

Calais at Pelican Bay

Project Management Report – Building F

1. Unit F502 Concrete Restoration:

Structural distress (corroded and exposed rebar, and concrete delamination) at the left balcony column and along the entire deck edge of the lanai was observed by Socotec. The tiles along the entire balcony will need to be removed to inspect the deck for any issues (cracks, spalls, etc.), perform any necessary concrete restoration work, and waterproof the entire balcony deck. A standard concrete restoration procedure in accordance with the permitting plans provided must be followed. We also noted the deterioration of eleven (11) post-tension cables requiring repair. A specialist will be assisting with the cable tensioning and sequencing work related to the post tension cable repairs. Installation of shoring and reshoring posts in accordance with the provided plans will be necessary to perform the repairs since most likely the concrete demolition will be done around the post tension cables. Locations of the shoring posts shall be as indicated by the Engineer of Record (EOR) on site on 8/5.



Front PT cable and slab edge repairs:



Column repair:



Left side slab edge repair:



Right side PT cable and slab edge repair:



2. Unit F402 Headers:

Exploratory holes were opened in all 3 headers to assess the condition of the header framing. Severe corrosion of the light gauge metal framing was observed at all headers of the lanai. A standard header restoration procedure in accordance with the permitting plans provided must be followed.





3. Unit F302 Concrete Restoration and Headers:

Structural distress (corroded and exposed rebar, and concrete delamination) along the deck edge of the lanai was observed by Socotec. The sliding glass door must be removed to properly perform any necessary concrete restoration work. A standard concrete restoration procedure in accordance with the permitting plans provided must be followed. In addition, we also noted signs of potential deterioration of several post tension cables requiring repair. While the full extent of affected post-tension cables is unknown, based on our observations of the existing conditions, we anticipate that the pattern and extent of deterioration will likely be similar to what was previously documented in the 04 stack. Installation of shoring and reshoring posts in accordance with the provided plans will be necessary to perform the repairs since most likely the concrete demolition will be done around the post tension cables. Locations of the shoring posts shall be as indicated by the Engineer of Record (EOR) on site on 8/5. Structural distress (cracking) was also observed at the large header of the lanai. It is in Socotec's opinion that a standard header restoration procedure must be performed in accordance with the permitting plans provided.

