

Calais at Pelican Bay

Project Management Report 25 – Building F

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

FROM: Socotec Consulting, Inc.

DATE: August 26, 2026

RE: Updated Investigation Findings – Unit F-303, F-304, F-305 Post-Tension Cable Investigation and Revised Repair Strategy

EXECUTIVE SUMMARY

This report provides an update following additional investigative work conducted after Project Management Report 24 (dated July 15, 2026). Results from the Ground Penetrating Radar (GPR) scanning performed by Horizon Construction Technologies (HCT) following tile removal in Unit F-304's enclosed balcony has provided findings regarding the suspected end locations of the three remaining cables at Unit F-303. These findings indicate a probable deviation from the original structural plans and necessitate a revised approach to confirm cable termination points to execute the remaining repair scope.

BACKGROUND

As documented in Project Management Reports 20, 21, and 24, post-tension cable failures were identified during repair operations at Units F-303 through F-305. The first phase of cable replacements—three uniform cables emanating from the column at Unit F-303's southeast balcony corner extending to F-305—has been successfully completed. Six cables remain: three at the F-303 end and three at the F-305 end.

Initial structural plans suggested certain cable terminations between F-303 and F-304; however, field conditions have consistently revealed deviations from these plans, with cables extending further than anticipated and configured as double live end cables.

COMPLETED WORK – AS OF AUGUST 26, 2026

Unit F-303 – First Phase Cable Replacements (Completed)

Full cable replacements of the first three uniform cables emanating from the column at Unit F-303's southeast balcony corner have been successfully completed. These cables were confirmed to extend from F-303 to F-305. (Yellow cables on updated plan)

UPDATED INVESTIGATION FINDINGS

Unit F-303 – Second Phase Cable Investigation

Three additional uniform cables located to the left of the initially replaced cables at F-303's balcony edge (Orange cables on updated plan):

- **GPR Tracing Results:** HCT was able to successfully trace these cables through the bedroom of Unit F-303 and into Unit F-304.
- **Signal Loss in Suspected Area:** The GPR reading becomes unclear in the area previously identified as the suspected transition/break point within Unit F-304's enclosed balcony.
- **Scanning Following Tile Removal:** To obtain clearer GPR data, tiles in Unit F-304's enclosed balcony were removed to eliminate interference. The second scan continues to identify this area as the suspected end location.
- **Dead-End Reflection Identified:** HCT has identified GPR reflections similar to those characteristic of cable dead-ends in this location.
- **Probable Plan Deviation:** These findings suggest a deviation from the original structural plans, which indicated the dead-end location should be in Unit F-303 just before the wall of F-304. The actual termination location appears to be within Unit F-304's enclosed balcony area.
- **Band Line Cable Complication:** Three band line cables are also located in this suspected termination area, adding complexity to the required repair work. (Green cables on updated plan)
- **Corrosion Observed:** Initial observations of the band-line cable pockets show signs of corrosion on the anchors, consistent with the distress indicators observed at other affected locations.

Unit F-305 – Remaining Cable Work

Three cables at Unit F-305's balcony edge (Red cables on updated plan):

- These cables remain suspected to terminate at the shear wall of F-303 exact end locations and quantity of cables still unconfirmed.

REVISED REPAIR STRATEGY

Unit F-303 Cables – Confirmation Required

To definitively confirm the suspected dead-end location of the three cables from Unit F-303:

1. Concrete Chipping Required: The suspected area within Unit F-304's enclosed balcony must be chipped to expose and verify cable terminations.
2. Band Line Cable Destressing: Two of the three band line cables running through this area will need to be locked off/destressed prior to chipping operations to ensure safe working conditions and prevent unintended loading changes.
3. Potential Band Line Replacements: Depending on the condition observed upon exposure and the extent of required access, these two band line cables may require replacement.

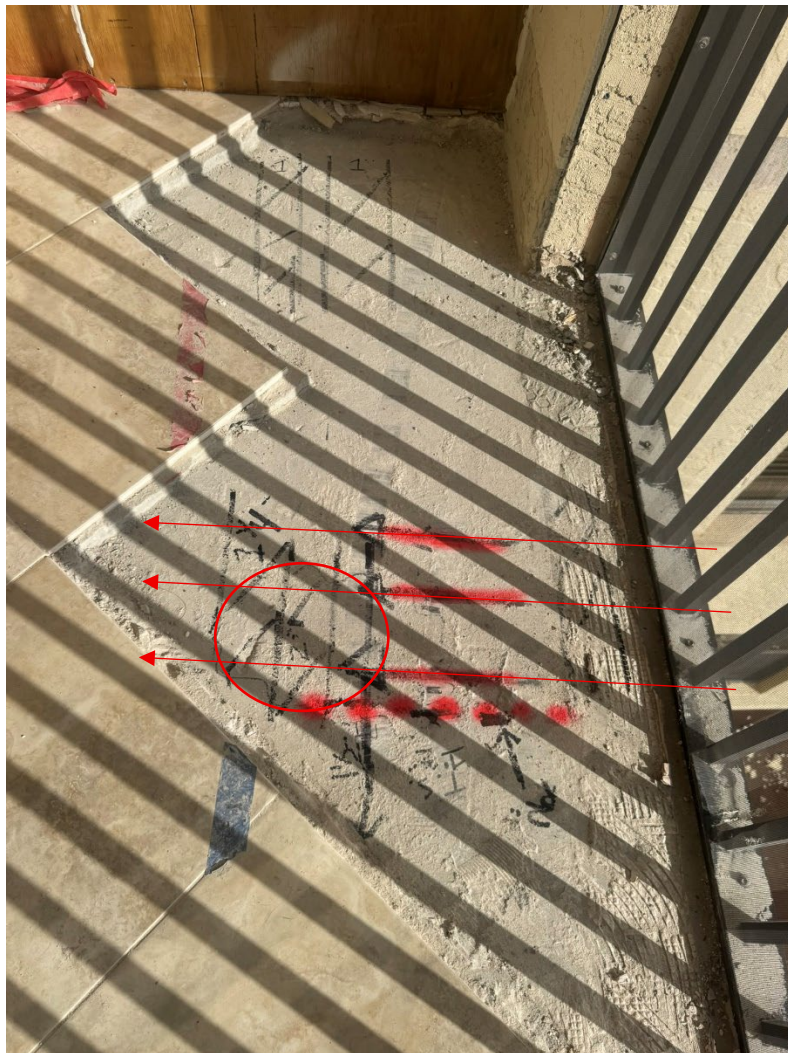
Unit F-305 Cables – Investigation Ongoing

- Investigative work continues to confirm end locations for the three cables at Unit F-305's balcony edge.

NEXT STEPS

1. PT Pros of SWFL will lock off/destress the two band line cables identified in the work area and chip the suspected area in Unit F-304's enclosed balcony to expose and confirm cable terminations.
2. Condition Assessment: Upon exposure, Socotec and PT Pros will assess:
 - Exact cable termination locations
 - Cable and anchor condition
 - Extent of corrosion and deterioration
 - Required repair scope for uniform and band line cables

PHOTOGRAPHIC DOCUMENTATION



Unit F-304 – Suspected dead-end location for the 3 uniform cables extending through to Unit F-303.



Unit F-304 – 3 band line cables identified in the suspected dead-end location.





Unit F-304 – Initial observations of the band-line cable pockets show signs of corrosion on the anchors at the cable pockets.

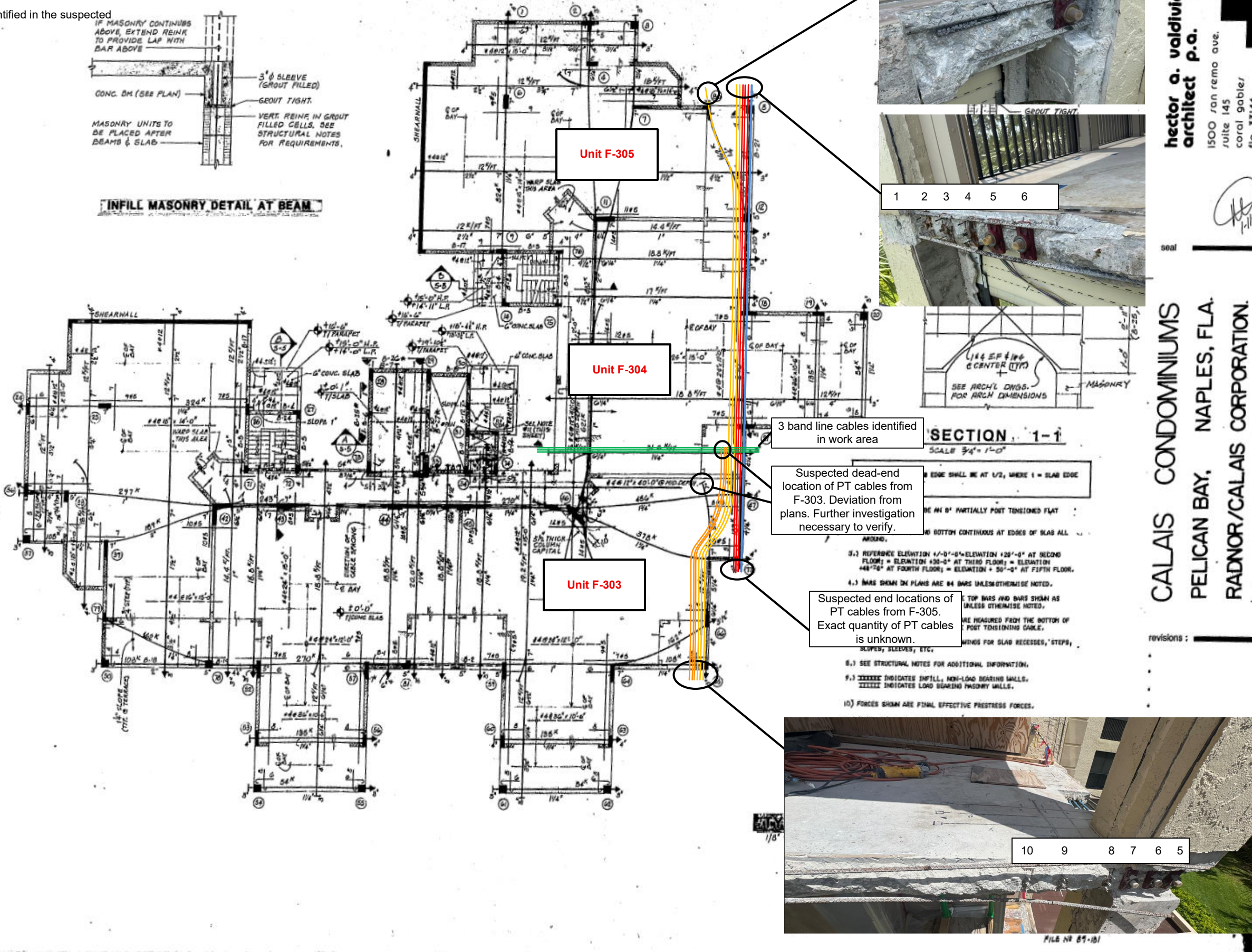


Unit F-303 – Full cable replacements completed for the 3 uniform cables emanating from the column.



Unit F-305 – 7 identified PT cable anchors, 3 of which are cables extending through to Unit F-303. Remaining 3 severely corroded anchors observed to be replaced, suspected to end at wall of Unit F-303.

Blue 1 PT Cable not compromised at F-305 Column
Red 3 Full cable replacements left at F-305 end of cables unknown
Yellow 3 Full cable replacements completed F-303 to F-305
Orange 3 Full cable replacements left at F-303 end of cables unknown
Green 3 band line cables identified in the suspected dead end location



To the best of my knowledge and belief these plans and specifications conform to the requirements of the current Florida Building Code (FBC) 2020 and the applicable building codes.	
Sheet 1 of 1	PT Cable Replacement
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