



**SOCOTEC**

Report of Structural Integrity Reserve Study

**SEMINOLE SQUARE APARTMENT NO III ASSOCIATION, INC.**

11620 Park Boulevard  
Seminole, Pinellas County, Florida 33772

SOCOTEC Project Number VS233441.1



October 28, 2024

**SEMINOLE SQUARE APARTMENT NO III ASSOCIATION, INC.**

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**Subject:** Report of Engineering Consulting Services  
**STRUCTURAL INTEGRITY RESERVE STUDY**  
Seminole Square Apartments No III, Building B  
11620 Park Boulevard  
Seminole, Pinellas County, FL 33772  
SOCOTEC Project Number VS233441.1

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building located at 11620 Park Boulevard in Seminole, Pinellas County, Florida. Our services were completed in general accordance with our proposal dated August 23, 2023.

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-stories or greater in height to have fully funded Structural Integrity Reserves by December 31, 2024, regardless of the age of the structure.

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 structural members
- Fireproofing and fire protection systems
- Plumbing
- Electrical systems
- Waterproofing and exterior painting
- Windows
- Doors
- 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 on 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 SIRS as outlined in the State of Florida Statute 718.112.

This report contains our opinion of the conditions observed at the time of 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 a case occurs, SOCOTEC should be contacted to provide additional review and revision of this study, if appropriate.

This SIRS is intended to provide guidance for the Association to plan their set aside reserves for the listed components. This report should not be used for performing an audit, forensic analysis, or background checks of historical records.

SOCOTEC personnel completed on-site inspections of the subject property on February 13, 2024, 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.**

*Nicholas Massaro*

Nicholas Massaro, P.E.  
Project Engineer  
Florida Registration No. 94693

*Alejandra Mercado*

Alejandra Mercado, E.I.  
Staff Engineer



# TABLE OF CONTENTS

**PROJECT INFORMATION** ..... - 1 -

**FUNDING ANALYSIS** ..... - 2 -

**SUMMARY** ..... - 3 -

**BUILDING COMPONENTS** ..... - 4 -

    Roofing ..... - 4 -

    Load-Bearing Structural Members ..... - 4 -

    Fireproofing and Fire Protection Systems ..... - 4 -

    Plumbing Systems ..... - 5 -

    Electrical Systems ..... - 5 -

    Waterproofing and Exterior Painting ..... - 5 -

    Windows and Doors ..... - 5 -

**APPENDICIES**

- Appendix A: Site Vicinity Map
- Appendix B: Site Aerial
- Appendix C: Site Photographs
- Appendix D: Straight-Line Present Funding Method Reserve Data Sheet



## PROJECT INFORMATION

Seminole Square No. III is located on Park Boulevard in Seminole, Pinellas County, Florida. In general, the subject building is a 3-story mid-rise building with a total of 30 residential units, which includes:

- Roofs
- Primary structural members
- Fireproofing and fire protection systems
- Plumbing systems
- Electrical systems
- Waterproofing and exterior painting
- Windows
- Exterior Doors
- Balconies
- Other appurtenant components

The subject development infrastructure and buildings were originally developed circa 1974. The subject building is assumed to be a concrete structure with pre-cast reinforced concrete decks supported by cast-in-place concrete beams and columns. The structure is assumed to be supported on a shallow foundation system. The exterior walls of the structure were observed to consist of CMU block and are finished with a painted stucco. The low sloped roof is covered with a single-ply membrane roofing system. There is the possibility the actual construction of the building could deviate from our assumptions.

A licensed professional engineer led team completed physical site observations of the subject property on February 13, 2024. 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 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 SIRS results is located within Appendix D (Straight-Line Analysis) at the end of this report.



## SUMMARY

### SITE DATA

Property Name: Seminole Square Apartment No. III Association, Inc.  
Property Address: 11620 Park Boulevard  
Seminole, Pinellas County, FL 33772  
Total Structure(s)/Units: One 3-Story Structure / 30 Units  
Year of Site Development: Circa 1974  
Budget Year Start: January 1, 2025  
Budget Year End: December 31, 2025

### ANALYSIS

Total number of elements scheduled for SIRS funding	9
<b>Recommended Straight-Line Present Funding Contributions for 2025</b>	<b>\$101,123</b>

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

Therefore, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of \$101,123 in order to fully fund the required SIRS components based on the Straight-Line funding method and an initial funding of \$0 to the SIRS from your current capital reserves.



## 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.

### Roofing

Flat Roof – The flat roofs consist of a single-ply roofing membrane. This type of roof system typically has a useful life of 20 years under normal operating conditions with routine yearly maintenance. At the time of our site visit, the roof was observed to be in fair condition. A reserve has been included for the replacement of the roof.

### Load-Bearing Structural Members

Structural Framing - The load bearing structural members include cast-in-place reinforced columns/beams, and masonry block walls. The concrete floor slabs/decks are conventionally reinforced and supported by concrete beams and columns. Exterior walls consist of masonry block finished with stucco. These types of primary structural members typically have a 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. Areas of concrete distress were observed at the time of our site visit. The reserve schedule assumes the Association performed the necessary concrete repairs in 2024.

### 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 Marshal following their inspection of the building. Therefore, we have not included any reserves for fireproofing.

Fire Alarm Control Panel (FACP) and Audio-Visual Fire Alarm System – The structure is equipped with one FACP located on ground level. Numerous audio-visual alarms and fire alarm pull switches are located throughout the building. Typically, these control systems have a useful life



of 25 to 30 years before requiring an updated system. A reserve has been included for the replacement of the FACP and related equipment.

## **Plumbing Systems**

Sanitary Lines – Our observation indicate the sanitary lines are cast-iron components. 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 lining or replacement is warranted. Typically, these sanitary stacks can last up to 50-plus years with routine maintenance and cleaning. Lateral sanitary plumbing lines are normally unit owner owned/responsibility components, and they are typically not relined. They are typically replaced by the unit owner during a unit renovation under a permitted renovation. We have included a reserve to address periodic repairs/replacement to the plumbing components.

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 - The main electrical equipment (electric meters and sockets, breakers, switches, and panels) is located in the electrical room on the ground floor. Localized breaker panels are within units. 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 and Stucco Restoration - It is our understanding the structure was last painted in 2016. The paint was observed to be in fair overall condition. Buildings located in the southwest Florida region are recommended to have their exteriors recoated on a 7 to 10-year basis. A reserve has been included for exterior painting.

Breezeways and Stairs Waterproofing – It is our understanding that the breezeways are protected with a water-resistant coating. The paint was observed to be in fair condition. A reserve has been included for replacement of the water-resistant paint on a 5-year basis.

## **Windows and Doors**

Exterior Windows - We understand the Association is responsible for the windows in the laundry room. A reserve has been included for replacement of the windows.

Exterior Doors - The Association is responsible for the exterior doors located in the electrical,



elevator equipment, and laundry rooms. We have included a reserve for the replacement of these common area exterior doors.

DRAFT



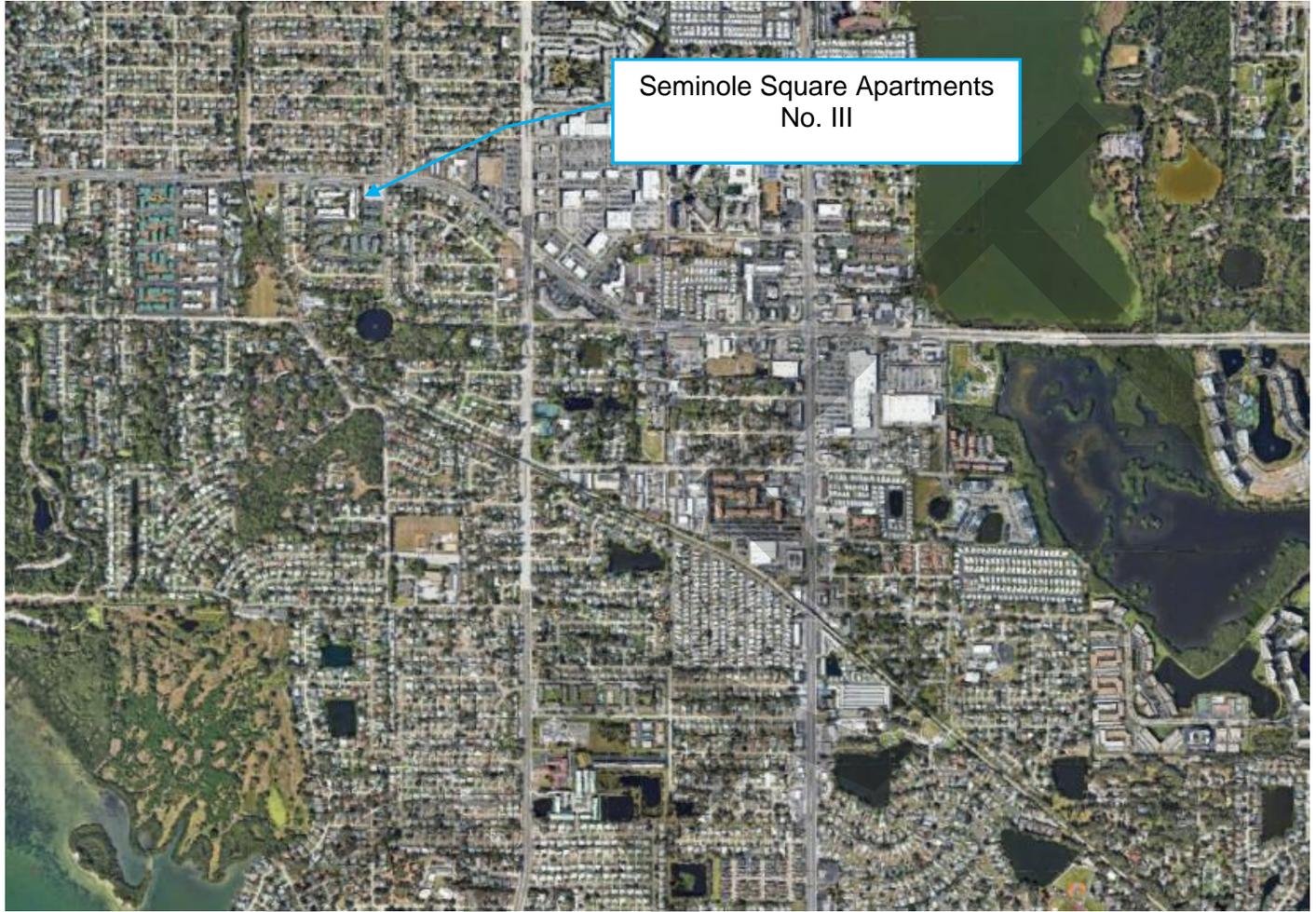


Image: Google Earth

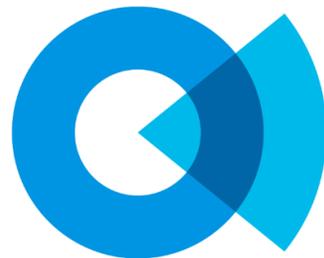


Appendix A: Site Vicinity Map

**SEMINOLE SQUARE APARTMENT NO III  
ASSOCIATION, INC.**

**11620 Park Boulevard  
Seminole, Pinellas County, Florida 33772**

**SOCOTEC Project Number VS233441.1**



**SOCOTEC**



Image: Google Earth



**Appendix B: Site Aerial**

**SEMINOLE SQUARE APARTMENT NO III  
ASSOCIATION, INC.**

**11620 Park Boulevard  
Seminole, Pinellas County, Florida 33772**

**SOCOTEC Project Number VS233441.1**



**SOCOTEC**

# APPENDIX C: SITE PHOTOGRAPHS

Seminole Square Apartments No. III

SOCOTEC Project No. VS233441.1



Overview of roof.



View of FACP.

# APPENDIX C: SITE PHOTOGRAPHS

Seminole Square Apartments No. III

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Typical walkway.



Cracking on walkway beam.

# APPENDIX C: SITE PHOTOGRAPHS

Seminole Square Apartments No. III

SOCOTEC Project No. VS233441.1



Stucco crack on the building's exterior.



Cracking on concrete railing.

**SEMINOLE SQUARE APARTMENT NO III ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**Straight-Line Present Funding Method**  
**Appendix D**

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 (2025)
<b>ROOFS</b>											
FLAT ROOF	20	2018	13	12,600	SF	\$ 22	\$ 277,200	\$ 13,860	\$ 97,020	\$ -	\$ 21,323
<b>ROOFS - TOTAL</b>							<b>\$ 277,200</b>	<b>\$ 13,860</b>	<b>\$ 97,020</b>	<b>\$ -</b>	<b>\$ 21,323</b>
<b>LOAD BEARING STRUCTURAL MEMBERS</b>											
CONCRETE AND CMU FRAME REPAIR	10	N/A	10	1	LS	\$ 20,000	\$ 20,000	\$ 2,000	\$ -	\$ -	\$ 2,000
<b>LOAD BEARING STRUCTURAL MEMBERS - TOTAL</b>							<b>\$ 20,000</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000</b>
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>											
FACP AND AUDIO-VISUAL ALARM SYSTEM	30	2020	25	1	LS	\$ 15,000	\$ 15,000	\$ 500	\$ 2,500	\$ -	\$ 600
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL</b>							<b>\$ 15,000</b>	<b>\$ 500</b>	<b>\$ 2,500</b>	<b>\$ -</b>	<b>\$ 600</b>
<b>PLUMBING SYSTEMS</b>											
PLUMBING REPAIRS - ALLOWANCE	10	N/A	10	1	LS	\$ 20,000	\$ 20,000	\$ 2,000	\$ -	\$ -	\$ 2,000
<b>PLUMBING SYSTEMS - TOTAL</b>							<b>\$ 20,000</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000</b>
<b>ELECTRICAL SYSTEMS</b>											
ELECTRICAL SYSTEM UPGRADE	60	N/A	10	1	LS	\$ 25,000	\$ 25,000	\$ 417	\$ 20,833	\$ -	\$ 2,500
<b>ELECTRICAL SYSTEMS - TOTAL</b>							<b>\$ 25,000</b>	<b>\$ 417</b>	<b>\$ 20,833</b>	<b>\$ -</b>	<b>\$ 2,500</b>
<b>WATERPROOFING AND EXTERIOR PAINTING</b>											
EXTERIOR PAINTING AND STUCCO RESTORATION	10	2016	1	1	LS	\$ 65,000	\$ 65,000	\$ 6,500	\$ 58,500	\$ -	\$ 65,000
BREEZEWAYS AND STAIRS WATERPROOFING	5	N/A	1	3,000	SF	\$ 2.00	\$ 6,000	\$ 1,200	\$ 4,800	\$ -	\$ 6,000
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL</b>							<b>\$ 71,000</b>	<b>\$ 7,700</b>	<b>\$ 63,300</b>	<b>\$ -</b>	<b>\$ 71,000</b>
<b>WINDOWS AND DOORS</b>											
COMMON AREA EXTERIOR WINDOWS	30	N/A	5	1	LS	\$ 5,000	\$ 5,000	\$ 167	\$ 4,167	\$ -	\$ 1,000
COMMON AREA EXTERIOR DOORS	30	N/A	15	1	LS	\$ 10,500	\$ 10,500	\$ 350	\$ 5,250	\$ -	\$ 700
<b>WINDOWS AND DOORS - TOTAL</b>							<b>\$ 15,500</b>	<b>\$ 517</b>	<b>\$ 9,417</b>	<b>\$ -</b>	<b>\$ 1,700</b>
<b>TOTALS</b>							<b>\$ 443,700</b>	<b>\$ 26,993</b>	<b>\$ 193,070</b>	<b>\$ -</b>	<b>\$ 101,123</b>
<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>											