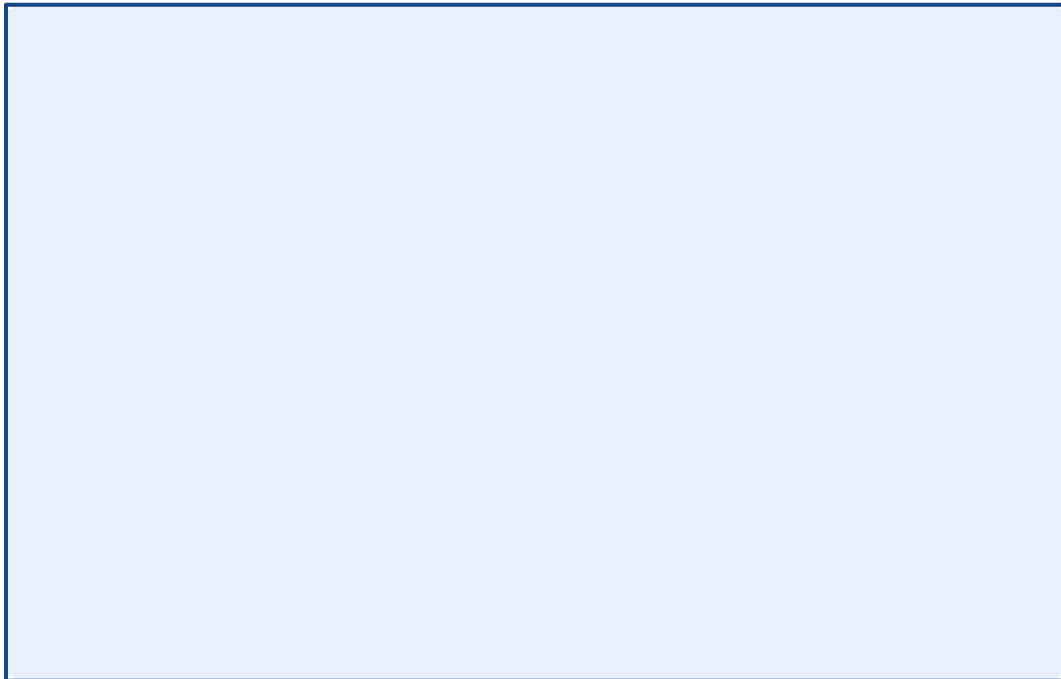
## SITE PHOTOGRAPHS

Bayview Reserve SIRS  
7550 Hinson Street  
Orlando, Orange County, Florida

Photograph Date: Tuesday, December 5, 2023  
UES Project No. 0115.2300271.0000  
UES Report No.2063363



Photograph No. 9: Waterproofing the decks each decade is important to maintain structural integrity of the balconies and guard rails.



Photograph No. 10: Click or tap here to enter text.

## SITE PHOTOGRAPHS

Bayview Reserve SIRS  
7550 Hinson Street  
Orlando, Orange County, Florida

Photograph Date: Tuesday, December 5, 2023  
UES Project No. 0115.2300271.0000  
UES Report No.2063363



## **APPENDIX D**

### **QUALIFICATIONS OF KEY PERSONNEL**

# Robert Fasco, PE

## Professional Engineer

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### Career Highlight

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- Maximum Staff Supervision – 150+ persons
- Maximum Operations Budget - \$36,000,000.00
- Construction Program Budget - \$600,000,000.00+ Funded / Active Projects
- Construction Management – 150+ Funded active simultaneous projects
- Largest Project Size - \$90,000,000.00

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### Experience

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June 2019 – Current

**Lead Code Compliance Services Manager, *Universal Engineering Sciences LLC*.**

Perform skilled inspection work in enforcing compliance with The Florida Building Code (FBC), National Electric Code (NEC), State and City codes and ordinances pertaining to general building construction and repair; inspect construction, alterations and repairs to residential, industrial, institutional and commercial buildings for conformance to safety regulations and requirements. Exercise technical judgment and discretion based on familiarity with a wide variety of construction and repair problems. Conduct reviews of construction documents for compliance with the FBC, NEC and other applicable codes. Knowledge of all functions relevant to the processing and approval of building construction projects in the respective trade/discipline, e.g. plans review, licensing, permitting, inspections, Code Compliance Assessments, Facility Condition Assessments and Building 40-year re-certifications.

November 2017 – December 2018

**Vice Provost of Facilities Management, Miami Dade College**

Served as the Chief Officer of Facilities Management and Operations, provides vision, leadership, strategic planning and change management, procedure development and oversight of the college-wide resources in facilities, grounds, physical plant operations, administering the capital construction program,

Proven ability to resolve and manage complex engineering problems; viewed as a strong troubleshooter. Successful in intense and demanding problem solving and design skills.

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### Education

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1975-1979

**Associate in Arts**

Miami Dade College

1987-1991

**B.S. in Electrical Engineering**

Florida International University

2002-2006

**Juris Doctor**

Nova Southeastern University

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### Computer Skills

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- Windows
- Excel
- AutoCAD
- Power Point
- Microsoft Scheduler

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### Contact

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Phone Number: (305)560-9160

Email:

[rfasco@universalengineering.com](mailto:rfasco@universalengineering.com)

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### Certificates

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2007

**Attorney 35707**

August 1998

**Professional Engineer (PE) 53244**

September 2021

**Certified Building Contractor**

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maintenance and operations budgets. The position interfaces with senior leadership at the College and across eight campuses and centers in the Miami-Dade County with over 120 buildings with 6.5 million square feet of usable space and approximately 533 acres of land with a staff of over 84 persons. Specific duties include managing a large and complex construction program of over 400 million dollars with projects in various stages of planning, design, and construction. Construction projects range from large multi-story buildings, parking garages, extensive renovations, roadway and site improvements, underground utility infrastructure installation and replacement and utility systems upgrades. The maintenance and operation's program includes all the day-to-day activities required to operate a large operation with activities such as work order system, preventative maintenance, emergency crisis response, general maintenance, in-house quick job team, deferred maintenance program, small renovations and alterations. The planning program includes maintaining a capital asset inventory, developing capital development program, space utilization, program efficiency, state reporting database and document archive management. The budget department includes development of budgets for each of the programs administered, construction project estimates and budgets, maintenance and operation's budgets and future operational funding needs and targets.

February 2016 – November 2017

**Assistant Director of Engineering, Jackson Memorial Hospital**

Assists in the management of organization's facilities operation's department, consisting of a staff of approximately of over 150 persons and 7,500,000 square feet of healthcare facilities and associated properties. Assist in the operation and maintenance of large complex building systems including mechanical, electrical, fire/life safety, compressed gases, heliports, and elevators. Administer contracts with outside vendors for facility renovation projects and daily operations, entailing HVAC, electrical systems, and production floor arrangement. Expert knowledge of electrical systems. Familiarity with engineering of concepts in electrical, mechanical, plumbing, building and structural systems. Over 20 years' experience with the ability to develop, budget, plan and execute goals.

September 2004 – January 2016

**Planning & Analysis Supervisor, Dept. of Veterans Affairs - Miami**

Responsibilities in this position consist of managing the construction program for the facility, maintenance of the Joint Commission accreditation, technical expert for engineering and facility operational systems, development and updating of policies and standard operating procedures, Emergency Management Committee member, acting as Chief Engineer during absences or vacancies, Cultural Resource Management Officer, administering leased properties, maintain and update the Capital Asset Inventory, and member and

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**(CBC) CBC1265022**

1994

**Plans Examiner PX686**

1994

**Standard Inspector BN 1564**

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Phase I Structural Assessments

Phase II Structural Forensic Evaluations

Structural Integrity Reserve Studies

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co-chair of various committees throughout the organization.

June 1998 – September 2004

**Special Projects Coordinator, United States District Courts  
(Southern District of Florida)**

Implementation of new electronic court room technologies, design/construction supervision of projects throughout the Southern District of Florida.

October 1997 – June 1998

**Special Projects Coordinator, United States District Courts  
(Southern District of Florida)**

Implementation of new electronic court room technologies, design/construction supervision of projects throughout the Southern District of Florida.

## **CURRICULUM VITAE**

**NAME:** R. Kenneth Derick

**TITLE:** Central Florida Regional Manager, Senior Vice President

**EXPERIENCE:** 47 Years

**EDUCATION:** BCE/1975/Georgia Institute of Technology  
MSCE/1977/Georgia Institute of Technology  
Post Graduate Courses for MBA at University of South Alabama

**REGISTRATIONS:** Professional Engineer, Florida No. 37711, 1986;  
Additional Licenses: Alabama, Mississippi, Louisiana, Georgia, South Carolina, Texas,  
Tennessee and Puerto Rico  
Licensed Florida Building Code Administrator, No. BU 2121  
Licensed Florida Building Inspector, No. BN 8183  
Licensed Florida Building Plans Examiner, No. PX 4637

**PROFESSIONAL AFFILIATIONS:** ASCE/American Society of Civil Engineers  
Florida Institute of Consulting Engineers  
Florida Engineering Society  
International Code Council  
National Society of Professional Engineers

**CIVIC:** Jaycees 1977-1979  
Kiwanis 1978-1979  
Rotary Member, 1984-2010, Past President

**ACADEMIC:** Construction Material Graduate Laboratory Instructor, Georgia Institute of Technology,  
1976-1977; Visiting Professor, Southern University, Fall Quarter 1980

**PUBLICATIONS:** “Groundwater Protection for Sanitary Landfills in the Saturated Zones,” Co-authored with  
Dr. Gordon P. Boutwell, Jr., P.E.; for National Solid Waste Management Association,  
1986  
  
“Hydraulic Fracturing of Nondispersive Clay Dam,” Co-authored with Dr. Dan Brown,  
P.E.; for American Society of Civil Engineers National Convention, 1986  
  
“Mixed Foundation Design Methodology for the Dr. Phillips Performing Arts Center,  
Phase One,” for American Society of Engineers Geo-Structural Conference, Phoenix,  
Arizona, 2016

**OTHER:** President, Consulting Engineers Council/Louisiana, Lake Charles Chapter, 1984-1986  
Georgia Board of Governors, Consulting Engineers Council 1988-1991  
President, Southwest Orlando, Rotary Club, 2002-2003

**CONTINUING EDUCATION:** Kepner-Tregoe, “Analytical Decision Making: Gencoll”  
Karrass Institute - “Negotiating Seminar”  
“Design of Deep Foundations & Laterally Loaded Piles,” U.T. Austin, Texas  
Dale Carnegie Institute, “Human Relation Course”; Graduate Assistant Twice  
“Fundamentals of Shallow Foundation Design,” University of Missouri, Rolla, Missouri  
“Site Characterization for Subsurface Remediation,” U.S. EPA Philadelphia, Pennsylvania

“Engineering and Hydrogeology of Karst Terrains,” Florida Sinkhole Research Institute

“Business Practices Seminar,” Georgia Consulting Engineering Council  
Post-Graduate Business Management Courses (MBA), University of South Alabama

“Marketing Professional Services,” Professional Development Resources Institute, Austin, Texas

OSHA 40 Hour Hazardous Materials/Waste Activities Course (29CFR 1910.120)

OSHA 8 Hour Supervisors Course (29CFR 1910.120)

## **GENERAL EXPERIENCE:**

Mr. Derick holds advanced degrees in civil engineering and has over 47 years of experience with front-line management and design engineering responsibilities. He has performed and managed civil, structural, building construction, and geotechnical engineering work for heavy industrial, commercial, and residential projects in the Eastern, Southeastern and Gulf South regions of the United States. These projects were performed for private developers, local, state, and federal governments, industrial complexes, and both municipal and commercial landfill developers.

Mr. Derick has served as an expert witness to provide testimony regarding geotechnical issues, building construction, forensic studies, geotechnical issues, and public hearings for the siting of landfills. He has performed numerous regulatory agency negotiations on behalf of his clients’ interest for construction management, groundwater monitoring issues, facility permits and building construction project. Mr. Derick has successfully managed, performed and marketed building construction and engineering services for over 47 years. He is also a licensed Building Official in the State of Florida and a CBO with the International Code Council.

Engineering project assignments have included:

Civil Site Design  
Structural Engineering Design for Pulp  
and Paper Industrial Facilities  
Structural Engineering for building  
Foundation Design and Remediation  
Slope Stability Problems  
Deep and Shallow Foundation Design  
Steel and Concrete Design  
Landfill Siting Studies  
  
Hydrogeological Investigations  
Hazardous Waste Risk Assessments

Hazardous Waste Sampling  
Hazardous Waste Cell Liner  
Specifications and QA/QC Testing  
Solid Waste Landfill Closure Plans  
RCRA Closure Monitoring of Hazardous  
Waste Facilities  
Groundwater Contamination Assessments  
Groundwater Monitoring Plans  
Groundwater Contour Maps  
Methane Gas Assessment and Consultation  
  
Building Code Administration  
Building Inspection Services  
Property Condition Assessment Services  
40 & 50-Year Structural-Electrical Inspections  
Plans Review & Inspection Services Statutory  
Structural/Electrical Inspections

## **EXPERT WITNESS EXPERIENCE:**

- **Expert Witness Services, City of Orlando vs. Masci Construction, Orlando, Florida.** High density polyethylene (HDP) was used for stormwater conveyance at Dubsdread Golf Course. The pipe began collapsing and the contractor professed to have installed the pipe properly. Mr. Derick provided assessment of the problem and expert witness testimony as to the method of installation and repair.

- **Expert Witness Services, City of Orlando vs. Masci Construction, Amelia Street Utility Improvements, Orlando, Florida.** The contractor dewatered for utility installation, but the well points were set too high to be effective. Mr. Derick provided assessment and expert witness testimony for the City of Orlando.
- **State of Florida DEP/Osceola County vs. Landfill Operator, Osceola County, Florida.** A landfill located on State Road 545 in Osceola County was emitting excessive methane causing numerous complaints. After multiple serious violations, the landfill was denied a continued operating permit. The landfill operator sued for the permit. Mr. Derick was employed as an expert witness to calculate the remaining volume in the facility, and to provide expert witness testimony on behalf of Osceola County and the state of Florida.
- **Expert Witness Services, Charles & Phyllis Barry Property, 10-Acre Site, Edgewater, Florida.** Mr. Derick served as expert witness for property-owners Charles and Phyllis Barry with regard to F.D.O.T. acquisition of their property. Universal evaluated the fairness of the appraisal by F.D.O.T. which the property owners felt was well below its actual value. Mr. Derick was instrumental in defining the value of the property in its highest use, and the value of the property developed in a similar fashion, but using the constraints imposed by current F.D.O.T. taking an existing retention pond. Mr. Derick provided depositions with regard to this case.
- **Expert Witness Services, Smith and Company vs. Scarborough Civil Corporation, Orange County, Florida.** Mr. Derick provided expert witness testimonies for Scarborough Civil Corporation concerning the Millenia Infrastructure Phases 1A and 1B. The case involved a dispute over the fill quantities used on this project.
- **Expert Witness Services, Lutheran Church Slope Stability, Atlanta, Georgia.** Condominiums built adjacent to a 40-feet high embankment experienced fall out from an improperly designed hillside cut. Mr. Derick served as expert witness for the Lutheran Church (Drew, Eckle & Farnham attorneys) and designed slope remediation to prevent future failures. The final design included a structural retaining wall and innovative slope stabilization techniques.
- **Expert Witness Services, Campus Walk Apartments, Oxford, Mississippi.** Mr. Derick served as expert witness for Davis & Sons to determine the party responsible for damages to the apartments resulting from inappropriate site development activities. His expertise included determining the cause of the damage and recommendations for structural repair.
- **Expert Witness Services, Haley vs. Levitt Case, Orlando, Florida.** Mr. Derick served as expert witness for the Jackson Law Firm in this case that involved expert witness testimony regarding the construction quality of a garage with a second floor mother-in-law suite and its impact on the water intrusion which occurred.
- **Expert Witness, Segmental Wall Assessment and Remedial Design, Summerbrooke Subdivision, Orange County, Florida.** Mr. Derick served as expert witness for Park Square Homes in this case that involved assessment of segmental walls designed with geosynthetic straps which failed. Mr. Derick provided an expert opinion on the stability of the walls and provided recommendations for repair.
- **Expert Witness/Structural Conditions Assessment, Emerald Beach Condos, Panama City, Florida.** Mr. Derick completed a structural conditions assessment of the referenced property. As an expert witness, Mr. Derick performed a structural evaluation for this 15-story condominium building. All structural elements and building code issues were addressed.

## R. KENNETH DERICK, MS, CBO, PE

### Senior Vice President – Principal Engineer

Ken Derick holds an advanced degree in civil engineering and has 47 years experience performing and managing complex engineering work for geotechnical, building construction and environmental projects in the eastern, southeastern, and Gulf South regions of the United States. He has performed structural, general civil, geotechnical, environmental, and building construction inspection and testing services for thousands of projects. As the engineer of record for the company, Ken provides engineering peer review, project administration, and construction engineering services on a daily basis for technically challenging projects.

As senior principal engineer, Ken is responsible for the performance, staffing and administration of all engineering, environmental, and construction personnel in the six county region.

### Ken's Project Experience Includes:

#### **(PUBLIC FACILITIES / FIRE STATIONS)**

**Dr. Phillips Center for the Performing Arts (DPAC) Music Hall Stage II Development, Geotechnical/Foundation Design Engineering, Orlando, Orange County, Florida** - As the geotechnical engineer of record for this entire project, Ken performed complete foundation analysis for the proposed development of the Dr. Phillips Center for the Performing Arts Music Hall (Stage 2). Considerations included seasonal high groundwater levels, geotechnical engineering recommendations for site preparation procedures and foundation design and construction, and all related site construction concerns.

**Dr. Phillips Center for the Performing Arts (The Center) Phase One, Geotechnical Engineering, Orlando, Orange County, Florida** - Ken served as the geotechnical project manager for this \$408 million Dr. Phillips Center for the Performing Arts construction project. The project involved a complex consisting of more than 330,000 square feet which includes two grand performance halls, a community theater, outdoor plaza and performance space, rehearsal rooms, administrative offices and an educational programming space. The project, located in downtown Orlando, Florida, is multi-level, with a 20-foot deep basement structure for the acoustic hall and a 15-foot deep basement for the amplified hall. Features include an amplified hall with over 2,800 seats, an acoustic hall with over 1,700 seats, a community hall with 300+ seats, rehearsal halls, and an outdoor public plaza. Future

### Education

MS, Civil Engineering, Georgia Institute of Technology (1977)

BS, Civil Engineering, Georgia Institute of Technology (1975)

### Licenses

Professional Engineer, FL (1986)

Additional Licenses: Alabama, Mississippi, Louisiana, Georgia, South Carolina, Texas, Tennessee, and Puerto Rico

### Certifications

Nuclear Density Gauge Operation & Safety

Certified Structural Masonry Inspector

Certified Building Official

### Affiliations

*See last page for all affiliations*

### Years of Experience

Since 1975

plans for The Center include 10,000 square feet of educational space including classrooms and performance areas. Universal, has been working on the project since March, 2008. In June, 2009, Ken completed and reported on a geotechnical exploration to support the 50% Design and Development plans. Further exploration was performed once existing buildings on the site had been demolished and removed. Universal completed its final geotechnical engineering and reporting in October, 2009.

**Fire Station No. 1, Geotechnical Engineering, City of Orlando, Florida** - Ken served as engineer of record for this project which consisted of constructing a 57,000 square feet, high-rise building comprising of 11 to 12 stories. The new fire complex will house Fire Station 1 and Fire Administration on the first three floors. Universal performed a geotechnical exploration for this project. The purpose of this exploration was to explore the general subsurface conditions at the site, to interpret and review the subsurface conditions with respect to the proposed construction, and to provide geotechnical engineering recommendations for estimated seasonal groundwater levels, pavement design, foundation design, underground stormwater management design parameters, suitability of on-site materials for use as fill material and site preparation.

**Fire Station No. 3/48, Geotechnical Engineering, City of Oviedo, Florida** - Ken served as engineer of record for this project which consisted of constructing a single-story fire station on a 2.5 acre site along with associated parking. This station also consisted of living quarters, truck bays, and parking/driveway facilities. Universal performed a geotechnical exploration for this project and provided recommendations for foundation design, pavement construction and site preparation.

### **(CORRECTIONAL FACILITIES)**

**Orange County 33rd Street Correctional Center Additions (Phase One), Geotechnical Engineering Services, Orlando, Orange County, Florida**- This project involved construction of a 182,000 square feet, seven-story correctional facility 768-man housing building. The 90-foot tall building was founded on a pile foundation that included 412 18-inch square prestressed concrete piles ranging from 80 to 120 feet in length. The main structure was constructed primarily with cast-in-place concrete frame with a precast/prestressed joist structural floor system, precast wall panels, cast-in-place concrete slabs, columns, beams, roof and shear walls. Some structural masonry and structural steel was included in the construction. Universal provided the geotechnical engineer of record for the project. The geotechnical design included a deep foundation system consisting of driven concrete piles. The pile testing program included state of the art pile driving analyzer testing. This system provided a streamlined testing program and allows for a more efficient design. Ken was the principal in charge providing technical reviews of the proposed design recommendations and the final geotechnical report.

**Orange County 33rd Street Correctional Center Improvements, Phase Two (Proposed Intake & Release Center), Preliminary Geotechnical Evaluation Services, Orlando, Orange County, Florida**- Universal completed the preliminary evaluation and document search for the planned improvements at the Orange County 33rd Street Correctional Center in Orlando, Florida. In July, 2001, Universal submitted our report containing the results of our preliminary investigation, information on the current structures in the immediate area, potential subsurface constraints to development and preliminary recommendations for estimated seasonal high groundwater levels, foundation types, pavement design, and preliminary site preparation. Additionally, we provided recommendations for a final

geotechnical evaluation as the project design proceeded. Additional services provided by Universal included asbestos consulting. Ken was the principal in charge providing technical reviews of the proposed design recommendations and the final geotechnical report.

**Orange County 33rd Street Correctional Center Improvements, Phase Two (Proposed Intake & Release Center), Final Geotechnical Evaluation Services, Orlando, Orange County, Florida-** In April 2002, due to structural load modifications at the subject site, Universal was asked to review our previous foundation recommendations for the referenced facility. Universal re-estimated the settlement of the column and wall foundations based on the new information provided to us and recommended heavier footings to be supported on vibro-replacement stone columns, and increased depth of improvement for the stone columns.

**Load Testing Inspection/Observation, Subsurface Improvements using Stone Columns, Proposed Intake/Release Center, 33rd Street Correctional Center Phase II, Orlando, Orange County, Florida-** In June, 2003, Universal completed a final geotechnical evaluation for the proposed four-story Intake and Release Center at 33rd Street Corrections Center, Phase II in Orlando, Florida. Based on the vibro-replacement (stone columns) recommendations made in our initial findings report, the buildings foundations were designed as shallow footings supported on subgrade soils improved by stone columns to an increased allowable bearing pressure of 5,000 psf. However, due to the high cost of the recommended subsurface improvement (stone columns), we were requested to re-evaluate the subsurface conditions more rigorously and provide alternative foundation support options based on the additional borings to be performed. Universal performed value engineering services with regard to the stone columns and auger cast displacement piles options. In order to provide the value engineering services, and to make a more effective assessment of the strengths of the existing subsurface conditions beneath the buildings, we performed a more refined field exploration test known as the Dutch Cone Penetrometer (CPT) to directly measure insitu soil properties and more accurately estimate the settlement of the proposed structures. Ken was the principal in charge providing technical reviews of the proposed design recommendations and the final geotechnical report.

**Sumter County Correctional Institution, 200,000 Gallon Water Storage Tank, Geotechnical Exploration, Sumter County, Florida-** In April 2003, Universal completed a subsurface investigation of the site for the proposed water storage tank 45 feet in diameter and 20 feet high located at Sumter Correctional Institution in Sumter County, Florida. We performed field and laboratory investigations to provide geotechnical engineering recommendations for groundwater control, foundation design, anticipated settlements and site preparation. In May, 2003, due to a change in the initial capacity design, Universal re-evaluated the settlement estimates for the proposed structure and issued a supplemental geotechnical report. Ken was the principal in charge providing technical reviews of the proposed design recommendations and the final geotechnical report.

### **(HOSPITALITY)**

**McDonalds Corporation, Tampa, Florida** - Ken serves as corporate representative for all of McDonalds' geotechnical work, coordinating proposals, field work, as well as reviewing all reports. Universal has served as McDonalds' geotechnical consultant since 1995. Ken ensures all of McDonald's work is on time and on budget.

**(INDUSTRIAL)**

**Laser Tower Facility, Lockheed Martin, Orlando, Orange County, Florida** - This project consisted of the design of foundations for a 100-foot tall laser tower, roadways, and berms for Lockheed Martin on the east side of Orange County. The laser site required surcharging to reduce settlement potential of the tower. The berm required geotechnical reinforcement to provide steep side slopes. Ken served as the engineer of record for this project.

**Conoco Pecan Grove Dock Terminal, Sulphur, Louisiana** - Ken served as project manager for this 50-acre industrial development. Geotechnical considerations included slope stability analysis, laterally loaded piling design, dolphin design, dock terminal design, stilling basin design, pavement recommendations, tank foundation settlement and bearing capacity analyses, and building foundation recommendations.

**Alcohol Plant, New Iberia, Louisiana** - This project was an alcohol refinery which used waste from sugar cane production to be converted to methanol for use in automobile fuel. Complete foundation analysis for the compression and uplift performance of deep and shallow foundations were performed by Ken for this 100 acre site. Considerations included tank stability, staged loading protocol for tanks on shallow foundations, capacity and settlement of pile groups and shallow foundations, pile group effect, and all related site construction concerns. Portions of the project included pile foundation groups which included hundreds of piles and several load tests on wood and precast, prestressed concrete piles.

**Wood Treatment Plant Closure, Mobile Alabama** - Ken provided Quality Assurance/Quality Control (QA/QC) testing and inspection services during closure at this hazardous (RCRA) waste site. New groundwater monitoring systems were constructed as part of this project, as well as abandonment of existing wells, monitored waste solidification, and clay cap placement monitoring and testing. Ken served as the field engineer working with the drill crew for the documentation of the state regulated well systems.

**Blast Analysis, Salem, South Carolina** - Gilbert Corporation required careful analysis of effect of blasting on stability of rock filled dam at the Bad Creek pumped storage project at the tail end of Lake Jocassee near Salem, South Carolina. The effects of slope angle, assumed boundary conditions of soil strength, and horizontal force from blast on dam stability was determined by multiple computer trials using SSTAB 6 computer program, so that demolition of the dam could proceed in a controlled manner within an acceptable level of safety.

**Drilling Rig Stability, Superior Oil, Houma, Louisiana** - On a fast track basis (three days), Ken provided both deep foundation recommendations for an oil field drilling rig and monitored installation of piling. Loading from structure exceeded 3,000 kips.

**Sheet Pile Evaluation at Burrell Lock and Lisbon, Florida** - Ken provided geotechnical evaluation of 20-year old sheet pile system for the structural engineer of record. He provided the maximum bending moment, recommended section modulus, and evaluations of waler and tie-rod allowable capacities.

**Calciner Foundations, Conoco Refinery, Sulphur Louisiana** - This rotating calciner was designed to be constructed in an old retention pond at the Sulphur plant. The pond was filled with compacted clay, and settlement

under the 3,000,000 pound foundation loading required the use of augercast pile support to prevent excessive settlement. Ken designed the foundations for this heavy industrial equipment.

**Chlorine Dioxide Tower Foundations, International Paper Company, Texarkana Mill, Texarkana, Texas** - The foundations for this 110 foot tall, 50 foot diameter chlorine tower were designed by Ken. His responsibilities included design of the pile types and lengths, locations under the pile cap, and the structural pile cap and connections, including all construction drawings.

**(RECLAIMED LAND)**

**Center Sand Mine (Heritage Hills), Clermont, Lake County, Florida** - Ken was the design geotechnical engineer for the reclamation and development of a 200-acre, single-family residential development at the former Center Sand Mine in Clermont, Florida. This mine has been operational since 1971. Sand was extracted using hydraulic dredging whereby the Pleistocene age deposits were flooded and then dredged and pumped to the process plant. The fine sand and clay waste tailings are regarded as waste product and they were placed back into the mined areas. The northern part of the mine was sold for residential development. Consequentially, there are variable mine tailings, including significant thicknesses of under consolidated clay and silt deposits. The southern part of the mine is still in operation with a consequent impact of high groundwater conditions within the development. The reclamation of this land included removal of surficial deposits of soft clay by displacement (mud-wave) techniques, and consolidation of the deeper soft clays using surcharge technique simulating the final grades, eventual groundwater levels, and surcharge effect of the homes. The monitoring is performed using settlement plates combines with vibrating wire piezometers to measure the excess pore pressure to establish the time when consolidation of the soft deposits are complete and construction may commence.

**Commercial Shopping Center, Florida Avenue & Brannen Road, Lakeland, Polk County, Florida** - This project consisted of a strip shopping center in Lakeland, Florida. The site soils consisted of reclaimed land which possessed highly compressible clay soils to a depth of eight to 15 feet below grade. Ken provided recommendation for the development of this property, which included deep foundations, surcharging in combination with post-tensioned slab foundation or "waffle" slab, and soil-mixing with cement.

**Alafia Lakes Development, Mulberry, Polk County, Florida** - Ken was the engineer of record and provided alternatives to develop 235 acres of reclaimed land on SR 37, just north of SR 60 in Mulberry, Florida. The former phosphate mine site was explored with 20 foot deep borings, sufficient in depth to define the mining depth on the site. Areas where the mining left compressible soils were delineated and recommendations provided to allow the construction of the small residential homes.

**Imperial Lakes Manufactured Home Project, Mulberry, Polk County, Florida** - Ken was engaged to assess the settlement potential of this site which was developed five years earlier. The soil was literally settling away from underneath some roadways under the weight of fill placed over the former phosphate mine. Ken provided estimates of the total settlement to be anticipated and the time it would take for the remaining settlement to occur. Recommendations for the repair of facilities and leveling of the homes were provided.

**660 Acre Site Assessment, K-ville Avenue & Polk Parkway, Auburndale, Florida** - Our client engaged Ken Derick to assess the suitability of 660 acres of land in Auburndale, Polk County, Florida, for commercial use. The intended use was for railroad access, dock high warehouse structures, and light commercial development. Ken performed soil borings and consolidation tests in order to provide the estimated magnitude and time rates of settlement of the soils, recommendations for site preparation, foundation design, and recommended locations of various developments.

**(LANDFILL / SOLID WASTE)**

**BFI Richland Creek Landfill, Soil and Synthetic Liner Installation, Buford, Georgia** - Ken served as design engineer for expansion of this landfill. He also served as engineer-of-record for installation of 130,000 square feet of synthetic liner at this site in 1991, and continuous soil-liner QA/QC activities.

**Solid Waste Site Studies, Gulf Coast Region** - Provided geotechnical site characterization and hydrogeological studies for Phase I and Phase II assessments and permit level studies for proposed sanitary landfills (50 - 600 acres each) in Lake Charles, Shreveport, Monroe, Alexandria, and St. Martinville, Louisiana; Gulfport, Mississippi; Jackson County, Florida; Memphis, Tennessee; and over eight sites in Georgia.

**Hazardous Waste Landfill, Olin Corporation, Westlake, Louisiana** - Ken performed the site characterization of an existing hazardous waste landfill. He served as project manager and performed some of the engineering services required under this contract. He supervised the installation of groundwater monitoring wells, performed environmental drilling with a health and safety plan, and provided a report of his findings. The final report included development of equations for chemical transport predictions for time rate of movement and predicted concentrations of contaminants.

**BFI/Cecos, Hazardous Waste Landfill, Livingston, Louisiana** - Ken served as project manager and designer for Cells 5 and 11 at the BFI/Cecos hazardous waste landfill. His design responsibilities included liner design, side slope recommendations, and leachate collection and detection design, and development of the QA/QC program for construction. During construction, he served as QA/QC manager for compacted clay liner and geosynthetic liner.

**Landfill, Waste Management, Inc., Jackson County, Florida** - Provided site characterization of soil stratigraphy, groundwater movement, and existing Class I waste facility. Performed landfill liner QA/QC services for Cell 2 and delineated acceptable clay sources and old sinkhole locations using EM survey.

**Harris County Landfill, Harris County, Georgia** - Provided groundwater monitoring plan acceptable to Georgia EPD at referenced facility. All NOD's and any revisions produced within fixed budget.

**Roosevelt Landfill, Price & Sons, Inc., Fairburn, Georgia** - Provided final review and assisted in development of closure plans, post-closure care and narrative for this Class III landfill.

**WMI Keene Road Landfill, Orange County, Florida** - Ken serves as project manager for closure for this C&D landfill. The closure consists of clay liner compaction verifications, permeability testing of clay liner soils, and liner thickness verification. This is an on-going closure of the 75± acre landfill.

**Schwartz Road Landfill Closure, Kennedy Space Center, Florida** - Ken served as principal in charge of closure testing at the Kennedy Space Center (KSC) Class III Landfill. Universal was responsible for synthetic liner testing, soil testing, and other quality control testing activities on this site.

### ***BUILDING INSPECTION, REMEDIATION & WATER INTRUSION SERVICES***

**Structural Conditions Assessment, Emerald Beach Condos, Panama City, Florida** - Universal completed a structural conditions assessment of the referenced property. As an expert witness, Ken performed a structural evaluation for this 15-story condominium building. All structural elements and building code issues were addressed.

**Structural Conditions Assessment, Chapman Car Wash, Oviedo, Seminole County, Florida** - After a fire burned the carwash, Ken performed assessment of the structure walls and roof to comply with the City of Oviedo Fire Department's request.

**Structural Conditions Assessment, Church Street District Warehouse, Orlando, Orange County, Florida** - Prior to the lending institution providing a loan to a client, Ken performed a condition assessment of the steel bar joist roof and structural walls for the 40-year old, 60,000 square feet warehouse.

**Structural/Property Conditions Assessment, 7-Eleven Store, Kissimmee, Osceola County, Florida** - Ken performed a complete property condition assessment of an existing 7-Eleven store for potential buyer. He evaluated all structural, electrical and mechanical equipment in accordance with provisions of ASTM E 2018-08.

**Vibratory Damage Assessment, New Lowe's Store, Spring Hill, Hernando County, Florida** - The contractor was accused of damaging scores of residential homes during construction of the Lowe's store. Ken was called upon to inspect all of the damaged homes to determine whether the observed damage was due to vibratory compaction and site clearing equipment. Ken also made recommendations as to a cost-effective remedy to the damage which was minimal.

**40-Year and 50-Year Structural & Electrical Re-certifications, Broward & Miami-Dade Counties, Florida** - Mr. Derick has performed dozens of 40- and 50-year structural/electrical recertification projects of 1- to 4-story structures in accordance with Broward and Miami-Dade County for Westgate Resorts, SunTrust Banks, and various other private clients. This survey requires a thorough inspection of all accessible structural and electrical components, with a report of findings and recommendations to bring the systems into FBC compliance for Existing Structures.

**Structural and Electrical Assessment of 40-Year Old Building and Parking Illumination, SunTrust Bank, 8300 Bird Road, Miami-Dade County, Florida** - Ken performed a structural assessment and parking illumination verification for the referenced property which consisted of a two-story, 25-foot tall office building (26,859 square feet) with an adjacent one-story structure. All structural elements, including the roof, were inspected. An illumination survey was conducted after dark on the night of September 5, 2012, and the structural and electrical components of this building were inspected on September 5 and 6, 2012, by Ken and a senior electrical inspector, both qualified by experience and education to perform these inspections. Based on the visual inspection, the structural and electrical components were determined to be in fair to good condition, with some code violations noted, which were discussed

in detail in a report prepared by Ken. His findings, along with conclusions and recommendations, ensured the property's owners that it was structurally and electrically safe for the specified use and continued occupancy.

**Structural, Floor and Substructure Assessments, Popeye's Fried Chicken, 3981 Columbia Street, Orlando, Orange County, Florida** - Universal completed a structural conditions assessment of the Popeye's Chicken restaurant located at 3981 Columbia Street in Orlando, Florida, that was experiencing deterioration of the metal floor support members (framework) for the modular, prefabricated building which was delivered to the site and placed on a concrete foundation. Universal reviewed the building plans to understand the support framing which has been affected by long-term exposure to the moisture under the structure. On August 22, 2012, our structural inspector, Mr. John McGrath, BN, CWI, performed a site visit to determine the extent and magnitude of the reported damages. On Friday, August 25, Ken visited the site after holes in the floor had been cut to grant access to view other areas of the substructure. Ken prepared detailed reports of site visits by our structural staff, along with photographs, conclusions and recommendations.

**Property Condition Assessment (Preston Giuliano Capital Partners), Naples 701, 3504 to 3528 Plantation Way, Naples, Florida** - As part of a major remodeling project, in December, 2011, Universal performed property condition assessment (PCA) services on 159 condominium units located in the Naples 701 community on Plantation Way in Naples, Florida. Site visits and observations of the complex were conducted by a senior building inspector under the guidance of Ken. The purpose of the site visits was to inspect the interior of representative, available units and the exterior of all the buildings and the clubhouse. Thorough assessments included the condition of the sidewalks and pavement, roofs, wood framing, drywall, and much more. Ken prepared a report for the client detailing the type and approximate extent of required corrections, along with an estimated cost of corrections for the purpose of due diligence for the imminent sale of the referenced property.

**Property Condition Assessment (GMAC Commercial Ventures), ChampionsGate Shopping Center (Tract 5), 8281 - 8311 ChampionsGate Boulevard, Osceola County, Florida** - As part of a major remodeling project, in August, 2002, Universal completed property condition assessment (PCA) services on the ChampionsGate Shopping Center property. Ken was responsible for review of available information and making inquiries and sufficient observations to establish the type and approximate extent of any required corrections, along with an estimated cost of corrections to the referenced property on behalf of the property owners. There were 11 occupied suites and two vacant suites observed at the time of our inspection. The entire property, interior and exterior, was evaluated including all structural, functional and aesthetic components.

**US Home Corporation, Orlando, Florida** - Ken is the senior consultant for assessment and remediation for structural problems and water intrusion in the Central Florida region. He provides remedial recommendations for preventative measures and structure repair of damaged elements. Over 200 homes were inspected by Ken immediately following the three hurricanes of 2004.

**Lennar Corporation, Central Florida** - Ken provides structural design and repair of damaged residential and commercial structures. He performs building code compliance inspections and is the engineer-of-record for the Private Provider Inspection Division of Universal.

**Mercedes Homes, Orlando, Florida** - Ken was engaged to resolve water intrusion areas on a large, custom house in Port St. Lucie, Florida. Ten areas of water intrusion were found on the residence and remedial repair measures were provided. He performed post-remediation inspections to ensure that the recommendations were properly implemented.

**Maitland Condominiums, Maitland, Florida** - Ken was engaged to determine the source of water which had flooded several condominiums and provide recommendations for remedial repairs of this nine-story condominium structure.

**Inland Homes, Gentry Park, Orange County, Florida** - Ken was the engineer-of-record for private provider inspections of this townhome complex.

**Building Evaluation, Killarney Elementary School, Winter Park, Florida** - The project involved a comprehensive remodel and addition to an existing elementary school. Ken was the engineer of record and project manager for this building evaluation project. Under his direction, Universal performed ASTM window pressure tests to ensure windows on school did not leak, and if so, provided remedial measures for repair, and observed implementation and retesting for acceptance. Testing and re-testing was performed on aluminum-framed entrances and windows in various storefronts and glazed aluminum curtain walls. The entire project construction cost approximately \$50 million.

**Building Evaluation, Disney Cast Housing, Orlando, Florida** - The project involved providing private plan review and inspection services for the construction of Walt Disney World Cast Housing, a multi-family project located on Little Lake Bryan Road in Orange County, Florida. The construction included 12 apartment buildings, a clubhouse/leasing office, a guard shack, a pool, two mail kiosks, a maintenance building, and two laundry rooms. Ken was the engineer of record and project manager for this building evaluation project. As project manager, Ken was responsible for ensuring that window pressure testing for acceptance and remediation testing were performed at the prescribed frequencies and locations. Universal staff performed ASTM water tests on the windows to ensure they met water intrusion protocol and did not leak; tested before and reviewed remediation efforts and performed retests on window pressure testing for acceptance. The entire project construction cost approximately \$20 million.

**Exterior Cladding Inspections, Estates at Carpenters, Lakeland, Florida** - The project involved a four-story, 32-unit apartment addition in Lakeland, Florida. Ken was the engineer of record and project manager for this building evaluation project. As project manager, Ken was responsible for ensuring that inspections were performed at the prescribed frequencies and locations. As engineer of record, he ensured that all work was performed in compliance with construction standards and in compliance with applicable regulations and building codes. Universal staff performed the following services as part of the project scope: make visits to the job site during the installation of the EIFS and stucco material; submit to the installer, contractor and the Architect, a written report and graphical checklist showing that all EIFS and stucco is being installed in accordance with manufacturer's printed instructions and in the locations indicated; provide one visit prior to commence of the work and weekly thereafter; submit to the applicator, contractor, and architect a checklist showing that all EIFS and stucco is being installed in accordance with manufacturer's printed instructions and graphical locations showing progress of work indicated; provide written report and photographs for each visit. With approximate 10-15 digital photographs showing work in the following areas:

- System installation as per ASTM and manufacturer requirements
- Flashing installation of windows, door, and any penetrations through system (i.e. lighting fixtures, hose bibs, etc.)
- Intersections between dissimilar materials
- Installation of moisture drainable EIFS and stucco system
- Installation of foam build-outs
- *The entire project construction cost approximately \$10 million.*

### **EARTHEN DAMS**

**Engineering, Testing & Inspection Services, Chalmette Loop Levee Improvements, Bayou Bienvenue to Bayou Dupree, Reach LPV 145 in St. Bernard Parish, Louisiana** - This federal project for the United States Army Corp of Engineers was the LPV 145—Chalmette Loop Levee Improvements from Bayou Bienvenue to Bayou Dupre outside of New Orleans, Louisiana. Chalmette Levee Constructors were constructing a “T-Wall” on top of the existing levee to 100-year flood elevation. The levee is 33,398 feet long. The work consisted of a new reinforced concrete T-wall supported by steel H-piles being built on the existing level. The existing levee was being slightly degraded in order to drive H-piles, drive steel sheet pile for seepage cut-off, and place a concrete pad for placement of concrete foundation. The existing earthen levee ranged from 17 to 21 feet above sea level and the top of the floodwall, upon completion, was approximately 31.5 feet above sea level. Total estimated construction cost was \$358 million. Universal provided certified field and laboratory inspectors and technicians and a USACE-validated on-site construction quality control laboratory. Construction materials testing and inspection services on the project included: temporary road installation inspection, sheet pile installation inspection, H-pile installation inspection, PDA engineering services, concrete structural inspection, certified welding inspections, vibration monitoring, concrete field and laboratory testing, earthwork field and laboratory testing, and independent quality control management. Ken had the responsibility of assessing crane stability, as required by OSHA, through multi-layered elastic theory approach. His responsibility also included assuring that appropriate safety factors were present during critical swing of the crane, and when two cranes pass on the narrow pathway.

**Oconee Dam, Lake Oconee, Eatonton, Georgia (1975)** - As a junior engineer working with Geotechnical Consultants, Inc., Ken was part of the design team which designed the dam to create Lake Oconee from the Oconee River. Ken logged the soil borings for the dam location, oversaw tested the soil testing, and performed the stability analysis for all the critical sections of the dam at steady-state condition.

**Solids Holding Pond Dam, Texarkana, Texas (1977)** - While working with International Paper Company as an in-house consultant, Ken designed the levee system for the regulated effluent and solids ponds. Ken assessed the stability of the earthen embankments and provided the design drawings for construction.

**Boise Cascade Ash Pond, DeRidder, Louisiana (1983)** - This 50-feet high earthen embankment dam was designed and constructed under the supervision of Ken while he worked for Soil Testing Engineers, Inc. Mr. John Gates with Boise- Cascade was the project manager for the client. The ash was generated from burning wood to heat the wood pulp digesters. The ash from the boilers was sluiced to the ash pond, where it was a highly regulated fluid. Ken designed and monitored the construction of the dam. The dam design included a toe drain, a keyway, and was constructed using a fat clay soil, compacted in 6- inch thick, compacted lifts.

**Dam Demolition, Duke Power Company, Jocassady Dam, South Carolina (1990)** - Gilbert Southern Company employed Ken and his firm to perform reverse stability analyses. The intent was to demolish the dam in stages, and each stage was evaluated for stability in order to ensure that the demolition activity performed with equipment would not work in an unsafe environment.

### ***IMPOUNDMENT EXPERIENCE IN INDUSTRIAL APPLICATION AND DAM DESIGN***

**Ash Pond, Boise-Cascade DeRidder, Louisiana** - A 50-foot tall, 100-acre impoundment to handle ash sluice and allow sedimentation. Berms constructed of clay.

**Secondary and Tertiary Treatment Ponds, International Paper Company Texarkana Texas Mill** - Designed civil plans for the two retention ponds, performed data analysis and soil analysis, and provided slope stability of impoundment side slopes, and liner permeability.

**Eagle Creek Irrigation Pond, Orlando, Florida** - A 60-acre irrigation pond lined with 20-mil PVC liner. Design included ballasting requirements, slope stability, and estimated seepage.

**Lake Oconee Dam, Eatonton, Georgia** - Performed site assessment, soil classifications, laboratory testing, and slope stability analyses on dam designed to create Lake Oconee east of Atlanta, Georgia, for Georgia Power Company while serving as staff engineer for Geoconsultants in Atlanta.

**Georgia Pacific Ash Pond Assessment-Baton Rouge, Louisiana** - Performed site exploration and slope stability assessment of this existing 40-foot tall impoundment to determine existing factors of safety against failure of the filled ash pond.

### ***MISCELLANEOUS***

**Boggy Creek DRI, Orange and Osceola County, Florida** - Hydrogeological evaluation, evaluated the general soils and groundwater conditions.

**Palm Resort Clubhouse, Kissimmee, Osceola County, Florida** - This project is a two-acre undeveloped parcel being planned for development as a clubhouse. Ken was the principal consultant on this project responsible for geotechnical and structural evaluation, recommendations for groundwater control, foundation design, sinkhole remediation, pavement design, and site preparation.

**Thornton Park, Orlando, Florida (2000)** - Ken was the principal engineer on this project. The four-story structure was founded on stone columns and included underground stormwater storage infiltration gallery on a sloping site. Through the use of underdrains, the outbreak of groundwater was prevented on this successful project.