

Calais at Pelican Bay

Project Management Report – Building F

1. Unit F103 Concrete Restoration:

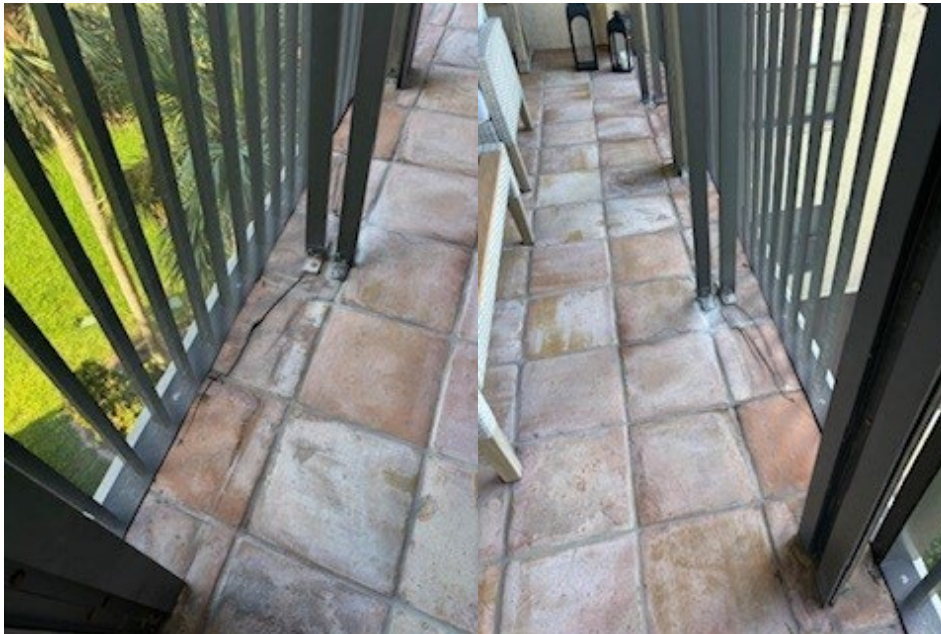
Structural distress (cracking) at a column and deck edge was inspected by Socotec and instructions for repair were given onsite to the field supervisor. A standard concrete restoration procedure in accordance with the permitting plans provided is in progress. We also noted the deterioration of two (2) post-tensioned cables requiring repair. A specialist will be assisting with the cable tensioning and sequencing work related to the post tension cable repairs. In addition, signs of delaminated stucco were also observed. The delaminated stucco is most likely associated with the gap between the CMU wall (exterior garage wall) and the balconies deck edge. Instructions for repair were given on site to the field supervisor. Installation of shoring and reshoring posts in accordance with the provided plans will be necessary to perform the repairs since most likely the concrete demolition will be done around the post tension cables. Locations of the shoring posts shall be as indicated by the Engineer of Record (EOR) on site on 7/18.





2. Unit F301 Deck Concrete Restoration:

Structural distress (corroded and exposed rebar, concrete delamination) along the entire lanai's deck edge was observed by Socotec and instructions for repair were given onsite to the field supervisor. The tiles along the entire balcony will need to be removed to inspect the deck for any issues (cracks, spalls, etc.), perform any necessary concrete restoration work, and waterproof the entire balcony deck. Temporary removal of the shutter system and screen enclosure will also be necessary to properly access the area of concrete restoration and install the waterproofing system. A standard concrete restoration procedure in accordance with the permitting plans provided must be followed.



3. Unit F404 Deck Concrete Restoration:

Structural distress (corroded and exposed rebar, and concrete delamination) along the entire deck edge of the lanai was observed by Socotec and instructions for repair were given onsite to the field supervisor. A standard concrete restoration procedure in accordance with the permitting plans provided must be followed. In addition, we also noted the deterioration of sixteen (16) post tension cables requiring repair. The project team met to finalize the post-tensioned cables repair scope of work. A specialist will be assisting with the cable tensioning and sequencing work related to the post-tensioned cable repairs. Installation of shoring and reshoring posts in accordance with the provided plans will be necessary to perform the repairs since most likely the concrete demolition will be done around the post tension cables.



4. Unit F504 Deck Concrete Restoration:

Structural distress (corroded and exposed rebar, and concrete delamination) along the entire deck edge of the lanai was observed by Socotec and instructions for repair were given onsite to the field supervisor. A standard concrete restoration procedure in accordance with the permitting plans provided must be followed. In addition, we also noted the deterioration of eighteen (18) post tension cables requiring repair. The project team met to finalize the post-tensioned cables repair scope of work. A specialist will be assisting with the cable tensioning and sequencing work related to the post-tensioned cable repairs. Installation of shoring and reshoring posts in accordance with the provided plans will be necessary to perform the repairs since most likely the concrete demolition will be done around the post tension cables.



5. Unit F304 Header:

Structural distress (cracking) and severe corrosion of the light gauge metal framing was observed at the headers of the lanai. A standard header restoration procedure in accordance with the permitting plans provided must be followed.

