

Calais at Pelican Bay

Project Management Report 23 – Building H

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

FROM: Socotec Consulting, Inc.

DATE: July 13, 2026

RE: Newly Discovered Post-Tension Cable Issues – Unit H-501, Building H

EXECUTIVE SUMMARY

This report documents newly discovered compromised post-tension cables at Unit H-501 and outlines the anticipated scope of work revisions based on structural complexities identified in previous repairs at Building F. Two (2) compromised band line cables have been identified at the southwest slab edge of Unit H-501. Given the typical floor plan used across all buildings, similar construction constraints encountered at Unit F-301 are expected, which will likely necessitate full cable replacement rather than standard repair procedures. Ground Penetrating Radar (GPR) scanning is required to confirm cable clearances and determine the final repair approach.

BACKGROUND

Discovery at Unit H-501

During the inspection of Unit H-501's balcony, **2 band line cables** at the southwest slab edge were observed with severe deterioration/corrosion of the post tension cable anchors and have been identified as compromised.

The building plans indicate a typical floor plan configuration used across all buildings at Calais at Pelican Bay. Based on this standard design, the structural conditions and constraints encountered during repairs at Unit F-301 (Building F) are anticipated to be present at Unit H-501 (Building H).

Key Complexities Identified at Unit F-301:

- **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 insufficient clearance needed between cables for splicing operations.

- **Standard repair procedures would necessitate extensive shoring** throughout multiple unit stacks from the ground floor to the affected balcony, adding significant costs and creating impractical complexity.

During the Unit F-301 repair process, all parties agreed to proceed with **full replacement of band line cables** (from Unit F-301 through to Unit F-303) rather than attempting standard repairs, with cables replaced from one end to the other (01 stack to 03 stack), 2 cables at a time.

ANTICIPATED ISSUES AT UNIT H-501

Based on the typical floor plan and the experience from Building F repairs, the following conditions are expected at Unit H-501:

Structural Constraints:

- **Insufficient clearance between post-tension cables** at the southwest corner, preventing standard locking off and splicing procedures.
- **High concentration of reinforcement bars** in the affected area, adding structural complexity and limiting access for typical repair methods.
- **Extensive shoring requirements** through multiple unit stacks (H-501 through the ground floor) if standard repair procedures are attempted.

Predicted Scope:

Given these anticipated constraints, **full cable replacement from Unit H-501 through to Unit H-503** may be required for the 2 compromised band line cables, following the same approach implemented at Building F.

REQUIRED NEXT STEPS

1. Ground Penetrating Radar (GPR) Scanning

The balcony deck at Unit H-501 must be scanned using GPR to:

- Confirm the positioning and spacing of post-tension cables in the affected area.
- Verify clearances between cables to determine if standard repair procedures are feasible.
- Identify the concentration and location of reinforcement bars.

- Assess the extent of the affected area and potential for additional compromised cables.

2. On-Site Meeting and Scope Determination

Following GPR scan results, an on-site meeting will be scheduled with:

- Socotec representatives
- Elias Brothers staff
- PT Pros of SWFL PT Cable Repair Specialists
- Calais at Pelican Bay Condominium Association representative

This meeting will review the GPR findings and field conditions to determine the final repair approach.

3. Scope Finalization

Based on GPR results and field investigation, one of the following approaches will be recommended:

Option A: Standard repair procedures (locking off, splicing, and re-stressing) if adequate clearances are confirmed.

Option B: Full cable replacement from Unit H-501 through to Unit H-503 if clearances are insufficient and structural constraints match those encountered at Building F.

CONCLUSION

The discovery of 2 compromised band line cables at Unit H-501 requires immediate attention. Based on the typical floor plan used across all buildings and the documented complexities encountered during Building F repairs, full cable replacement is anticipated to be the most practical and cost-effective solution. However, GPR scanning must be completed to confirm structural conditions and finalize the repair scope.

A detailed scope of work will be provided following the GPR scan and subsequent on-site assessment.

PHOTOGRAPHIC DOCUMENTATION



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



Unit H-501 – Southwest slab edge, exposed cable anchor pockets



Unit H-501 – Observed severely corroded cable anchor



Unit H-501 – Observed severely corroded cable anchor