

Calais at Pelican Bay

Project Management Report 20 – Building F

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

FROM: Socotec Consulting, Inc.

DATE: May 4, 2026

RE: Scope of Work Updates and Revisions – Unit F-303, Building F Post-Tension Cable Repairs/Replacement

EXECUTIVE SUMMARY

This report provides an update on the post-tension cable repairs and restoration at Unit F-303 and outlines necessary revisions to the original scope of work based on newly discovered complexities.

BACKGROUND

During the initial inspection of Unit F-303's balcony, a total of **5 post-tension cables** showed strong indications of being compromised/affected:

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

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.
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PROGRESS UPDATE

Completed Work – Unit F-303:

Band line Cables:

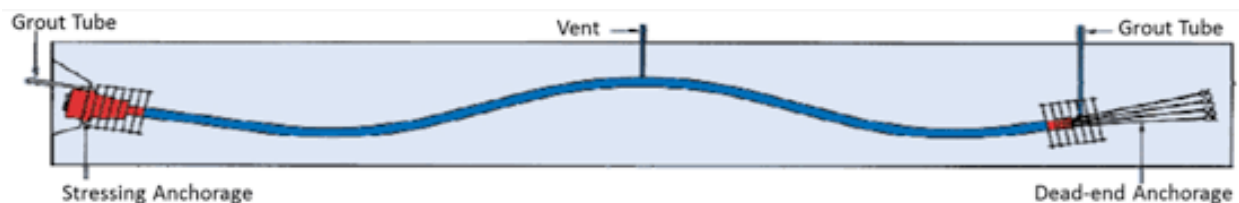
- The 2 band line cables initially identified as potentially compromised in Unit F-303 have been successfully replaced with full cable replacements. This decision was driven by the cables' routing beneath the sliding glass doors of Unit F-301, which presented the same spatial and structural constraints encountered previously in Unit F-301.

Uniform Cables:

- According to the PT Specialist, while performing the typical repair procedure (locking off, splicing, and re-stressing) on these 3 uniform cables at Unit F-303, during the stressing operation, at least one cable failed and released at its wedge anchor located at the balcony slab edge of Unit F-305.
- Initial investigation and observation suggest that these 3 uniform cables do not terminate between Units F-303 and F-304 as indicated in the structural plans. Instead, these cables run across the full length of the building from Unit F-303 to Unit F-305 and are configured as double live end cables (cables with stressing capability at both ends, rather than one live end and one dead end).

NEWLY IDENTIFIED ISSUE: CABLE FAILURES DURING REPAIR – UNIT F-303

Based on the structural plans originally provided, the three uniform cables emanating from the column in Unit F-303 were assumed to have their live end (where stressing occurs) at the balcony slab edge of Unit F-303 and their dead end (anchored end) between the interior of Units F-303 and F-304.



However, during the repair process and subsequent investigation by the PT Specialist, it was discovered that these cables may run across the full length of the building from Unit F-303 to Unit F-305 rather than terminating between F-303 and F-304 as shown on the plans. When stressing was attempted during the typical repair procedure (locking off, splicing,

and re-stressing), at least one cable is confirmed to have failed and released, with the resulting damage observed at the balcony slab edge of Unit F-305.

Deviations between original building plans and actual field conditions are not uncommon in construction projects. Given the age of the building and the absence of comprehensive as-built plans to reference, our assessment and repair strategy relies solely on the original structural plans until actual field conditions are uncovered. It is important to note that, throughout the restoration work conducted to date, the building plans have demonstrated reasonable accuracy regarding the location of post-tension cable ends and the identification of live end and dead end locations.

Next Steps:

Due to the cable failures and the unknown location of the break point, full cable replacement has been recommended by the PT Specialist as the only viable course of action for the affected cables.

NEWLY IDENTIFIED ISSUE: ADDITIONAL POTENTIALLY COMPROMISED CABLES IN UNIT F-303

During the repair work on the three uniform cables emanating from the column in Unit F-303, additional exposure and chipping of the slab edge revealed three additional uniform cables located to the left of the originally identified cables. These newly exposed cables exhibit similar signs of distress:

- Slight corrosion on the edge reinforcement steel with insufficient concrete coverage
- Corrosion on the cable anchors
- Evidence of water intrusion, likely originating from fastener holes at the top of the slab edge where the screen enclosure was attached

The corrosion patterns observed align with the locations of these fastener holes, suggesting they are a primary source of water intrusion contributing to the deterioration of both the reinforcement steel and the post-tension cable anchors.

Recommended Next Steps:

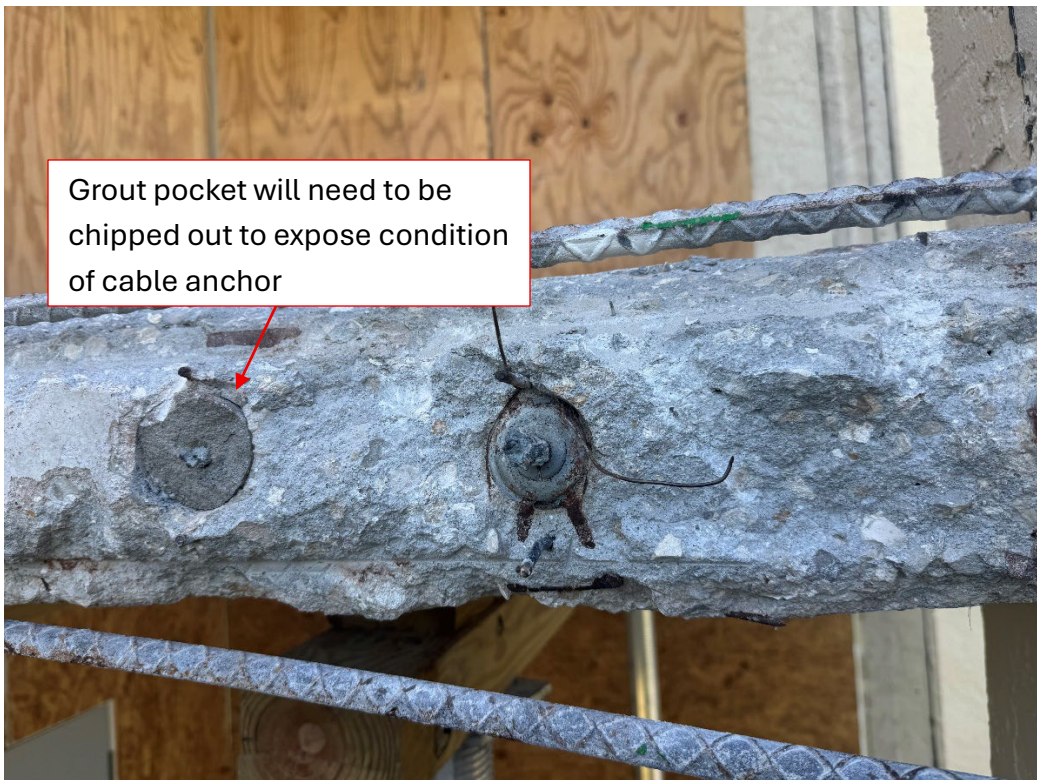
To develop a comprehensive and accurate repair scope for these compromised cables, Elias Brothers will expose the slab edge of Unit F-305 at the location where damage was observed. This exposure will allow us to confirm the prediction that all of these additional cables extend the full length of the building to this edge, rather than terminating at interior locations as indicated on the original structural plans and verify whether these cables are configured as

double live end cables. Once the slab edge of Unit F-503 is exposed, we will assess the condition of the cables and provide a revised repair scope.

PHOTOGRAPHIC DOCUMENTATION



Unit F-303 balcony slab edge: 3 original uniform cables emanating from the column.



Unit F-303 balcony slab edge: 3 additional uniform cables adjacent to the 3 originally exposed cables.



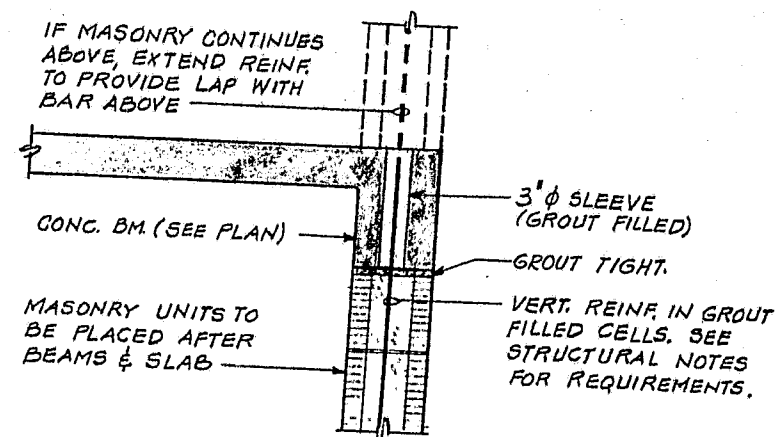
Unit F-305 condition: damage observed at balcony slab edge. Full exposure will be necessary for proper assessment.



Unit F-303 balcony slab edge: corrosion patterns and PT pockets aligned with the locations of fastener holes.

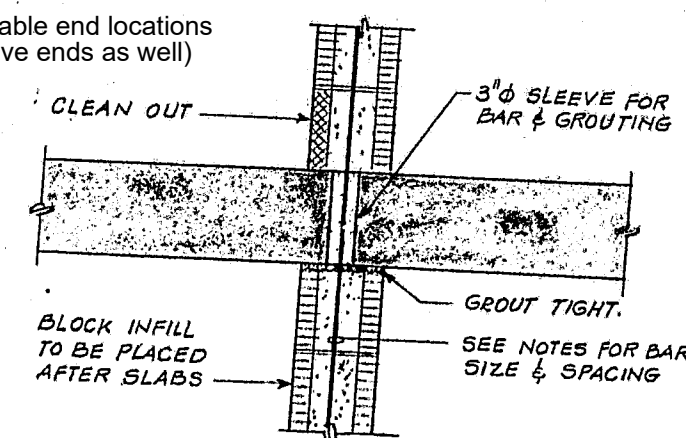


Unit F-303 balcony slab edge: Insufficient coverage on slab edge reinforcement not achieving the required 2 inches.

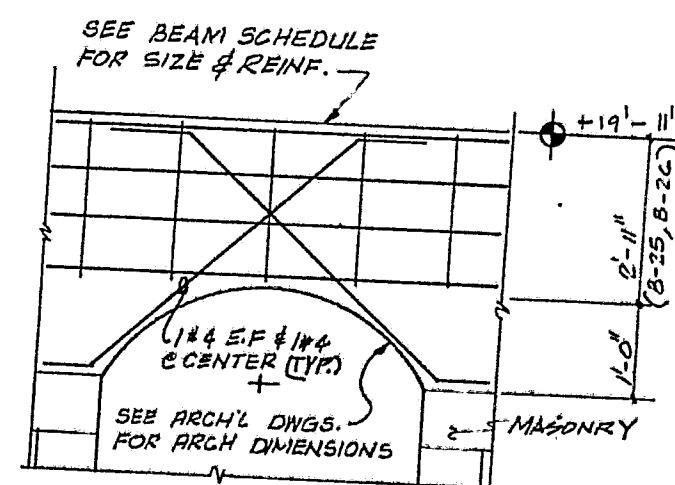


INFILL MASONRY DETAIL AT BEAM

Predicted Cable end locations (assuming live ends as well)



INFILL MASONRY DETAIL AT SLAB



SECTION 1-1
SCALE 3/4" = 1'-0"

Structural plans reflect dead end of cable between Unit F-303 and Unit F-304

- 1.) FLOOR SLAB SHALL BE AN 8" PARTIALLY POST TENSIONED FLAT PLATE.
- 2.) PROVIDE 185 TOP AND BOTTOM CONTINUOUS AT EDGES OF SLAB ALL AROUND.
- 3.) REFERENCE ELEVATION +1'-0" = ELEVATION +20'-0" AT SECOND FLOOR; = ELEVATION +30'-0" AT THIRD FLOOR; = ELEVATION +40'-0" AT FOURTH FLOOR; = ELEVATION +50'-0" AT FIFTH FLOOR.
- 4.) BARS SHOWN IN PLANS ARE #4 BARS UNLESS OTHERWISE NOTED.
- 5.) BARS SHOWN AS SOLID LINES ARE TOP BARS AND BARS SHOWN AS DASHED LINES ARE BOTTOM BARS UNLESS OTHERWISE NOTED.
- 6.) ALL POST TENSIONED PROFILES ARE MEASURED FROM THE BOTTOM OF THE SLAB TO THE CENTER OF THE POST TENSIONING CABLE.
- 7.) VERIFY WITH ARCHITECTURAL DRAWINGS FOR SLAB RECESSES, STEPS, SLOPES, SLEEVES, ETC.
- 8.) SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- 9.) INDICATES INFILL, NON-LOAD BEARING WALLS.
 INDICATES LOAD BEARING MASONRY WALLS.
- 10.) FORCES SHOWN ARE FINAL EFFECTIVE PRESTRESS FORCES.
- 11.) B-12 AND B-13 @ ELEVATION +24'-0" ONLY; DROP SOFFIT OF BEAMS TO ELEVATION +17'-0" AND ADD 285 IN ORDER TO CARRY THE ELEVATOR MACHINE ROOM'S ROOF.
- 12.) BEAMS B-25, B-26 AND B-27 OCCUR @ ELEVATION +19'-11" ONLY. BEAMS B-4, B-7 AND B-10 OCCUR @ REMAINING TYPICAL FLOORS (ELEVATION +27'-11", ELEVATION +39'-11" AND ELEVATION +49'-11").

TYPICAL FLOOR FRAMING PLAN
1/8" = 1'-0"

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TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE SHOWN ON THESE PLANS COMPLIED WITH THE APPLICABLE MINIMUM BUILDING CODES.

FILE NO. 89-181

revisions :

job no :
drawn by : tmj
date :
drawing :

sheet of

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