

Calais at Pelican Bay

Project Management Report 19 – Building F

TO: Board of Directors, Calais at Pelican Bay Condominium Association

FROM: Socotec Consulting, Inc.

DATE: April 1, 2026

RE: Scope of Work Updates and Revisions – Unit F-301, Building F Post-Tension Cable Repairs

EXECUTIVE SUMMARY

This report provides an update on the post-tension cable repairs and restoration at Unit F-301 and outlines necessary revisions to the original scope of work based on newly discovered complexities revealed through Ground Penetrating Radar (GPR) scanning and detailed field investigation. The revisions involve full-cable replacements in lieu of standard repair procedures due to structural constraints and the identification of compromised conditions in Unit F-303.

BACKGROUND

During the initial inspection of Unit F-301's balcony, a total of **15 post-tension cables** were identified as compromised:

- **9 uniform cables**
- **6 band line cables**

The original scope of work anticipated repairs using standard procedures: locking off, splicing, and re-stressing the affected cables.

JANUARY 16, 2026, ON-SITE MEETING – SCOPE REVISION #1

On January 16, 2026, Socotec representatives, along with Elias Brothers staff, PT Pros of SWFL PT Cable Repair Specialists, and a Calais at Pelican Bay Condominium Association representative, met on-site to review the repair instructions considering newly revealed complexities determined through GPR scanning and investigation.

Key Findings:

- Post-tension cable positioning and reinforcement bar clustering in the south corner of the balcony prevented the typical repair approach (locking off, splicing, and re-stressing) due to the required clearance needed between the cables for splicing.
- Standard repair procedures would necessitate extensive shoring throughout multiple unit stacks from the ground floor to the affected balcony, adding costs and impractical complexity.

Recommended Action:

All parties agreed to **full replacement of the six (6) band line cables** (from Unit F-301 to Unit F-303) rather than attempting standard repairs. Each cable would be replaced from one end to the other (01 stack to 03 stack) 2 cables at a time.

PROGRESS UPDATE AS OF APRIL 1, 2026

Completed Work – Unit F-301:

Band line Cables:

- All **6 band line cables** have been successfully replaced in full.
 - 3 cables terminate at the exterior shear wall of Unit F-303.
 - 3 cables terminate at the balcony slab edge of Unit F-303.

Uniform Cables:

- **7 out of 9 uniform cables** have been repaired in accordance with the typical repair instruction (locking off, splicing, and re-stressing).

SCOPE REVISION #2 – UNIFORM CABLES FULL REPLACEMENTS

Issue Identified:

Following exploration of the **remaining 2 uniform cables**, field investigation has revealed the same complexities encountered with the band line cables:

- Insufficient clearance for locking off with a chuck splice to perform partial repairs.
- High concentration of reinforcement bars in the affected area, adding structural complexity.
- Standard repair procedures would require extensive shoring through the units.

Recommended Action:

In consultation with the PT Specialist during today's on-site meeting, **full cable replacement for the remaining 2 uniform cables** has been determined as the best course of action.

Timeline: Upon approval, these 2 uniform cables are scheduled for replacement **mid next week**.

NEWLY IDENTIFIED ISSUE – UNIT F-303**Discovery:**

During the process of full cable replacement and preparatory work at the slab edge of Unit F-303, additional structural concerns have been identified:

Visual Observations:

- Corroded hook reinforcement bars at the slab edge.
- Slight corrosion on the uniform PT anchors.

GPR Scan Results (Conducted April 1, 2026):

- Strong reflections often signifying **delamination within the concrete**.
- The affected area appears to extend beyond the first identified uniform PT cable.
- Similar complexities to those found in Unit F-301 are present.

Potentially Compromised Cables in Unit F-303:

Based on current observations and GPR findings, **up to 5 cables may be affected or compromised:**

- **3 uniform cables** emanating from the column.
- **2 band line cables**.

Next Steps:

Further investigation and exploratory work are required to confirm the extent of damage and determine the appropriate repair or replacement strategy for Unit F-303. A detailed assessment will be provided following additional exploration and consultation with the PT Specialist.

PHOTOGRAPHIC DOCUMENTATION



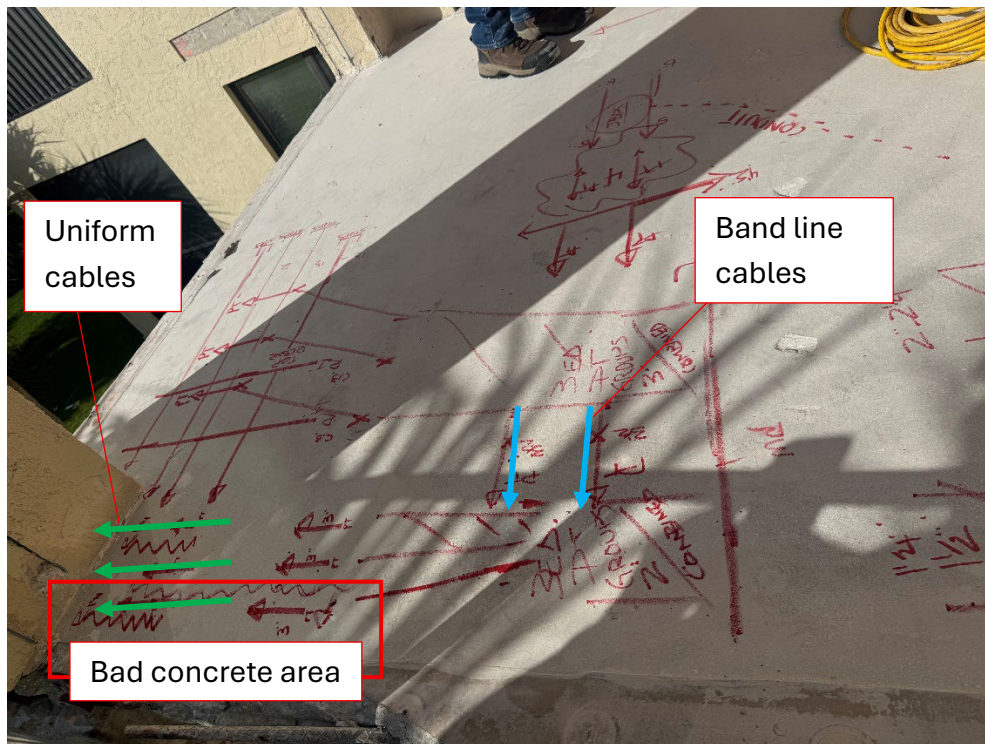
Full view of Unit F-301 balcony deck, showing completed uniform cable repairs.



Concentration and clustering of reinforcement bars and PT cables identified through GPR scanning in the south corner of balcony, Unit F-301.



Remaining uniform cables requiring full cable replacement, showing clearance between the cables and proximity to band line cables, Unit F-301.



GPR scan results indicating clustering of reinforcement bars and PT cables and location of 5 cables that may be affected, Unit F-303.



Slab edge conditions at Unit F-303 balcony showing corroded hook reinforcement bars and area of potential delaminated concrete.