

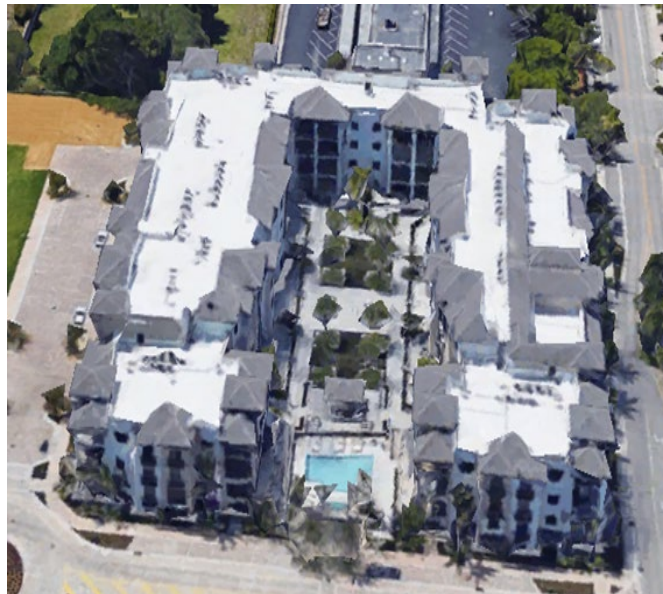
SOCOTEC

Report of Structural Integrity Reserve Study

**QUATTRO AT NAPLES SQUARE CONDOMINIUM
ASSOCIATION, INC.**

**1130 3rd Avenue S,
Naples, Collier County, Florida**

**SOCOTEC Project Number 7167-001.01
April 2023**





April 26, 2023

Attn: Shannon Dye
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Subject: Report of Engineering Consulting Services
STRUCTURAL INTEGRITY RESERVE STUDY (SIRS)
Quattro at Naples Square
1130 3rd Avenue S
Naples, Collier County, Florida 34102
SOCOTEC Project Number 7167-001.01

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building, located at 1130 3rd Avenue S. in Naples, Collier County, Florida. Our services were completed in general accordance with our proposal dated December 13, 2022 and authorized by Mr. Anthony Solomon, on December 19, 2022.

This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings that are three-story or greater in height to have fully funded straight-line Structural Integrity Reserves by January 31, 2024, if the Association exists on or before July 1, 2022. Since the building received its Temporary Certificate of Occupancy March 2023, the Association is not required to fully fund the Structural Integrity Reserves by January 31, 2024.

This SIRS identifies the common areas that were visually inspected by a licensed engineer and presents the typical useful life, estimated remaining useful life, and the estimated replacement cost or deferred maintenance expense of the common area components. It also provides a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense for each common area component by the end of the estimated remaining useful life of each component.

The components mandated by the recent amendment that are to be visually inspected by a

licensed engineer or architect are as follows:

- Roof(s)
- Load bearing walls/primary structural members
- Floors
- Foundations
- Fireproofing and fire protection systems
- Plumbing
- Electrical systems
- Waterproofing and exterior painting
- Windows
- Other building component elements >\$10,000 that negatively affect the above elements

SOCOTEC has endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable visual and engineering methodologies to evaluate the structural condition of the subject building to form our professional engineering opinions. This report identifies each component observed, the estimated useful life, remaining life, and opinion of the current cost to replace/refurbish these items.

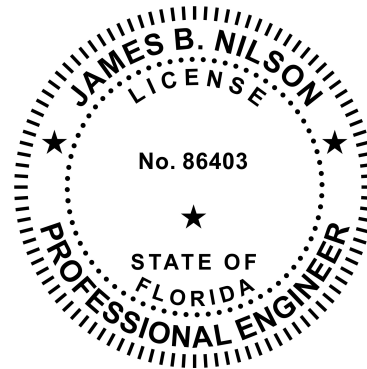
Our opinions of the replacement or deferred maintenance costs for each line item are based on our experience with similar projects, known construction industry averages, historical cost data, or simple verbal estimates obtained from suppliers of different components. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. The costs presented are opinions, actual costs may vary significantly based the cost of materials, the labor market, and geographical demands for construction services at the time of actual contracting of the work. This report is classified as a Structural Integrity Reserve Study as outlined in Florida Statute 718. SOCOTEC has no relationship with the subject Association that would result in actual or perceived conflicts of interest.

This report contains our opinion of the conditions observed at the time our site inspections. The actual useful life of the components may or may not be as long as estimated due to a variety of controllable and uncontrollable factors, such as weather, maintenance schedule, physical abuse, or abnormal wear. If such case occurs, SOCOTEC should be contacted to provide additional review and revise this study, if appropriate.

This SIRS is intended to provide guidance for the Association to plan their set aside reserves. The actual reserve set aside by the Association is solely at their discretion. This report should not be used for performing an audit, forensic analyses, or background checks of historical records.

A SOCOTEC licensed professional engineer completed an on-site inspection of the subject property on January 24, 2023, to evaluate the in-place condition of common area components as identified herein. Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC for this study and is assumed to be complete and correct.

Sincerely,
SOCOTEC CONSULTING, INC.



Mackenley Jean

Mackenley Jean, E.I.
Staff Engineer

James B. Nilson, P.E.
Senior Engineer
Florida Registration No. 86403

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PROJECT INFORMATION

Quattro at Naples Square is a 5-story multi-family residential structure that contains 64-individual units that is located along the west side of Goodlette-Frank Road in Naples, Collier County, Florida. The following building components were reviewed during our site inspections:

- Roofs
- Primary structural members
- Floor/deck assemblies
- Foundation
- Fireproofing and fire protection systems
- Plumbing systems
- Electrical systems
- Waterproofing and exterior painting
- Windows
- Other appurtenant components.

The subject infrastructure and subject building were originally developed circa 2023. The structural system for this building was designed in accordance with The Florida Building Code 2017 Edition. The subject building is a cast-in-place concrete framed structure. The plans indicate that the building is supported by a shallow foundation system over vibro-replacement improved soils. The ground floor concrete slab-on-grade is 4-inches thick placed over compacted fill and vapor barrier and reinforced with 6"x6" W1.4xW1.4 welded wire fabric reinforcing steel at mid depth. The typical elevated floor slab is 8-inches thick post-tensioned flat plate and reinforced. The plans indicated that the compressive concrete mix design for the slab-on-grade is 3,000 psi and 5,000 psi for the structural slabs. The post-tension cables are Grade 270, ½-inch nominal diameter strand conforming to ASTM A-416. The roof is covered with a low-sloped TPO system. The exterior walls of the building are masonry concrete block in-filled. The block has a stucco covered finish. There is always the possibility the actual construction of the building could deviate from the provided plans.

A licensed professional engineer completed physical site observations of the subject property on January 24, 2023. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work.

Appendix A illustrates the subject site location with respect to the local vicinity, whereas Appendix B shows an aerial photograph of the subject site. Limited photographs collected during the time of our site visit are represented in Appendix C. Appendix D includes the Straight-Line Funding Analysis reserve data sheet/s produced to determine the recommended annual reserve allocation and projected reserve budget for the subject property.

FUNDING ANALYSIS

The **Straight-Line Present Funding Analysis** calculates the annual contribution amount for each individual line-item component by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its *current replacement/deferred maintenance cost* less the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then summed up to calculate the total annual contribution rate for this analysis. This method does not take inflation or interest into consideration when calculating the annual contribution amount.

The Association's estimated SIRS fund balance for the end of the current fiscal period is based on information provided to us. The actual or projected total reserve balance presented was not audited. The reserve data spreadsheet completed for the Association depicting the Structural Integrity Reserve Study results are located within Appendix "D" (Straight-Line Analysis) at the end of this report.

SUMMARY

SITE DATA

Property Name: Quattro at Naples Square del Association
Property Address: 1130 3rd Avenue S
Total Structure(s)/Units: One 5-Story Structure/64 Units
Year of Site Development: Circa 2023
Budget Year Start: January 1, 2023
Budget Year End: December 31, 2023

ANALYSIS

Total number of elements scheduled for SIRS funding	16
Recommended Straight-Line Present Funding Contributions for 2023	\$194,736

(Required for Structural Integrity Reserves to be 100% funded.)

Therefore, we recommend the Association utilize an annual reserve assessment of \$194,736 in order to fully fund the required Structural Integrity Reserve Study components based on the Straight-Line funding method.

BUILDING COMPONENTS

The building component categories included in this study are summarized and described below. *We have included only those common area components required under Florida Statute 718 guidelines for Structural Integrity Reserve Studies.* The age of each of the statutorily required components, their remaining useful life, and other specifics are listed on the Straight-Line Analysis in Appendix D at the end of this report. The Typical Service Life provided in Appendix D is based on routine maintenance being conducted to the component throughout its' service life. We use the following verbiage to outline the condition of the building components outlined below.

“Poor” = an item is failing and in need of immediate repairs

“Fair to Poor” = an item requires major repairs or replacement in the near future

“Fair” = an item requires repair in the near future

“Good to Fair” = an item requires minor repairs or routine maintenance

“Good” = an item has been maintained and only routine maintenance is required

The table does not include items that were considered normal routine maintenance items.

Roofing

Thermoplastic Polyolefin Flat Roofs – The building roofs consist of a Thermoplastic Polyolefin (TPO) system. The roofs were installed circa 2022 and typically have a useful life of 20 years under normal operating conditions with routine yearly maintenance. At the time of our site visit, the roof system was observed to be in good overall condition. We have included a reserve item for the roofs and should be scheduled for replacement circa 2042.

Concrete Tile Roofs - Portion of the building roof consist of a concrete roof tile system. This type of roof system typically has a useful life of 25 years under normal operating conditions with routine yearly maintenance. The roof was installed in 2022. At the time of our site visit, the roof system was observed to be in good overall condition. We have included a reserve item for replacement of the roofs.

Primary Structural Members

Concrete Frame – The load bearing structural members include cast-in-place concrete elements with reinforced concrete structural decks supported by concrete shear walls and columns. Exterior walls consist of stucco covered concrete masonry unit (CMU) block in-fill. This type of primary structural members typically has useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. No signs of damage or deterioration were observed during our site visits. However, we have included a reserve item for completing required periodic maintenance to the cast-in-place concrete structural elements.

Floors/Deck Assemblies

Concrete Floor Slabs/Decks – Plans available for review indicate the concrete floor slabs/decks consist of post-tensioned and conventionally reinforced concrete slabs supported by concrete beams and columns. This type of concrete floor slabs/decks typically has useful life of 100 or more years when properly maintained/repared. During the life of these type of slabs/decks it is common for periodic maintenance to be required to correct localized deterioration at the exposed edges/sections of the slabs/decks. No signs of damage or deterioration were observed during our site visits. We have included a reserve item for completing required periodic maintenance to the exterior portions of the slabs/decks that are exposed to the natural elements.

Foundations

Shallow Foundation System- Plans available for review indicate the structures are supported on shallow foundation systems. No signs of settlement or displacement were observed during our site visits. Shallow foundation elements typically are concealed by the ground surface and do not require replacement or repair due to deferred maintenance during their useful life. Only those portions of foundations that are exposed to the elements may require partial replacement and/or repairs during their useful life. The foundations for this structure are not exposed to the elements and therefore should not require reserves for replacement or repair or deferred maintenance.

Fireproofing and Fire Protection Systems

Fireproofing– Fireproofing in this building is accomplished by fire-rated assemblies constructed/installed during original construction of the structure as well as fire-sealing around penetrations through all fire-rated assemblies (i.e. walls, floors, and roof). During the life of a building, alterations typically require penetrations through or modifications to fire-rated assemblies. Penetrations or modifications to fire assemblies/sealants should be properly repaired/replaced during these types of projects. Most if not all local municipalities require multi-family residential structures to be inspected by the local fire department having jurisdiction over them periodically and specifically for all permitted modifications to the structure. It is not common for buildings to require top-to-bottom replacement of fire assemblies and sealants during their life cycle. All replacement, repairs, and deferred maintenance to the fireproofing, not associated with a permitted modification to the structure, should be completed on a yearly basis as required by the local Fire Marshall following their inspection of the building. Therefore, we have not included any reserves for fireproofing.

FACP and Audio/Visual Fire Alarm System and Sprinkler - The fire protection system includes a fire alarm control panel (FACP) numerous audio and visual alarms, standpipe fire sprinkler system, fire alarm pull switches, and fire pump. Typically, these control systems have a typical useful life of 25 to 30 years before requiring an updated system. A reserve has been included for replacement of the FACP and related equipment.

Electric Fire Pump – We assume that the Association is responsible for the maintenance and replacement of the fire pump serving the building’s sprinkler system. It is our understanding that the electric fire pump is original. Typically, fire pumps and controllers of this type have a useful life of approximately 30 to 35 years. We have included a reserve for replacement or repairing of the current system.

Plumbing Systems

Sanitary Lines – Inspection/Replacement– Our experience indicates that sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Sanitary stacks can also deteriorate to the point where replacement is warranted. Typically, these sanitary stacks can last up to 40-plus years with routine maintenance and cleaning. The lateral sanitary plumbing lines are typically unit owner owned/responsibility components, and they are typically not relined. We have included a reserve to address periodic inspections, cleaning, and replacement/relining of the sanitary stack lines.

Potable Water Lines – Our experience indicates that main potable waterlines typically can last up to 70 to 100-plus years with routine maintenance. Normal replacement or repair of main potable water lines is accomplished on an as-needed basis. Lateral potable water plumbing lines are typically unit owner owned/responsibility components, and they are typically replaced by the unit owner during a unit renovation under a permitted renovation. We have not included reserves for replacement or repairing these lines.

Electrical Systems

Electrical System – Currently there are no indications of any deterioration or issues with the electrical system for the building. The electrical panels and meter enclosures are located in the meter rooms within the parking garage and are in good condition. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. A reserve has been included for periodic replacement/upgrades of major electrical system components such as main service panels and feeder lines.

Waterproofing and Exterior Painting

Exterior Painting - We understand the building was painted during its development in 2022, and the existing paint was observed to be in good overall condition at the time of our site visit. For buildings located in the Southwest Florida region, we typically recommend the exteriors be recoated 5 years after initial construction and then on a 7-year basis and is dependent on the quality of workmanship and overall product utilized. A reserve has been included for periodic recoating of the buildings’ exterior on a 7-year cycle.

Exterior Restoration – A reserve has been included for periodic repairs/restoration of the exterior building envelope components including sealants and stucco repairs. Any needed concrete restoration would fall under the floors/deck assemblies line item. The reserve is based on a 14-year cycle to coincide with every other exterior coating replacement.

Balcony Waterproofing – The horizontal surfaces of the balconies are surfaced with tile over Tremco 350 waterproofing system. Typical deck waterproofing systems below tile have a useful life of 15- to 25-years depending on the type of waterproofing system installed. A reserve has been included for replacement of the balcony waterproofing as needed.

Planters Waterproofing –We understand the planters within the courtyard on the 2nd floor level are waterproofed with a Tremco 250 waterproofing system and was installed in 2022. New waterproofing systems have useful lives of 15 to 25 years dependent upon the system and exposure. A reserve has been included for replacement of the planters waterproofing system as needed.

Deck Waterproofing –We further understand the horizontal deck of the courtyard on the 2nd floor are surface with pavers over Portland placed seal waterproofing system. Typical deck waterproofing systems below pavers have a useful life of 20 to 25-years depending on the type of waterproofing system installed and exposure. A reserve has been included for replacement of the deck waterproofing as needed.

Windows

Exterior Windows and Doors– We understand that the glass windows and doors are individually owned by residence. Therefore, we have not included any reserves for replacement of the window/door systems across the building.

Other Items

Other items include those building components that have a deferred maintenance expense or replacement cost that exceeds \$10,000 and failure to replace or maintain such item may negatively affect a component of the previously listed statutorily mandated nine components.

The subject structure includes mechanically fastened aluminum balconies. The railings are attached to the structures with fasteners penetrating through the waterproofing and into the structural concrete decks. As these types of rails age, they offer one of the greatest potentials for moisture entry into the structural slabs. Therefore, we believe these components must be properly maintained to prevent potential damage to the structure. Also, maintenance of these items is a significant life safety item because of their fall-protection aspect. Aluminum railings have a typical useful life of 30-years with routine maintenance. A reserve for replacement of the handrails has been included.

APPENDIX A

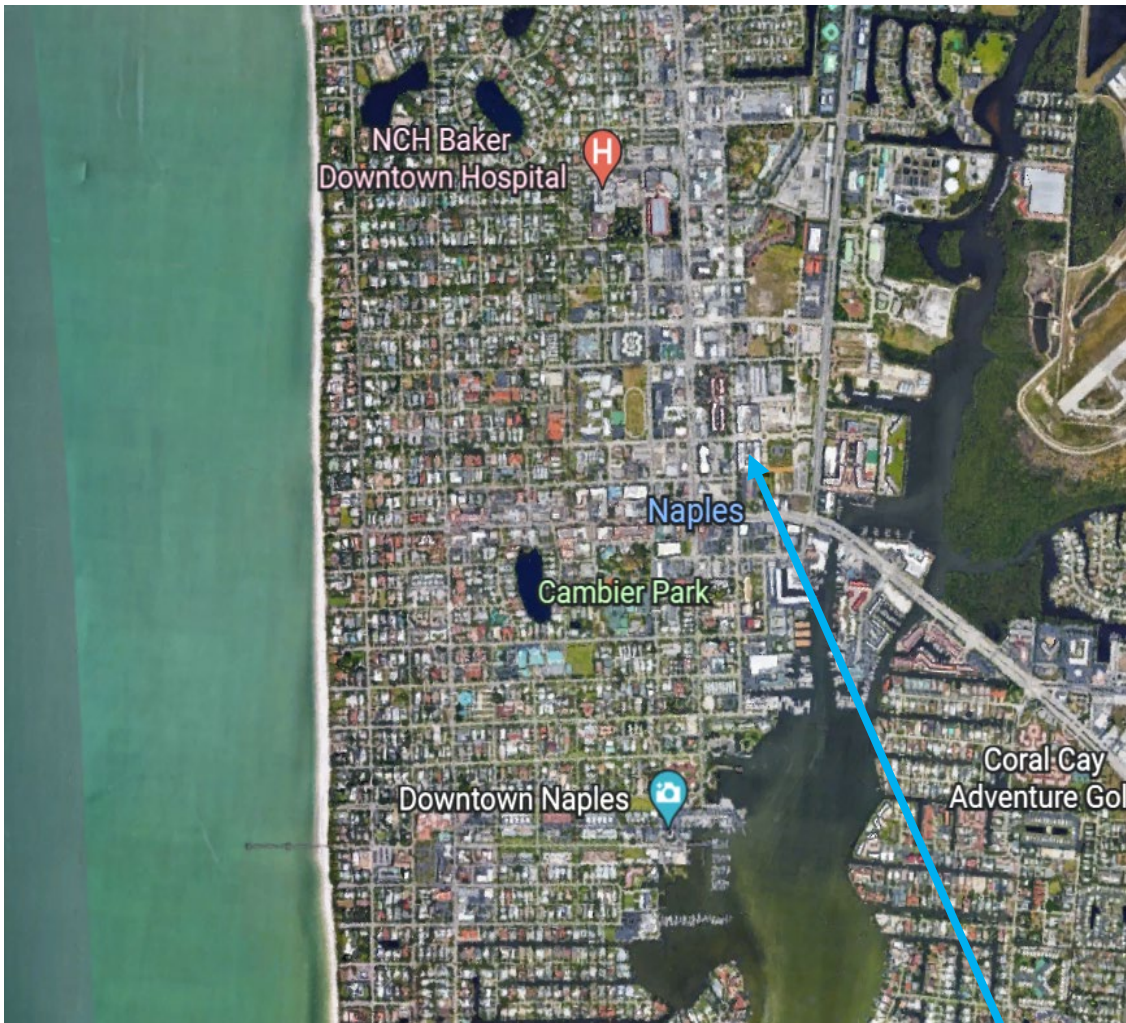


Image: Google Earth Pro

Quattro at Naples Square Condominium



Appendix A: Site Vicinity Map

**QUATTRO AT NAPLES SQUARE
CONDOMINIUM ASSOCIATION**

**1030 3rd Avenue S
Naples, Collier County, Florida**

SOCOTEC Project Number 7167-001.01



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APPENDIX B



Image: Google Earth

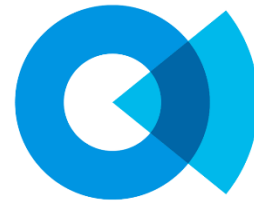


Appendix B: Site Aerial

**QUATTRO AT NAPLES SQUARE
CONDOMINIUM ASSOCIATION**

**1030 3rd Avenue S
Naples, Collier County, Florida**

SOCOTEC Project Number 7167-001.01



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APPENDIX C

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

SOCOTEC Project No. 7167-001.01



Photo 1 – Partial East/West elevation.



Photo 2 – Partial North elevation.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

SOCOTEC Project No. 7167-001.01



Photo 3 – Partial South elevation.



Photo 4 – Partial view of interior East/West elevation.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

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Photo 5 – Partial view of TPO roof system.



Photo 6 – Interior view of hip roof.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

SOCOTEC Project No. 7167-001.01



Photo 7 – View of typical concrete tile hip roof system.



Photo 8 – View of typical interior East/West terrace.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

SOCOTEC Project No. 7167-001.01



Photo 9 – View of typical pre-engineered Juliet balconies.



Photo 10 – Partial view of Parking garage.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

SOCOTEC Project No. 7167-001.01



Photo 11 – View of typical fire alert throughout the building.



Photo 12 – View of fire safety system.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

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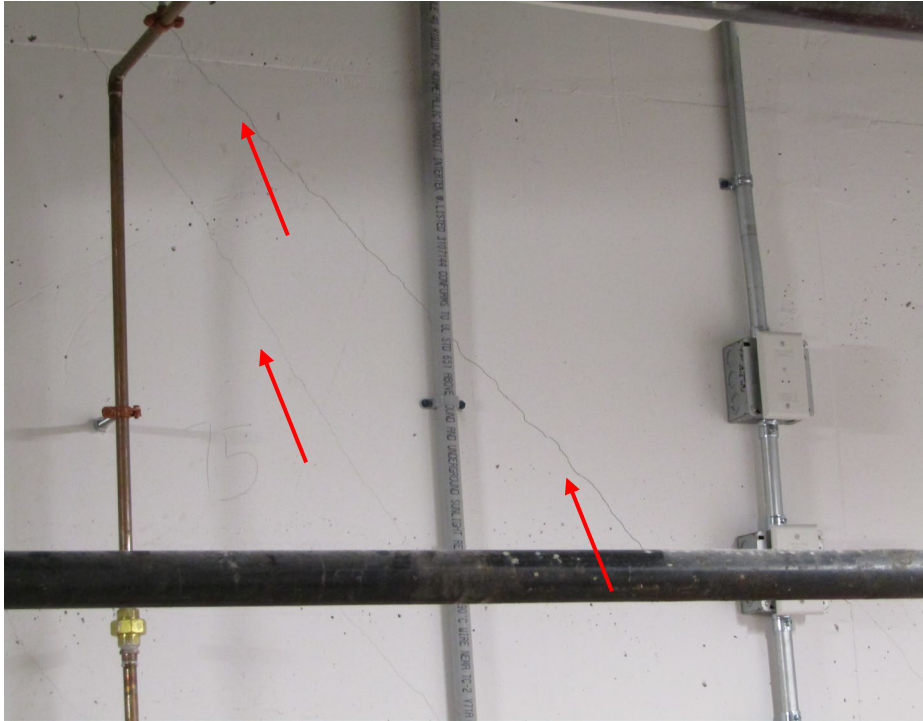


Photo 13 – View of a hairline inside fire pump room wall.



Photo 14 – View of fire sprinkler backflow preventer.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

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Photo 15 – View of domestic water pump.



Photo 16 – View of fire pump.

APPENDIX C: SITE PHOTOGRAPHS

Quattro at Naples Square

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Photo 17 – View of FACP in electrical room.



Photo 18 – View of typical meter center in electrical room.

APPENDIX D

**Quattro at Naples Square
Structural Integrity Reserve Study
Straight-Line Present Funding Method**

BUILDING COMPONENT / ELEMENT	SERVICE LIFE (YRS)	INSTALL/LAST REPAIR DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	ESTIMATED REPLACEMENT COST	NORMAL ANNUAL CONTRIBUTION	CALCULATED CURRENT RESERVE REQUIREMENT	PROVIDED ACCOUNT BALANCE*	ANNUAL FUNDING REQUIRED TO BE 100% FUNDED (2023)
ROOFS											
TPO MAIN ROOF	20	2023	20	1	LS	\$ 726,000	\$ 726,000	\$ 36,300	\$ -	\$ -	\$ 36,300
CONCRETE TILE ROOF	25	2023	25	1	LS	\$ 336,000	\$ 336,000	\$ 13,440	\$ -	\$ -	\$ 13,440
ROOFS - TOTAL							\$ 1,062,000	\$ 49,740	\$ -	\$ -	\$ 49,740
LOAD BEARING WALLS/STRUCTURAL MEMBERS											
CONCRETE FRAME REPAIR	7	2023	7	1	LS	\$ 10,000	\$ 10,000	\$ 1,429	\$ -	\$ -	\$ 1,429
LOAD BEARING WALLS/STRUCTURAL MEMBERS - TOTAL							\$ 10,000	\$ 1,429	\$ -	\$ -	\$ 1,429
FLOORS											
CONCRETE BALCONY/WALKWAY SLAB REPAIRS	7	2023	7	1	LS	\$ 10,000	\$ 10,000	\$ 1,429	\$ -	\$ -	\$ 1,429
FLOORS - TOTAL							\$ 10,000	\$ 1,429	\$ -	\$ -	\$ 1,429
FOUNDATIONS											
FOOTINGS	100	2023	NA	1	LS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOUNDATIONS - TOTAL							\$ -	\$ -	\$ -	\$ -	\$ -
FIREPROOFING AND FIRE PROTECTION SYSTEMS											
FACP & AUDIO VISUAL FIRE ALARM SYSTEM	25	2023	25	1	LS	\$ 95,000	\$ 95,000	\$ 3,800	\$ -	\$ -	\$ 3,800
FIRE PUMP	33	2023	33	1	LS	\$ 120,000	\$ 120,000	\$ 3,636	\$ -	\$ -	\$ 3,636
FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL							\$ 215,000	\$ 7,436	\$ -	\$ -	\$ 7,436
PLUMBING SYSTEM											
SANITARY LINE REPIACEMENT	30	2023	30	1	LS	\$ 80,000	\$ 80,000	\$ 2,667	\$ -	\$ -	\$ 2,667
POTABLE WATER LINES	15	2023	15	1	LS	\$ 30,000	\$ 30,000	\$ 2,000	\$ -	\$ -	\$ 2,000
PLUMBING - TOTAL							\$ 110,000	\$ 4,667	\$ -	\$ -	\$ 4,667
ELECTRICAL SYSTEM											
ELECTRICAL SYSTEM UPGRADE	20	2023	20	1	LS	\$ 95,000	\$ 95,000	\$ 4,750	\$ -	\$ -	\$ 4,750
ELECTRICAL SYSTEMS - TOTAL							\$ 95,000	\$ 4,750	\$ -	\$ -	\$ 4,750
WATERPROOFING AND EXTERIOR PAINTING											
EXTERIOR PAINTING	7	2023	7	1	LS	\$ 200,000	\$ 200,000	\$ 28,571	\$ -	\$ -	\$ 28,571
EXTERIOR RESTORATION	14	2023	14	1	LS	\$ 150,000	\$ 150,000	\$ 10,714	\$ -	\$ -	\$ 10,714
BALCONY WATERPROOFING	25	2023	25	1	LS	\$ 300,000	\$ 300,000	\$ 12,000	\$ -	\$ -	\$ 12,000
PLANTERS WATERPROOFING	25	2023	25	1	LS	\$ 320,000	\$ 320,000	\$ 12,800	\$ -	\$ -	\$ 12,800
DECK WATERPROOFING	25	2023	25	1	LS	\$ 1,300,000	\$ 1,300,000	\$ 52,000	\$ -	\$ -	\$ 52,000
WATERPROOFING AND EXTERIOR PAINTING - TOTAL							\$ 2,270,000	\$ 116,086	\$ -	\$ -	\$ 116,086
OTHER											
ALUMINUM BALCONY RAILINGS	30	2023	30	1	LS	\$ 276,000	\$ 276,000	\$ 9,200	\$ -	\$ -	\$ 9,200
OTHER - TOTAL							\$ 276,000	\$ 9,200	\$ -	\$ -	\$ 9,200
TOTALS							\$ 4,048,000	\$ 194,736	\$ -	\$ -	\$ 194,736
<small>Normal Annual Contribution = The annual amount that should have been collected at the commencement service life in order to be fully funded for the replacement. SF= Square Feet, LF= Linear Foot, LS= Lump Sum, Each=Per Unit, UNK=Unknown (Estimated Replacement Cost / Service Life) *The starting account balance for the individual line items were provided by the Association</small>											