

Calais at Pelican Bay

Project Management Report 21 – Building F

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

FROM: Socotec Consulting, Inc.

DATE: June 11, 2026

RE: Post-June 2nd Meeting Update – Unit F-303, F-304, F-305 Post-Tension Cable Investigation and Repair Strategy

EXECUTIVE SUMMARY

This report provides an update following our June 2nd meeting and presents the findings from the Ground Penetrating Radar (GPR) scan conducted by Horizon Construction Technologies on May 26, 2026. Based on the GPR results and subsequent discussions with the post-tension specialist, a targeted investigative approach has been established to locate the suspected cable failure point within Unit F-304 without requiring interior demolition.

BACKGROUND

As outlined in Project Management Report 20 (dated May 4, 2026), during the repair of three uniform cables emanating from the column at Unit F-303's balcony slab edge, at least one cable failed during the stressing operation. The failure resulted in wedge release and observable damage at the balcony slab edge of Unit F-305. Initial structural plans indicated these cables should terminate between Units F-303 and F-304; however, field conditions revealed the cables extend the full length of the building to Unit F-305 and are configured as double live end cables.

Additionally, three more uniform cables were discovered adjacent to the original three at Unit F-303's slab edge, exhibiting similar distress indicators including anchor corrosion, insufficient concrete coverage on reinforcement steel, and evidence of water intrusion from screen enclosure fastener holes.

GPR SCAN FINDINGS – MAY 26, 2026

Horizon Construction Technologies conducted 2D Concrete Structure Radar scanning of the elevated deck interiors of Units F-303, F-304, and F-305 to trace the post-tension cable paths and identify potential areas of compromise.

Key Findings:

Unit F-303:

- GPR confirmed the path of the tendon groups emanating from the balcony slab edge.

Unit F-304:

- The tendon group leading from Unit F-303 does not follow the path indicated on the original structural plans.
- The band line group joins with an additional band line cable group that starts at the exterior wall of the guest bedroom of Unit F-303, proceeds toward the column on the northeast wall, and transitions into Unit F-304.
- The tendon groups remain bundled throughout their path, preventing identification of individual cable counts (GPR requires a minimum of two inches of separation between targets).
- Critical Discovery: An area highlighted in blue on the GPR scan within Unit F-304 reflects heavy concrete saturation and is located in the direct path of both uniform and band line tendons at the enclosed lanai of Unit F-304.
- This saturated area is directly beneath the location where screen frame fasteners were observed to be installed at an angle, tiles along this area sound hollow, suggesting delamination and potentially suggesting a correlation between these observations and possible cable distress or suspected transitions.
- Approximately 3-4 uniform tendons terminate on the enclosed lanai of Unit F-304, in the area backing up to the bedroom of Unit F-303.

Unit F-305:

- GPR confirmed cable paths leading to the balcony slab edge where damage was previously observed.

Suggestions:

- Based on the GPR scan, investigation in the area for consideration of tendon transitions at the enclosed lanai of Unit-304 is recommended. HCT recommends considering other means to confirm findings before interior demo is necessary.
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NEXT STEPS

1. The post-tension specialist will proceed with the cable extraction operation of the failed cable at Unit F-303.
2. Once the break point is located and measurements are taken, Socotec will provide a supplemental report with:
 - Confirmed break point location
 - Correlation analysis with GPR findings
 - Revised repair scope and methodology for the affected cables
3. If the break point confirms the suspected area in Unit F-304, a targeted exposure plan will be developed to access and repair the compromised section.

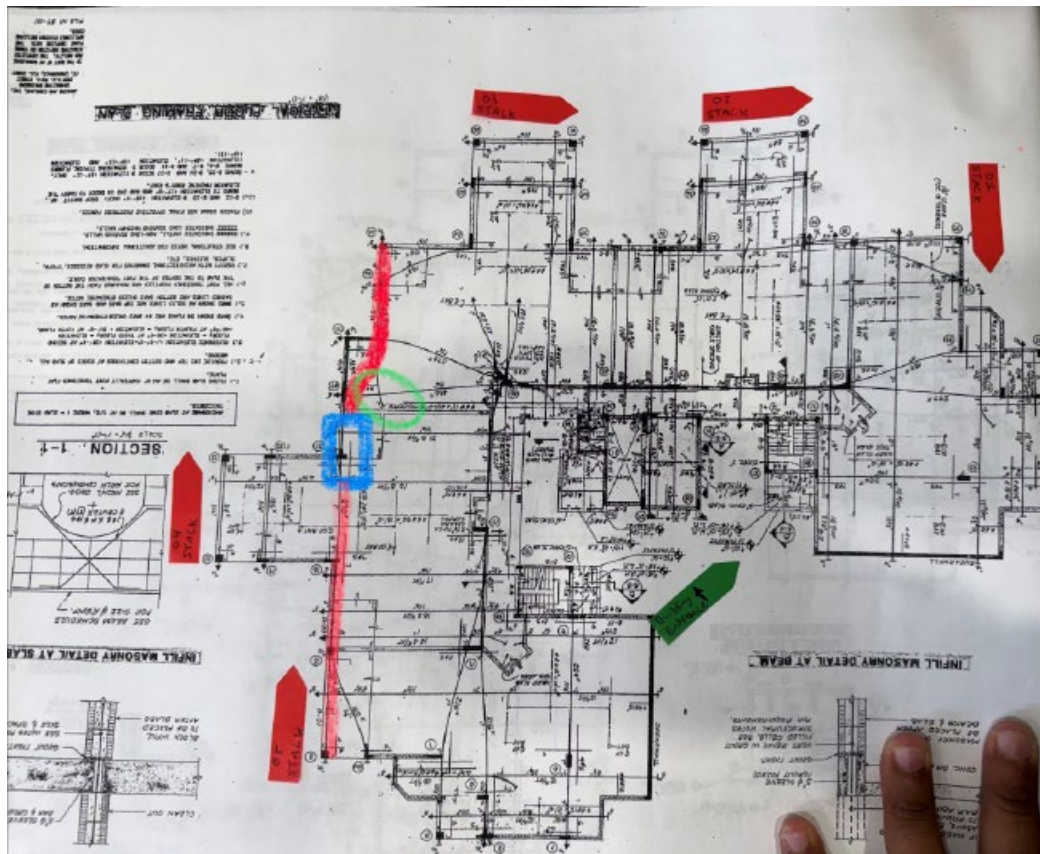
Conclusion:

The GPR scan has provided valuable insight into the cable routing and has identified a probable area of compromise within Unit F-304. The agreed-upon cable extraction and measurement approach represents an investigative strategy that will provide definitive confirmation of the failure location or suspected transition while avoiding unnecessary interior disruption. Upon completion of this investigation, we will be positioned to develop a comprehensive and accurate repair scope for all affected cables in Units F-303, F-304, and F-305.

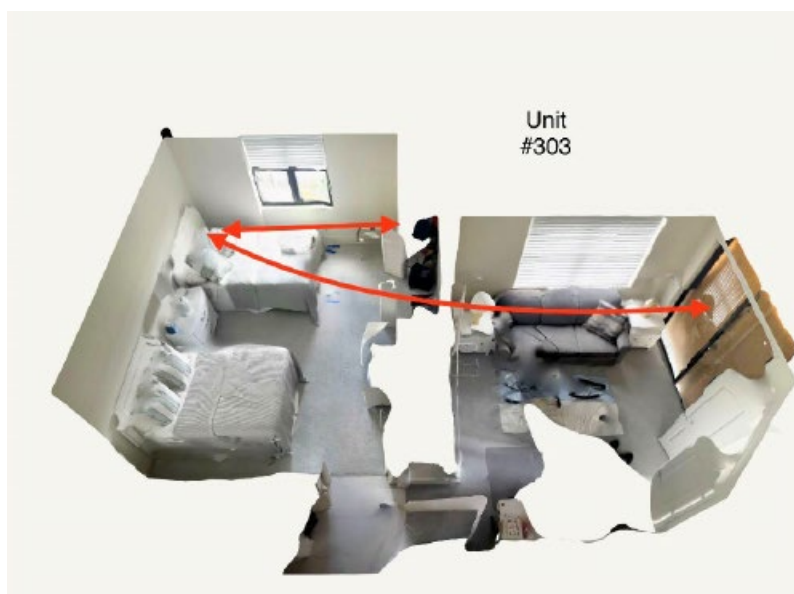
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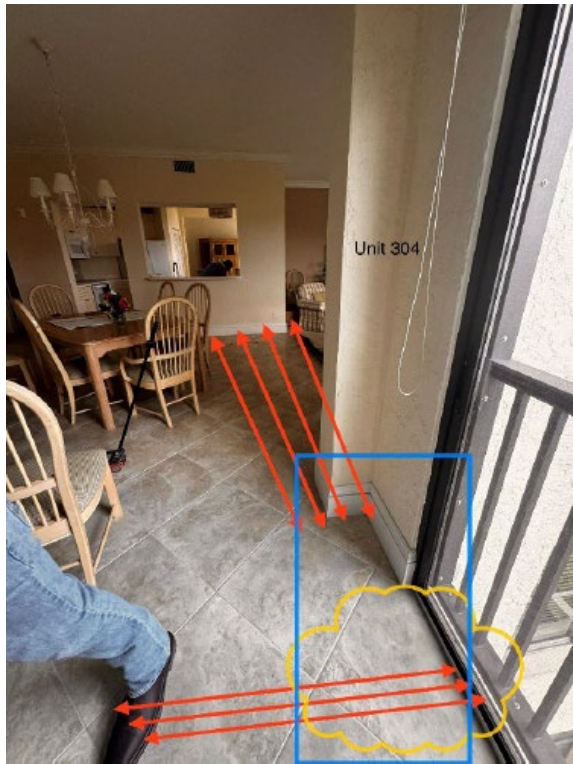
Unit F-305 condition: damage observed at balcony slab edge. Cable observed with wedges released.



Building Plans discrepancy: GPR scan confirmed path of the tendon groups emanating from Unit F-303 balcony slab edge to Unit F-305 balcony slab edge. Blue highlighted area indicated heavy concrete saturation in GPR scan in direct path of band line and uniform cable tendons.



Unit F-303: confirmed path of tendons and new group of band line cables confirmed starting at the exterior wall of the guest bedroom.



Unit F-304: confirmed path of tendons, yellow highlighted area reflected heavy saturation, blue highlighted area is the suspected area of consideration for possible tendon transition or break point.



Unit F-305: confirmed path of tendons through to the balcony slab edge.