

# MILESTONE PHASE 2 CONDITION SURVEY REPORT

Parkwood Square Apartments – Building B

5880 38<sup>th</sup> Avenue North, St. Petersburg, FL 33710



BillerReinhart Project No. 23 - 168

Issue Date: January 17, 2024



## VIA EMAIL

January 17, 2024

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**Subject: Milestone Phase 2 Structural Condition Survey Report  
Parkwood Square Apartments B  
5880 38<sup>th</sup> Avenue North  
St. Petersburg, FL, 33710**

## Introduction

Austin Getgen, PE of Biller Reinhart Engineering Group, Inc. (BillerReinhart) performed a Milestone Phase 2 condition assessment at one of the east elevation Porte Cochere ground level columns, identified during the Milestone Phase 1 survey, which was observed to exhibit signs of large areas of delaminated stucco. The services of a Contractor were retained by the owner to perform the destructive removal of finishes at the identified column. The assessment of the exposed concrete column was conducted on Monday, December 18, 2023.

The purpose of the structural review, destructive testing, and site assessment is to fully assess areas of distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for repairing structural elements identified to concur with the Senate Bill No. 154 and 2023 Florida Building Code, Building, Eighth Edition – *Section 110.9 Mandatory structural inspections for condominium and cooperative buildings* definition of “Substantial Structural Deterioration”. Data collected during the survey will allow BillerReinhart to prepare general structural repair recommendations and design specifications for the restoration of these elements if structural repairs are needed. The Milestone Phase 2 structural review is not a design review of the building. The visual assessment by BillerReinhart did involve localized areas of destructive activity to access concealed elements, performed by the General Contractor.

## Structural Description

According to the Pinellas County Property Appraiser, Parkwood Square Apartments Building A was constructed in 1971. The structure is a 3-story structure, with residential units. The structure contains open walkways at each residential story with three stairwells at the East elevation of the building. The building appears to be constructed with shallow

cast-in-place concrete foundations, concrete masonry unit (CMU) and framed exterior infill walls, cast-in-place elevated reinforced concrete floor slabs supported by concrete columns and CMU load-bearing walls. The roof deck appears to be a gypsum composite roof deck supported by open web steel joists. The building is divided into two sections by an expansion joint that runs down the middle of the structure. The majority of the exterior walls are finished with stucco and paint. The main roof system is an Spray Polyurethane Foam (SPF) roof system which was reported to be applied over the previous roof system.

## Project History

The following information was gathered during the Milestone Inspection and from a Pre-Milestone Phase 1 Owner Survey:

- The board completed a recovery roofing project in 2017.
- A recent comprehensive walkway restoration project has not been performed at this site, and no walkway waterproofing membrane is present. Limited repairs were completed in the past at the walkway concrete cracking.
- A paint project for the exterior walls was completed in 2023. Although some isolated stucco repairs were reported to have been completed, comprehensive stucco and concrete repairs were not performed during the paint project.
- Walkway guardrails are original to construction.

## Survey of the Ground-Level Porte Cochere Column

Destructive removal of the deteriorated/loose stucco material was performed by the General Contractor, at the east elevation Porte Cochere ground level column identified by BillerReinhart during the Milestone Phase 1 Inspection. Once all of the loose stucco finish was removed from the column, BillerReinhart assessed the condition of the column by visual review and physically sounding the exposed concrete surfaces. Photographs were taken during the survey and are included in Appendix A of this report.

### Ground-Level Columns

1. The Contractor was directed to remove the identified areas of delaminated stucco of the column located at the east elevation Porte Cochere ground level column.
2. The Contractor marked the areas to be excavated and utilized a hand saw to remove the marked areas. Refer to *Figure A-1* and *Figure A-2*.
3. BillerReinhart reviewed the exposed structural concrete. No signs of structural concrete deterioration were present on the exposed concrete surfaces. Refer to *Figure A-3* and *Figure A-4*.



## Conclusions/Recommendations

**Based on the visual survey of the ground-level column described above, BillerReinhart does not believe that the subject structure exhibits signs of substantial structural deterioration or less than substantial structural deterioration present at the ground-level columns reviewed during the Milestone Phase 2 Inspection.** Additionally, BillerReinhart does not believe that, as of the time of our site visits, an unsafe structural condition exists at the Weatherly Condominium under normal conditions.

Based on the conditions observed during the Milestone Phase 2 Inspection, BillerReinhart believes that the following recommendations and timelines described in the Milestone Phase 1 Report can remain as previously outlined for the elements surveyed during the Milestone Phase 1 Inspection.

### Exterior Walls

Based on the detection of multiple areas of stucco delamination and cracks within the exterior walls, BillerReinhart recommends a restoration project be undertaken for the repair and maintenance of all the exterior wall surfaces including deteriorated concrete structural elements, stucco, sealants, and touch-up building painting. Restoration of the exterior wall areas should mitigate potential moisture intrusion and expose any structural deterioration of underlying structural elements in need of repair. BillerReinhart recommends the exterior wall restoration and waterproofing project be undertaken within the next 1-2 years.

### Walkways

The walkway structures generally appear to be in fair condition with sporadic slab delaminations on the top surfaces, ceilings and slab edges and sporadic cracking throughout. BillerReinhart recommends the board plan for a global walkway waterproofing and restoration project to be performed. This would include restoration of the structural deck and application of a urethane waterproofing membrane. Urethane waterproofing membranes can withstand the pedestrian traffic that occurs on the walkways and provide the flexibility to expand and contract with the building movements to better protect the concrete structure from potential moisture intrusion and any structural deterioration of underlying structural elements. BillerReinhart recommends performing the global walkway waterproofing and restoration project in conjunction with the exterior wall restoration project unless conditions warrant an earlier date.

### Guardrails

BillerReinhart understands the guardrails are original to the construction of the structure. Under normal conditions the typical life expectancy of a guardrail system is 35-40 years,



with the existing guardrails exceeding 50 years of age. The existing original guardrails are beyond their normal life expectancy. Based on observations of detached handrail segments and excessive out-of-plane displacement of the guardrails when applied with a lateral load, made during the condition survey, BillerReinhart recommends the guardrails be replaced as soon as possible. BillerReinhart recommends monitoring the conditions until the replacement project can be completed.

### Stairwells

The stairwell structures appear to be in good condition. BillerReinhart recommends periodic maintenance and painting with proper surface preparation of the stairwell handrails and metal members to prevent corrosion formation. Original guardrails to be replaced along with the walkway guardrail replacement project.

### Roof

The existing SPF roof system with foam over the top was generally observed to be in fair condition with no reports of water intrusion. BillerReinhart recommends continually monitoring the conditions of the roof and performing maintenance of the new roof system as the need arises and plan to replace with a new roof in approximately 15 years.

### **Limited Restoration Project Scope**

The text below describes a general recommended scope for an exterior restoration project. The project scope addresses current conditions and provides for preventative maintenance of the affected building components.

The project to be undertaken for the repair and maintenance and repair of the structural systems of the condominium structure listed above should include the following scope of work:

1. Concrete repairs
  - a. Concrete surface preparation for areas to be repaired
    - i. Necessary surface preparation.
    - ii. Sounding and marking of exterior walls, interior stairwell walls, ceilings, columns, beams, and walkway slabs to be repaired.
    - iii. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound concrete to accommodate concrete repairs.
    - iv. Removal of unsound concrete to accommodate concrete repairs.
  - b. Concrete repair
    - i. Delaminated areas, spalls, and exposed metal in horizontal, slab edge and overhead concrete walkway surfaces.



- ii. Delaminated areas, spalls, and exposed metal in vertical concrete column surfaces.
  - iii. Delaminated areas, spalls, and exposed metal in vertical concrete wall surfaces.
  - iv. Concrete crack repair via epoxy injection - cracks in wall surfaces having widths equal to or greater than approximately 1/16".
  - v. Concrete crack repair via routing and sealing with sealant for cracks in concrete wall surfaces having widths less than 1/16" (non-structural cracking).
2. Masonry repair and restoration shall include the repointing of mortar joints and the replacement of damaged masonry as needed.
3. Repair of stucco finishes.
  - a. Sounding and marking of exterior wall areas (including roof level walls), and interior stairwell wall surface areas to be repaired.
  - b. Marked areas for repair shall be reviewed by the engineer prior to removal of unsound stucco to accommodate stucco repairs.
  - c. Removal and replacement of deteriorated stucco areas, clearing or replacement of deteriorated corner bead, cleaning or replacement of deteriorated walkway ceiling trim and/or removal and replacement deteriorated metal lathe (if necessary) of stucco surfaced walls.
4. Application of a surface applied migratory corrosion inhibitor to horizontal deck surfaces and slab edges.
5. Placement of concrete slab overlays for added protection for the steel bars that were placed with inadequate concrete coverage and for positive drainage away from the exterior building walls.
6. Replacement of walkway and stairway guardrails.
7. Remove and replace joint sealants, including:
  - a. All perimeter window seals for the unit window systems, common element window system perimeters.
  - b. Horizontal/vertical surface interfaces (wall and column/slab interface, slab/guardrail interface, etc.) along the walkway top surfaces,
  - c. Perimeter seals for door frames, aluminum louvered vent frames, miscellaneous accessories penetrating wall finishes (light fixtures, etc.),
  - d. Horizontal/vertical surface interfaces (wall and column/slab interface, slab/guardrail interface, etc.),
  - e. Deteriorated metal roof flashing-to-stucco joints,
  - f. Vertical surface interfaces between adjoining exterior wall surfaces,
  - g. Vertical surface construction joint interfaces between adjoining exterior wall surfaces
8. Install a urethane waterproof deck membrane over walkway deck surfaces.
9. Touch-up painting.



## **Closing**

Concluding the results of the destructive removal of stucco finishes from the ground-level column, the Milestone Phase 2 scope of work is complete. As no structural damage/deterioration was observed, the Contractor was directed to apply a new stucco finish and paint the stucco following the requirements of the manufacturer's specifications.

Neither the survey nor this report is intended to cover hidden conditions and defects nor environmental concerns. Unauthorized use of this report, without the permission of BillerReinhart shall not result in any liability or legal exposure to Biller Reinhart Engineering Group, Inc.

BillerReinhart Engineering Group, Inc. reserves the right to update the information contained in this report if deemed necessary due to modified site conditions or the availability of new/additional information.

Thank you for offering us the opportunity to provide our services for this project. Please contact our office if you have any questions regarding this report.

Sincerely,

**Biller Reinhart Engineering Group, Inc.**

State of Florida Certificate of Authorization No. 9149

This item has been digitally signed and sealed by Austin J. Getgen, PE.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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## **Appendix A**

# **Milestone Phase 2 – Destructive Removal of Finishes Photographic Documentation**





Figure A-2



Figure A-2





Figure A-3



Figure A-4

