

Reeves Condominium
401 E. Robinson St, Orland, FL 32801

Structural Integrity Reserve Study
Projection Period Beginning January 1, 2025

December 31, 2024

PREPARED BY



320 CLEVELAND AVENUE, LOVELAND CO 80537

MAIN: 720.408.0119

ADMIN@LEVELINSPECTIONS.CO.COM



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1. Reserve Study Executive Summary.

Client: Reeves House Owners Association, Inc.

Location: Orlando, FL

Property Basics: Reeves Condominium is a 7th-story apartment building with 40 units. The Building was built in 1984.

Inspection Date: November 15, 2024

Funding Goal: The goal of this Reserve Study is to maintain reserves above an adequate, but not excessive, threshold during years of significant expenditures.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of repairs.
- 3% future inflation Rate for estimation of Future Replacement Costs.

Sources for Local Costs of Replacement: Historical costs of the building's previous major repairs.

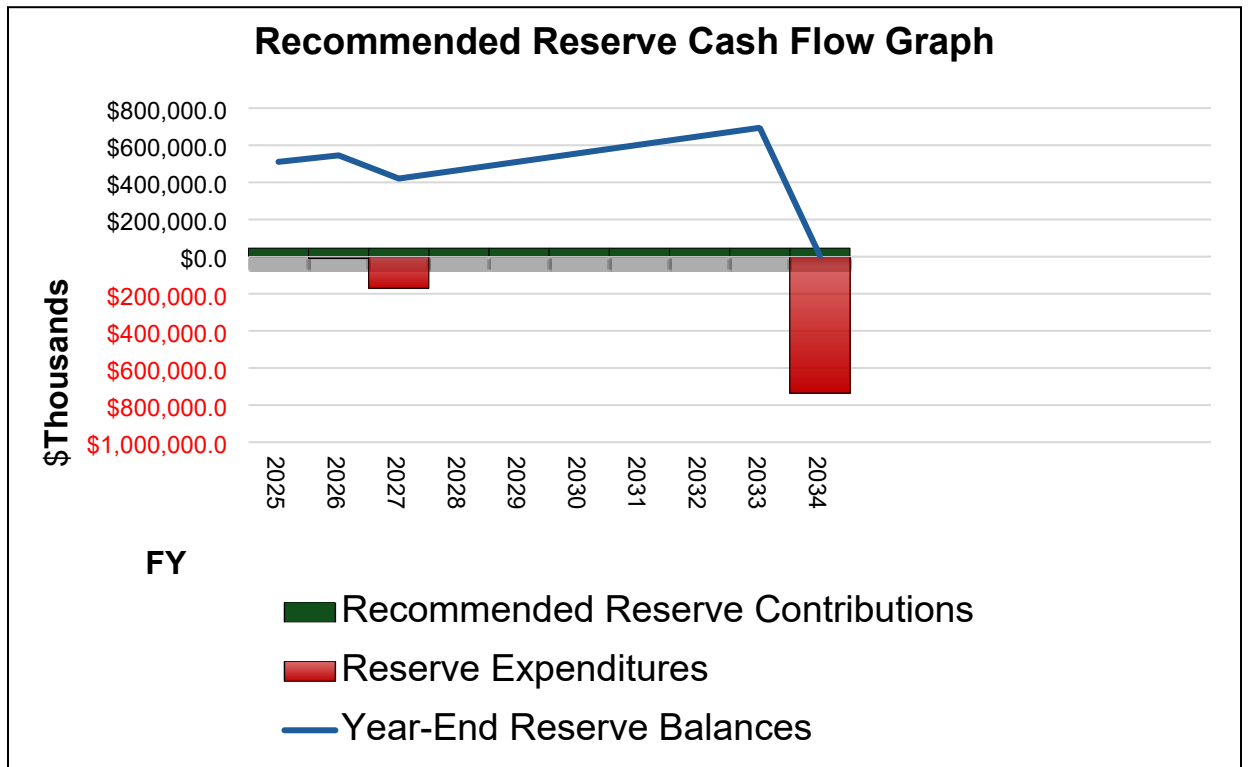
Cash Status of Reserve Fund:

- \$ 464,942.44 as of December 31, 2024

Project Prioritization: We note anticipated Reserve Expenditures for the next 10 years in the Reserve Expenditures tables.

Based on our analysis, we recommend implementing a comprehensive and equitable reserve funding strategy to ensure financial preparedness for the structural integrity repairs anticipated in 2034, aligning with the next milestone recertification requirement.

To achieve this goal, we propose a monthly contribution of \$95.00 per unit through 2034, culminating with the anticipated major repairs project. This approach ensures sufficient reserve accumulation while maintaining a fair and manageable funding structure for all unit owners.



2. Reserve Study Report

At the direction of the Board that recognizes the Laws of Florida specifically subsection 718.112(f)(2a) that states :

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved for an item is determined by the association's most recent structural integrity reserve study that must be completed by December 31, 2024. If the amount to be reserved for an item is not in the

we have conducted a Structural Integrity Reserve Study of

**Reeves Condominium
Orlando, FL**

and submit our findings in this report. The effective date of this study is the date of our visual noninvasive inspection conducted, November 15, 2024. We present our findings and recommendations in the following report sections and spreadsheets:

3. The history of the Reeves Condominium main repair and maintenance.

The Reeves Condominium features a reinforced concrete frame with post-tensioned slabs and beams, including 7 ½-inch slabs for typical floors. The structural system utilizes shallow foundations comprising reinforced concrete footings. The exterior walls are constructed with reinforced Concrete Masonry Units (CMUs), incorporating vertical steel reinforcement and filled grout cells, which serve as both cladding and load-bearing elements. Concrete shear walls are integrated with the reinforced slabs and footings to ensure lateral and vertical stability.

Over the past decade, the Reeves Condominium has undergone several repair and maintenance projects to preserve its structural integrity and aesthetic appeal. Notable efforts include the replacement of windows, roof resurfacing, complete building repainting, and the addition of new parapet walls. These initiatives addressed natural wear and tear while maintaining compliance with safety and structural standards.

In 2024, an exterior façade restoration project was undertaken, which included stucco repairs and a full repainting of the building. During the subsequent milestone inspection, no significant concrete spalling or structural issues were observed on the recently painted surfaces. Additionally, the sundeck was identified as requiring future repairs due to metal deck corrosion and unframed openings beneath the elevated pool deck. These repairs are planned to restore the deck's structural integrity and ensure safety.

The post-tension slab system, integral to the building's structure, is now approaching 40 years of service. Proactive inspections and maintenance are essential to ensure its continued performance. As part of the anticipated repairs, the replacement of deteriorated tendon edges and anchors is a priority. Hollow stucco covering the tendon anchoring systems will be removed during this process, allowing for a thorough inspection and addressing any corrosion or structural concerns. Additionally, it is recommended to allocate resources for the repair of at least 10 tendon anchors during the next stucco repair project, based on data from similar buildings. To optimize repair efforts, combining post-tension inspections with stucco restoration is advised. This approach minimizes costs and disruptions while ensuring all critical structural components are thoroughly addressed.

Other critical repairs include addressing concrete spalls throughout the framing, restoring stucco to prevent water intrusion, and re-caulking windows and doors. These measures not only preserve the structural integrity of the building but also enhance its visual appeal and functionality. The condominium recently passed its 40-year milestone structural recertification.

By maintaining a proactive approach to repair and maintenance, the Reeves Condominium ensures safety, durability, and continued value for its residents and stakeholders. The history of repairs, aside from structural components but crucial for maintaining the building's

lifespan, has been documented by the management board in response to the reserve study application. This application is included in Appendix A of this report for reference.

The current main expenditures are as follows:

1. The replacement of AC units in the gym, community room, and lobby is planned, with a preliminary cost projected to be less than \$10,000. This expense will not be included in the reserve fund.
2. Emergency generator replacement for the elevator modernization, designated to serve as a backup power source for common areas, elevators, and emergency hall lights. No exact amount is yet determined. We recommend to allocate \$50,000.0.
3. Various electrical upgrades in compliance elevator modernization requirements (electrical switchboard panels replacement). No exact amount is yet determined. We recommend to allocate \$15,000.0.
4. The proposed replacement of the entire roofing system is scheduled for February 2034, with a projected cost of \$250,000.00. The roof was recently coated with PRO-GRADE® 988 Silicone Roof Coating, which comes with a 15-year extended material warranty # 32514. During the milestone inspection, no major roofing issues were identified. The roofing system is expected to pass inspections conducted every three years. However, if any inspection fails to meet the required standards, the reroofing project should be advanced and completed earlier than the planned 10-year timeframe.
5. New hurricane windows/doors were installed in 2014.
6. Various pool upgrades (sun deck finish upgrade, new plumbing for pool pump) completed in 2023.
7. Structural repairs and exterior CMU painting were done recently in June 2024 the next proposed repairs should be scheduled in 2034.
8. Replacement of old exterior fire alarm system. No exact amount is yet determined. We recommend to allocate \$10,000.0.

The maintenance history of the interior common areas, including expenditures exceeding \$10,000 for repairs and upkeep of non-structural elements, has not been included in this SIRS study. For detailed numbers and additional information related to interior maintenance, please refer to the building management report.

4. Reserve Schedule Using the Pooling Method / Component list-summary.

Item	Replacement item	Estimated Total Useful Life (in years)	Estimated Remaining Useful Life (in years)	Cost
	Exterior Structural Building Elements			TOTAL:\$296,872.
1.	Masonry exterior finishes repair.	10	10	\$200,000
2.	Concrete framing repair.	10	10	\$9,700
3.	Replacement of deteriorated edge of the tendon with anchor.	10	10	\$10,000
4.	PT Pocket Repairs	10	10	\$6700
5.	Balcony edge repair with or without back-up bars replacement.	10	10	\$18,909
6.	Miscellaneous repairs of the building envelope.	10	10	\$21,563
7.	Mobilization	10	10	\$30,000
8.	Reroofing	20	10	\$250,000
9.	Sun deck slab repaires		2	\$91,150
10.	Replacement of old exterior fire alarm system		1	\$10,000
	Interior Building Envelope			
11.	Elevator modernization: generator replacement, electrical modifications excluding interior renovation of the elevator cab.		2	\$ 50,000-generator \$ 15,000- elecatiral upgrades
Interior building maintenance, including repairs and upkeep of non-structural elements, has not been included in this SIRS study. For detailed numbers and information related to interior maintenance, please refer to the building management report.				

5. Projected year-end cash balance starting January 1, 2025.

Component:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Exterior Building structural repairs, stucco and painting										\$ 296,872.00
Sun deck slab repaires			\$ 91,150.00							
Replacement of AC units in the Gym, community room, and the lobby.										
Replacement of old exterior fire alarm system		\$ 10,000.00								
Roofing										\$ 250,000.00
Elevator modernization: generator replacement, electrical modifications excluding interior renovation of the elevator cab.			\$ 65,000.00							
Total projected Cash Outflow:	\$ -	\$ (10,000.00)	\$(156,150.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(546,872.00)
Cash outflow adjusted for 3% inflation annually.	\$ -	\$ (10,609.00)	\$(170,629.32)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$(734,950.24)
Beginning Cash Balance:	\$464,942.44	\$ 510,542.44	\$ 545,533.44	\$420,504.12	\$466,104.12	\$511,704.12	\$ 557,304.12	\$602,904.12	\$648,504.12	\$ 694,104.12
Annual Reserve Requirement:	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00	\$ 45,600.00
Ending Cash Balance	\$510,542.44	\$ 545,533.44	\$ 420,504.12	\$466,104.12	\$511,704.12	\$557,304.12	\$ 602,904.12	\$648,504.12	\$694,104.12	\$ 4,753.88

6. Disclosures.

General:

As a consultant specialist preparing the reserve study for Reeves Condominium, I affirm that our independent opinion eliminates any real or perceived conflict of interest.

Our involvement is solely focused on providing an objective assessment of the association's reserve needs and recommending prudent funding strategies. We do not have a vested interest in the outcome of any particular project or funding decision.

Site Analysis:

Reeves House Condominium is a 7-story mid-rise residential building located at 401 East Robinson Street, Orlando, FL 32801. Constructed in 1984, the building is 40 years old and features 40 residential units with a total approximate square footage of 60,000 SF. The building includes a 59-space parking garage, a pool deck for outdoor recreation, and was designed by the Engineer of Record, Fugleberg Koch Associates Architects and Planners.

The site analysis and the meeting with the board directors Linda Doniero were performed on November 15, 2024, by Level Engineering and Inspections. The members of the board of directors were interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs if known. Site analysis procedures included:

- Review of Google Earth satellite images;
- Tour of Buildings common areas;
- Identification and quantification/measurement of common area components;
- Component condition assessment.

The site analysis was performed as a limited-scope visual observation. No destructive or invasive testing was performed.

Component Analysis:

Components considered for inclusion in this reserve study report are all those components that are related to the major structural repairs such as items required by Section 718.112(2)(f)(2), FS.; listed below:

- a) Roof.
- b) Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- c) Fireproofing and fire protection systems.
- d) Plumbing.
- e) Electrical systems.
- f) Waterproofing and exterior painting.
- g) Windows and exterior doors.
- h) 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 in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

Financial Analysis:

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

A condominium association's main source of income is assessments collected from the unit owners as well as bank loans if building laws are permitted. The primary purpose for establishing reserves is to spread the cost of the major expenditures over the lives of the assets to be maintained or replaced to avoid periodic large assessment increases or special assessments.

The beginning balance of reserve funds was estimated at \$ 464,942.44 as of December 1, 2024, based on information provided by management.

Expertise and Credentials:

At Level Engineering and Inspections, our team boasts extensive expertise in structural engineering. With more than two decades of experience, we specialize in conducting thorough structural assessments for a diverse range of projects across Florida. Our credentials include licensure as professional structural engineers, ensuring adherence to rigorous standards, and proficiency in delivering comprehensive evaluations and analyses concerning structural integrity and safety protocols.

Significant Assumptions:

The following significant assumptions were utilized in the preparation of this reserve study report. It's important to note that if the actual replacement cost or remaining useful lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Therefore, it is imperative to conduct an annual review of the analysis to determine if the Board, within its authority, should consider increasing regular assessments, implementing special assessments, or rescheduling future replacement dates accordingly.

- The reserve section contains funds that are restricted for specific purposes. The Condominium Act requires that reserves be established for certain items including roof replacement, building painting, pavement resurfacing, and any other item of capital expenditure of deferred maintenance that exceeds \$10,000. This report will be covering only reserve budget items and will not be covering operating budget items including, but not limited to the items listed below:

- | | |
|-------------------|------------------------|
| • Bad Debt | • Vending Machines |
| • Salaries | • Accounting |
| • Office Supplies | • Division Annual Fees |
| • Management Fees | • Corporate Fees |
| • Utilities | • Legal |
| • Taxes | • Postage |
| • Insurance | • Office Equipment |

- Reliance on Client Data: Information provided by the association's official representative regarding financial, physical, quantity, or historical matters is considered reliable for the reserve study's purposes. However, it's important to note that this data is gathered to aid decision-making and is not a substitute for audits or quality checks. While the consultant strives for accuracy, they don't independently verify the information.
- Accurate estimates are essential to proper reserve planning. This report was created to show the most accurate planning, but estimates should change from time to time based on factors such as weather, damage, original construction, routine maintenance, location of the property, and inflation. The board must annually re-evaluate these estimates to ensure the reserves will be properly funded for the next budget year.
- Component quantities are derived from data spanning 10 years of repair projects, recent on-site inspections, and as-built drawings. The client deems these sources accurate for the reserve study.
- The Board of directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common area.
- This analysis assumes that the association membership wishes to continue the use and maintenance of all amenities currently in place.
- The association will collect and reserve assessments annually according to the funding plan projection to ensure sufficient funds for scheduled or necessary expenditures.
- The main point of the reserve budget is that reserves can only be used for the purpose intended. Subsection 718.112(2)(f)3., of the Florida Statutes (F.S.) indicates that:

“Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association.”

7. Reserve component detail.

The Reserve Component Detail of this Reserve Study encompasses Enhanced Solutions and procedures for select significant components. This section outlines the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We recommend the Board utilize this information to define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. However, the Report, in whole or part, is not intended for use as a design specification or design engineering service.

Exterior Structural Building Elements

Masonry exterior finishes.

Quantity: Re-stucco: 20% of the total area of the building surface, approximately 6,000 SF.
Re-caulking windows and doors: 6500LF.
Painting: 30,000 SF.

Basis Cost: Re-stucco: \$16/SF
Re-caulking windows and doors: \$7/SF
Painting: \$1.67/SF

Condition: Good overall. Major repairs were conducted in 2024 under a exterior surface painting.



Useful life: Capital repairs for exterior finish applications are recommended every 10 years to maintain structural integrity and aesthetic appeal.

Component detail notes: Repairs for masonry exterior finishes are crucial to address issues such as cracking, spalling, and deterioration caused by exposure to humidity, moisture, and extreme weather conditions common in Florida.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4. Our cost includes the following activities per event:

- Re-stucco: This involves repairing approximately 20% of the total area of the building surface;
- Re-caulking windows and doors: re-caulk a total length of 6,500 linear feet around the windows and doors to ensure proper sealing and protection against moisture intrusion
- Painting: paint approximately 30,000 square feet of the building's exterior surfaces to enhance its appearance and protect it from the elements.

Concrete framing repair.

Quantity: 20 CF

Basis Cost: \$485/CF

Condition: Good overall. Minor slab cracks or beam concrete spalling observed at the garage beams. Refer to the milestone inspection report.



Picture of the elevator bulkhead roof slab with a visible crack underside of the concrete slab

Useful life: Anticipated structural repairs for the concrete framing approximately 10 years from the previous repairs.

Component detail notes: Concrete restoration of the main concrete framing including columns, beams, and concrete slabs.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4. Our cost includes the following activities per event:

- Assessing and repairing any cracks or damage in the concrete framing.
- Reinforcing or replacing deteriorated reinforcement bars (rebar).
- Patching or resurfacing concrete surfaces as needed.
- Addressing any structural weaknesses or deficiencies identified during the inspection.

Replacement of deteriorated edge of the tendon with anchor.

Quantity: 10 for the entire building.

Basis Cost: \$985 EA.

Condition: The anchors condition were consiled and not visible for inspection.

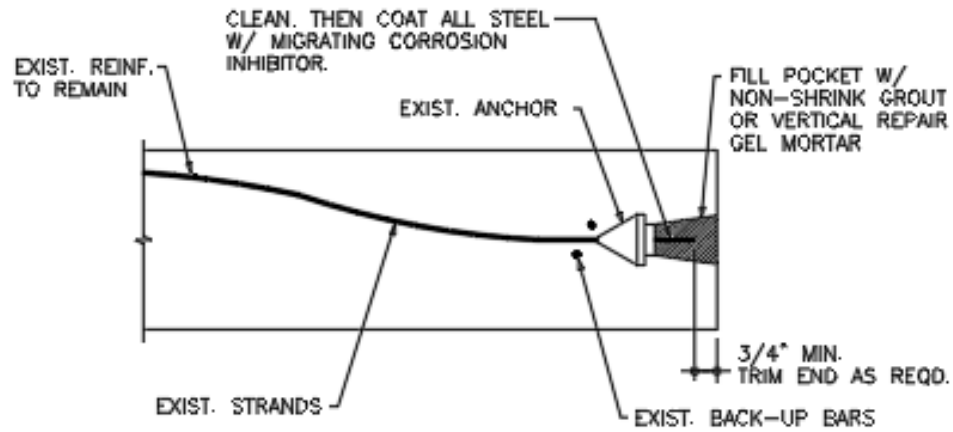


Picture of the typical tendon anchor corrosion of the slab edge.
(Just an example from the same age building)

Useful life: It is recommended to perform detailed post-tension tendon inspections every 10 years following the initial milestone inspection to monitor for corrosion, breaks, or loss of tension.

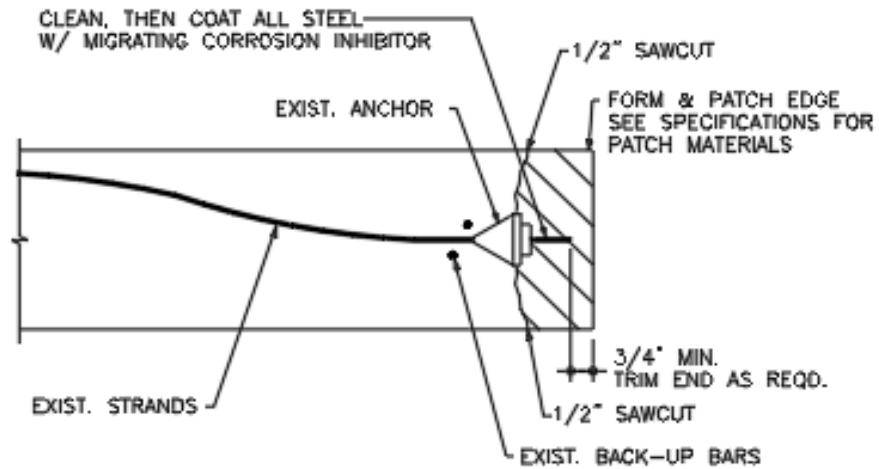
Component detail notes: Concrete restoration of the concrete slab.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4. Our cost includes the following repairs per detail below:



TYPICAL POST-TENSION ANCHOR POCKET REPAIR

N.T.S.



POST-TENSION ANCHOR EDGE REPAIR

N.T.S.

PT pocket repairs.

Quantity: 200 EA

Basis Cost: \$33.5 EA.

Condition: The pockets condition were consiled and not visible for inspection.

Useful life: It is recommended to perform detailed post-tension tendon inspections every 10 years following the initial milestone inspection to monitor for corrosion, breaks, or loss of tension.



Picture of the typical PT pocket on the slab edge.
(Just an example from the same age building)

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4. Our cost includes the following repairs below:

- Remove unsound concrete from the pocket;
- Clean, then coat tendon anchor and concrete around anchor w/ migrating corrosion inhibitor;
- Form and patch per concrete repair procedures.

Balcony and catwalk edge repair.

Quantity: 913 LF

Basis Cost: \$195 LF

Rebar replacement: \$225/LF

Condition: Good overall.



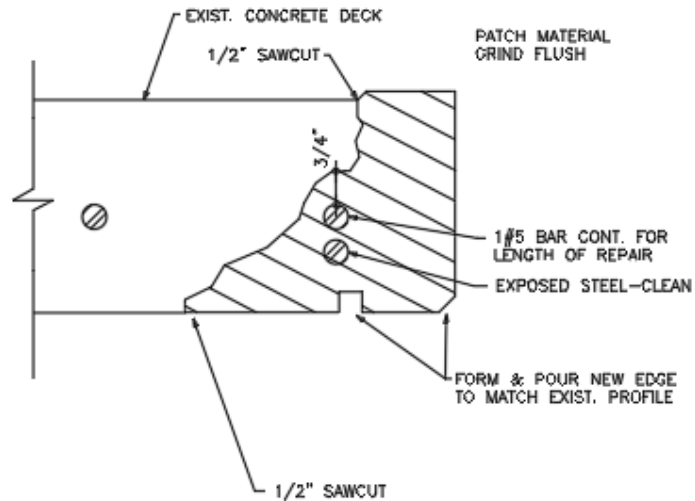
Picture of the balcony typical slab edge deterioration. PH level.

Useful life: Anticipated structural repairs for the concrete framing approximately 10 years from the previous repairs.

Component detail notes: Concrete restoration of the concrete slab edge.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4. Our cost includes the following repairs per detail below:

EDGE REPAIR OF CRACKS AND SPALLS



SECTION THROUGH DECK

GENERAL PREPARATION

SAWCUT AT EDGE OF UNSOUND CONCRETE ON SIDE AND BOTTOM OF SLAB. CHIP CONCRETE DOWN TO SOUND BASE MATERIAL. IF CONCRETE ON THE BACKSIDE OF THE REINFORCING STEEL IS BONDED, DO NOT DISTURB. IF THE BAR IS LOOSE, REMOVE THE CONCRETE FROM BEHIND THE STEEL TO CREATE A 3/4" GAP. CLEAN EXPOSED STEEL AND REMOVE LOOSE RUST USING HAND TOOLS.

COAT EXPOSED STEEL WITH EPOXY RESIN/CEMENTITIOUS BOND COAT. FORM AND PATCH SPALLED AREA USING POLYMER MODIFIED GEL MORTAR FOR OVERHEAD APPLICATION CURE PER MANUFACTURERS RECOMMENDATIONS. SUBSTITUTIONS AND ALTERNATE FIELD MIX DESIGNS WILL BE SUBMITTED TO ENGINEER FOR REVIEW.

IF MORE THAN 10% OF REINFORCING BAR CROSS-SECTIONAL AREA HAS BEEN LOST DUE TO CORROSION, ETC., CONTACT ENGINEER.

Miscellaneous repairs of the building envelope.

Quantity:

- Balcony Guardrail post pocket repair: 10 EA.
- Mortar joint repair:100LF
- Flash patch up to ½" : 500SF
- Tile removal: 350 SF

Base Cost:

- Balcony Guardrail post pocket repair: \$65
- Mortar joint repair:\$19
- Flash patch up to ½" : \$17
- Tile removal: \$4.75

Condition: Good overall.



Picture of the typical post-pocket deterioration.

Useful life: Anticipated structural repairs for the concrete framing approximately 10 years from the previous repairs.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4.

Replacement of old generator:

Quantity: 1EA

Basis Cost: \$50,000

Condition: Not suitable for the proposed elevator modernization project.



Picture of the current generator.

Useful life: Anticipated to be replaced for the proposed elevator modernization.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4.

Sun deck replacement:

Quantity: 1700 SF. Area of deck replacement
Number of openings in CMU wall to be repaired: 5 EA.
Basis Cost: Demo of existing deck and concrete slab: \$12.0 SF
New precast lintel above openings 4ft long: \$550 EA.
New 4" conc. slab over 1 5/16" MD : \$25.0 SF
New tile finish utilizing existing stone pavers: \$15.0 SF.

Condition: Water leaks have been observed under the deck, and part of the metal deck shows signs of corrosion.



Useful life: Recommended repairs must be carried out within two years from the date of the report.

Component detail notes: Sun deck repairs.

Expenditures detail notes: Expenditure timing and costs are depicted in the **Reserve Schedule** section 4. Our cost includes the following activities per event:

- Demolition of the existing concrete slab over the metal deck in the specified deck area.
- Repair supporting CMU knee wall openings with new precast lintels.
- Installation of new 1 5/16" metal deck and pouring of a 4" thick concrete slab.
- Installation of stone pavers using existing materials.