November 8, 2024
The Anchorage Condominiums Association
420 Moore Park Lane
Merritt Island, Florida 32952

Attn: Mr. Corey Muser, Treasurer

Re: The Anchorage Condominiums
420 Moore Park Lane
Merritt Island, Florida 32952
Brevard County Parcel ID 24-36-35-28-C-6.XA
UES Project No. 0311.2400001.0020
UES Document No.

Dear Mr. Corey Muser:

UES Milestone Inspections, LLC (UES) has completed the mandatory Structural Integrity Reserve Study ("SIRS") as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS)718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's Structural Integrity Reserve Study. UES appreciates this opportunity to provide professional services to The Anchorage Condominium Association pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

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This item has been digitally signed and sealed by Miguel A. Santiago, P.E., S.I. on the date indicated here. 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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APPENDICES

INTRODUCTION

Per authorization of UES proposal 6011.0624.00022, and approved on September 2, 2024, by Mr. Corey Muser, Treasurer, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 21-unit residential condominium community located at 420 Moore Park Lane, Merritt Island, Florida 32952.

This report must be reviewed in its entirety to understand UES findings and their limitations. The Appendices are an integral part of this report and must be included during review. Please refer to the Appendices for definitions of common terms of reference used within.

UES has conducted the reserve study in general accordance with the National Reserve Study Standards published by the Association of Professional Reserve Analysts (APRA) and in general accordance with Florida Statute 718.112(2)(g) (or 719.106(3)(k) for Cooperatives, effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted under Miguel A Santiago, PE, SI. Please refer to **Appendix D** for the qualifications of the project team.

UES's professional Samuel Leighton, EI performed this study and visited the site on September 26, 2024. This report is principally based on UES's visual inspection of The Anchorage Condominiums and a review of relevant association documents.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, UES understands their accuracy will vary beyond Year 5. Long-term physical plant maintenance projections are intended only to indicate the pattern of reserve expenditures and to guide financial planning. UES agrees with the Association of Professional Reserve Analyst recommendations that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

PLEASE NOTE THAT PURSUANT TO FS 718.112(2)(G) (OR 719.106(3)(K) FOR COOPERATIVES) AN ASSOCIATION MUST HAVE A STRUCTURAL INTEGRITY RESERVE STUDY COMPLETED AT LEAST EVERY 10 YEARS AFTER THE CONDOMINIUM'S CREATION FOR EACH BUILDING ON THE CONDOMINIUM PROPERTY THAT IS THREE STORIES OR HIGHER IN HEIGHT. AS A RESULT, THE NEXT SIRS WILL NEED TO BE COMPLETED BY:

****10YRS AFTER REPORT DATE****

EXECUTIVE SUMMARY

In summary, UES's site inspection found the communal area components to be in good general condition and well-maintained. UES observed no deficiencies as noted in subsequent sections herein. UES has included an inventory of "common area" components the Association has responsibility over which will require periodic repair or replacement over the term of this evaluation. UES has developed the opinions of the remaining useful life of each component and has estimated their current cost of required reserve expenditures for their repair or replacement. UES's projections have been included as annual reserves over its estimated remaining useful life.

PURPOSE AND SCOPE OF SERVICES

An association must have a **Structural Integrity Reserve Study (SIRS)** completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- Roof.
- Structure, including load-bearing walls and primary structural members and primary structural systems as those terms are defined in F.S. 627.706.
- Fireproofing and fire protection systems.
- Plumbing.
- Electrical systems.
- Waterproofing and exterior painting.
- Windows and exterior doors
- Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the UES professional(s) performing the visual inspection portion of the structural reserve study.

Integration into any existing association reserve fund summaries is NOT included in this scope.

The assessment was based on nonintrusive, nondestructive observations of the readily accessible areas of the property and the information available at the time of UES's site visit. Therefore, UES's descriptions, conclusions and recommendations were based solely on the observations of the various components and experience with similar projects. UES makes no representations that this report is a building code, safety, regulatory, environmental, or all-encompassing compliance inspection report.

This reserve study determines the minimum structural integrity reserve needs plan for the Association, evaluates the current rate of contribution to the reserve fund, and, if required, suggests alternate funding strategies. This study is in addition to the full reserve study required by (FS)718.301(4)(p).

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate reserve fund allocations, and for informing the individual Owners of the Association's required minimum reserve expenditures and the resulting financial opinion.

For purposes of financial planning, Association-responsible expenses are typically divided into two categories:

- Operation and maintenance (O&M) of commonly held elements of real property and other assets. These O&M expenses usually include taxes, insurance, property management costs and other service fees.
- Reserve expenditures for major periodic repairs or replacement of commonly- held elements.

Normal, recurring O&M costs are typically paid by the individual Owners through periodic assessments or service fees equal to their share of the annual budget, which is estimated based on cost projections of either actual or average levels of expense. Some additional contingency amounts may be included in annual O&M budgets to result in a year-end surplus which is carried forward year-to-year to cover variations in annual costs or any uninsured losses. This carry-over is often referred to as an operating reserve.

These O&M costs, the funding and operating reserves are not typically considered by a Reserve Study. Long-term reserve expenditures, the funding plan and ensuring adequate Reserve Fund balances are the focus of this Reserve Study. Studies of this nature are important to ensure that a community will have sufficient funds for long-term, periodic reserve expenditure requirements to help preserve the value of the community and the units within it.

LEVEL OF SERVICE

Per the Association of Professional Reserve Analysts (APRA) there are three levels of Service

I. Full Study
II. Update with Site Visit Study
III. Update without Site Visit Study

For this evaluation UES has conducted a full study which has included the evaluation of shared area elements as dictated by Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

SOURCES OF INFORMATION

The following people were interviewed during UES's study: Mr. Corey Muser, Treasurer.

The following documents were provided for review: The 2024 Fire Control Panel quote and original construction and inspection documents.

UES engineers determined expected and replacement useful lives (EUL & RUL) of the shared area components required as part of the SIRS and cost estimates for reserve expenditure budgets based on UES's evaluation of actual conditions and experience with similar building systems. In addition, UES also utilizes the following industry publications for data:

- On-Line RS Means – Construction Cost Data
- Fannie Mae – Expected Useful Life Tables
- National Association of Home Builders – Life Expectancy of Components

PROPERTY DESCRIPTION

The Anchorage Condominiums has one (1) condominium building is not yet required to have a milestone inspection per F.S. 553.899. The building structure is 3 stories and is located at 420 Moore Park Lane, Merritt Island, Florida 32952. The property was constructed in 2004. The 3-story building is located along Moore Park Lane. There is a circular concrete driveway north of the building with parking spaces and separate garage buildings east of the main building.

The 3-story condominium building is constructed with CMU (Concrete Masonry Unit) block walls, with cast-in-place post-tensioned concrete floors. The building has a flat roof with a BUR Bituminous at the center top section and interior roof drains. The perimeter of the roof is a sloped clay tile roof. The buildings' exterior and interior fire walls are assumed to be supported on steel reinforced, shallow concrete foundations, all tied together. The exterior walls are painted stucco. There is a pool located at the northwest corner of the building. Ingress and egress to the dwelling units is provided by interior stairwells at the east and west ends of the building and an elevator at the center.

Underground utility services include public water and sewer, including fire hydrants, electric power, telephone, and broadband cable.

Landscaping consists of palm trees, shrubs, and grassy areas along the building's perimeter.

COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Component Inventory. Condominium Association common components include:

- Building structure
- Electrical and Fire Equipment room.
- Roof.
- Common hallways/balconies.
- Common stairwells.
- Building perimeter.
- Windows/Doors.
- Heating and Cooling Systems.
- Plumbing.
- Swimming pool and spa equipment.
- Pavement and Parking areas.
- Drainage systems.
- Painting.
- Irrigation systems.
- Elevator.
- Site landscaping including trees, shrubs, landscaping planters, fountains, hardscape, and lawns.

Individual Unit Owners are responsible for maintenance & repairs of their units including the mechanical, plumbing, and electrical components within their respective units.

STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The building's roof system is composed of a flat roof with Bituminous BUR (built-up-roof) at the center flat area. The perimeter of the building has a sloped clay tile roof. Interior roof drains were observed in good condition at the center section of the roof. The Bituminous center section was redone in 2024 with 20 years of EUL remaining. The clay tiles are original construction with 30 years of EUL.

Common Components and Required Reserve Expenditures

A TPO roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 20 years. A clay tile roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 50 years. Proper maintenance includes visually inspecting the roof and drain systems at least once a year to ensure water is properly drained. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INCLUDING LOAD-BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS

Description and Observations

Pursuant to FS 627.706, "Primary structural member" means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure and "Primary structural system" means an assemblage of primary structural members.

The building is composed of concrete masonry unit (CMU) load bearing walls, CMU shear/fire walls, concrete tie beams at each floor level, and cast-in-place post-tension concrete floor slabs. At the time of inspection, no damage (spalling, cracking, exposed steel reinforcement, etc.) was observed in the primary structural members; they are all in good condition. The exterior finishes are composed of painted stucco which at the time of inspection was in good condition. Guard rails and posts are made of aluminum, and they were in good condition, with no repairs required.

Common Components and Required Reserve Expenditures

A reinforced concrete structure with proper maintenance has a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to pressure washing exterior concrete surfaces, repainting the building, providing proper sealant at concrete cracks, stucco repairs, and annual visual inspection of all concrete surfaces for signs of spalled concrete, cracks, exposed steel reinforcement. See **Appendix A** for estimated cost and estimated contributions required.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

This condominium development was originally constructed in 2004. This building has a fire alarm and sprinkler system. All floors have individual fire alarms that appeared to be in good condition at the time of inspection.

Common Components and Required Reserve Expenditures

The building has a fire alarm and sprinkler system, and units have individual fire alarms that are in good condition. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

The visible building plumbing inspected at the time of inspection included PVC connecting to the main water line into the building and waste piping flows in the right direction. At the time of inspection, no damage or deficiencies were observed or reported for the plumbing systems.

Common Components and Required Reserve Expenditures

Plumbing systems have a life expectancy of 50 years with proper maintenance. Proper maintenance includes routine inspections by certified personnel looking for signs of damage or corrosion, water leaks, and assuring all plumbing fixtures work properly. See **Appendix A** for estimated cost and estimated contributions required.

8.5 ELECTRICAL SYSTEMS

Description and Observations

The visible electrical systems inspected at the time of inspection in the electrical room included the individual electrical meters and house panels. The main electrical service is 1000 Amp, 240 volt, 3 phase, 4 wire service to the main disconnect. All power consumption meters, line gutters and electrical conduits are inside the utility room at the north side of the building and are kept separate from the elements. At the time of inspection, no deficiencies were observed to the electrical systems. There may be other issues that may occur during the next 10 years, requiring some small maintenance reserves.

Common Components and Required Reserve Expenditures

Electrical systems have a life expectancy of 20 to 30 years with proper maintenance. Proper maintenance includes routine inspections by certified personnel who examine the condition of circuit breakers, ensure all connections are proper, and spot checks electrical components to ensure they are properly working. See **Appendix A** for estimated cost and estimated contributions required.

8.6 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

Based on the site interview with the treasurer, Mr. Corey Muser, no water intrusion issues were reported, nor were any issues observed, during the SIRS inspection. The building's exterior finish is painted stucco. Overall, the general condition of the exterior finishes is in good condition. No deficiencies were observed.

Common Components and Required Reserve Expenditures

Waterproofing and exterior paint have a life expectancy of 7 to 10 years with proper maintenance. Proper maintenance includes pressure washing exterior surfaces with a trisodium phosphate solution (not chlorine), routine inspections of exterior finishes to ensure paint peeling, bubbling and other imperfections are not present. See **Appendix A** for estimated cost and estimated contributions required.

8.7 WINDOWS AND EXTERIOR DOORS

Description and Observations

There are no common windows in the condominium building located at the gym at the west side of the building. Common doors were observed at utility rooms, stair entrances, and storage rooms.

Common Components and Required Reserve Expenditures

Windows and doors have a life expectancy of over 35 years with proper maintenance and depend on whether they are exposed to the outside elements. Proper maintenance includes routine window cleaning and inspection to ensure cracks and gaps are not present, and regular painting. See **Appendix A** for estimated cost and estimated contributions required.

8.8 DEFERRED MAINTENANCE ITEMS AS DICTATED BY FLORIDA STATUTE (FS)553.899.

Description and Observations

There are no additional deferred maintenance items in which failure to replace or maintain would negatively affect the items listed above.

CURRENT DEFICIENCIES

Based on UES's observations, UES did not identify any construction deficiencies that would require corrective action. The building is being well maintained and all elements inspected for the SIRS are in good condition.

EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

For components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

$$\text{Component's Frequency of Reserve Expenditure} = \text{Component's EUL}$$

The remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

$$\textbf{RUL = EUL – AGE}$$

The condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In UES's experience, the effective age and actual RUL of an installed item vary from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. UES's opinion of the effective age, EUL and RUL of each common component included in the SIRS is based on UES's evaluation of its existing condition and consideration of the aforementioned factors.

As a result, in preparing the Reserve Expenditure schedule for the SIRS, UES factored in the following considerations:

- Defer work for components observed to be in unusually good condition.

Reserve repair and replacement work for some components is often spread over several years. This may be done because not all on-site installations of a particular type of component age or deteriorate at the same rate; Or work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate, UES will spread some budgets over multiple years. However, it is beyond this reserve study's scope to prioritize the need for work between several buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, UES has based these opinions of the remaining service life and expected frequency and schedule of repair for each common component on some or all the following:

- Actual or assumed age and observed existing condition
- Association's or Property Manager's maintenance history and plan
- UES experience with actual performance of such components under similar service and exposure
- UES experience managing the repairs and replacements of such components. The following documentation was used as a guide for UES's considerations:
    - Fannie Mae - Expected Useful Life Tables
    - National Association of Home Builders - Life Expectancy of Components

10.2 ESTIMATES OF COST

In developing UES's estimate of reserve expenditure for most common components included in the SIRS, UES has estimated the quantity of each item and the unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'. Unless directed to take a different approach, UES assumes that contract labor will perform the work and apply appropriate installers mark-ups on supplied material and equipment. When required, UES's estimated costs include demolition and disposal of existing materials, and protection of other portions of the property. When appropriate for large reserve projects, UES has included soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit. UES's opinions of unit and lump sum costs are based on some or all the following:

- Records of previous maintenance expenses

- Previously solicited Vendor quotations or Contractor proposals
- Provided reserve budgets developed by others
- UES project files on repairs and replacements at other properties

In addition, UES uses the following publication to guide the considerations:

- On-Line R S Means - Construction Cost Data

Annual aggregated reserve expenditure budgets have been calculated for all years during the study period by inflating the annual amounts of current dollar cost estimates and compounding for inflation at 3.0% per year.

FINANCIAL ANALYSIS

Please refer to **Appendix A** which contains UES's outline illustrating the findings.

11.1 RESERVE EXPENDITURE PROJECTIONS

Based on UES's explorations and estimates described in Section 8 of this report, UES has identified reserve expenditures throughout the term.

In summary, the 10-year total of projected reserve expenditure budgets, at an inflation rate of 3% is $206,296.

11.2 CURRENT FUNDING

UES's analysis is based on initial information provided by the Association's Board. The parameters of the analysis are listed below:

- Fiscal year Starting Date: January 1, 2025
- For Designated Year Ending: December 31, 2035
- Starting Balance: $29,763.00
- Proposed Contribution Rate: $31,032.90 per year; $1,477.76 per year per unit
- Projected Rate of Inflation: 3%

STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** as defined in (FS) 719.103(24), using methods, procedures, and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 09, 2023) and local requirements of the AHJ.

UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, and UES's education, knowledge, training, and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these

professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.
The methodologies include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

APPENDIX A
COMMON AREA BUILDING COMPONENT INVENTORY
FINANCIAL EXHIBITS
RESERVE REPORT

The Anchorage Condominium SIRS
Merritt Island, Florida
RA SIRS Threshold Funding Model Summary

Report Date	October 23, 2024
Account Number	0311.2400001.0020
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	21

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2025 Beginning Balance	$29,763

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 2025 to begin aging the original components in this reserve study.
- We have assumed a $29,763.00 dollars starting balance for the purpose of the calculations.
- This 21-unit condominium is located at 420 Moore Park Lane, Merritt Island, FL 32716.
- The last Reserve Analyst field inspection was completed on September 26, 2024.

Threshold Funding Model Summary of Calculations

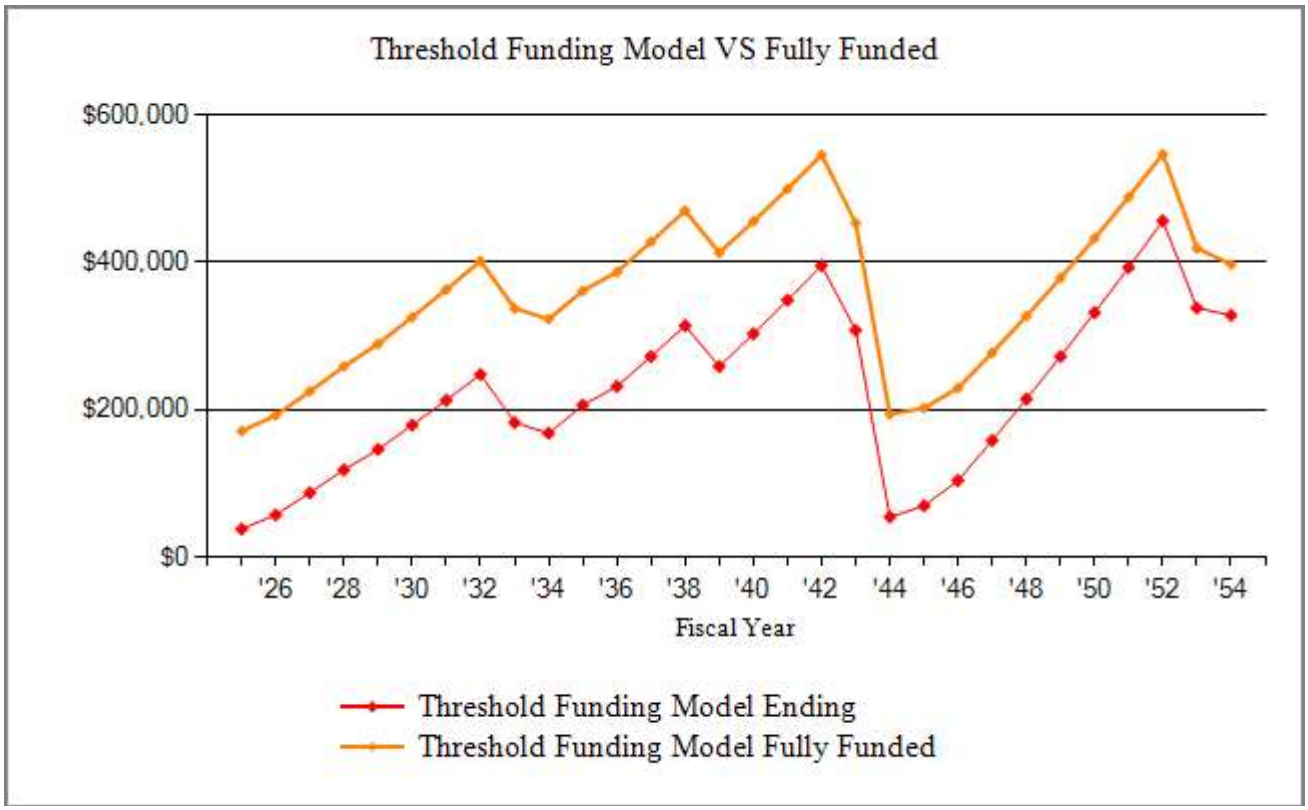
Required Annual Contribution	$31,032.90
$1,477.76 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$31,032.90
$1,477.76 per unit annually	

The Anchorage Condominium SIRS
RA SIRS Threshold Funding Model Projection

Beginning Balance: $29,763

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	525,919	31,033		22,600	38,196	171,177	22%
2026	534,799	31,964		12,978	57,182	192,398	30%
2027	543,911	32,923		2,758	87,346	225,040	39%
2028	553,262	33,910		2,841	118,416	258,848	46%
2029	562,859	34,928		7,147	146,196	289,522	50%
2030	572,708	35,976		3,014	179,158	325,671	55%
2031	582,818	37,055		3,105	213,108	363,125	59%
2032	593,196	38,167		3,198	248,077	401,935	62%
2033	603,849	39,312		104,671	182,718	337,735	54%
2034	614,787	40,491		55,124	168,085	323,002	52%
2035	626,016	41,706		3,494	206,296	361,380	57%
2036	637,547	42,957		17,441	231,812	386,936	60%
2037	649,387	44,245		3,707	272,350	427,815	64%
2038	661,546	45,573		3,818	314,105	470,233	67%
2039	674,033	46,940		102,251	258,794	412,984	63%
2040	686,857	48,348		4,051	303,091	455,629	67%
2041	700,030	49,799		4,172	348,718	499,913	70%
2042	713,561	51,293		4,297	395,713	545,903	72%
2043	727,460	52,831		140,669	307,876	453,337	68%
2044	741,738	54,416		307,875	54,417	193,903	28%
2045	756,408	56,049		40,818	69,648	202,364	34%
2046	771,479	57,730		23,440	103,938	229,612	45%
2047	786,965	59,462		4,982	158,419	277,347	57%
2048	802,876	61,246		5,131	214,533	327,043	66%
2049	819,227	63,083		5,285	272,332	378,779	72%
2050	836,029	64,976		5,444	331,864	432,641	77%
2051	853,297	66,925		5,607	393,182	488,713	80%
2052	871,043	68,933		5,775	456,340	547,087	83%
2053	889,283	71,001		189,047	338,294	419,264	81%
2054	908,031	73,131		83,305	328,120	397,373	83%

The Anchorage Condominium SIRS
RA SIRS Threshold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

The Anchorage Condominium SIRS
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Plumbing							
Plumbing System Maintenance	2025	1	0	0	800	800	800
Plumbing - Total					$800	$800	$800
Fire Protective Systems							
Fire Alarm Control Panel	2025	20	0	0	20,000	20,000	20,000
Fire Protection System Maintenance	2025	1	0	0	1,000	1,000	1,000
Fire Sprinkler System	2054	50	0	29	29,000	0	12,180
Fire Protective Systems - Total					$50,000	$21,000	$33,180
Electrical Systems							
Electrical System Maintenance	2025	1	0	0	800	800	800
Electrical Systems - Total					$800	$800	$800
Structural Component							
Concrete Restoration	2039	35	0	14	65,000	0	39,000
Structural Component - Total					$65,000		$39,000
Roofing							
Roof Replacement - Clay Tile Roof Perimeter	2044	40	0	19	35,691	0	18,738
Roof Replacement - Modified Bituminous R..	2044	20	0	19	240,201	0	12,010
Roofing - Total					$275,893		$30,748
Painting							
Stucco and Paint	2033	10	0	8	80,028	0	16,006
Painting - Total					$80,028		$16,006
Fencing/Security							
Security Gate Motors	2026	10	0	1	10,000	7,163	9,000
Fencing/Security - Total					$10,000	$7,163	$9,000
Railings							
Aluminum Railings	2034	30	0	9	39,648	0	27,754
Railings - Total					$39,648		$27,754
Doors							
Common Area Doors	2029	25	0	4	3,750	0	3,150
Doors - Total					$3,750		$3,150

The Anchorage Condominium SIRS
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Total Asset Summary					$525,919	$29,763	$160,437

Percent Fully Funded	19%
Current Average Liability per Unit (Total Units: 21)	-$6,223

The Anchorage Condominium SIRS
RA SIRS Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Electrical System Maintenance	0	2025	800	800
Plumbing System Maintenance	0	2025	800	800
Fire Protection System Maintenance	0	2025	1,000	1,000
Fire Alarm Control Panel	0	2025	20,000	20,000
Security Gate Motors	1	2026	* 7,163	9,000
Common Area Doors	4	2029		3,150
Stucco and Paint	8	2033		16,006
Aluminum Railings	9	2034		27,754
Concrete Restoration	14	2039		39,000
Roof Replacement - Modified Bituminous R..	19	2044		12,010
Roof Replacement - Clay Tile Roof Perimeter	19	2044		18,738
Fire Sprinkler System	29	2054		12,180
Total Asset Summary			$29,763	$160,437

Percent Fully Funded	19%
Current Average Liability per Unit (Total Units: 21)	-$6,223

'' Indicates Partially Funded*

The Anchorage Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Electrical System Maintenance	800
Fire Alarm Control Panel	20,000
Fire Protection System Maintenance	1,000
Plumbing System Maintenance	800
Total for 2025	**$22,600**
Replacement Year 2026	
Electrical System Maintenance	824
Fire Protection System Maintenance	1,030
Plumbing System Maintenance	824
Security Gate Motors	10,300
Total for 2026	**$12,978**
Replacement Year 2027	
Electrical System Maintenance	849
Fire Protection System Maintenance	1,061
Plumbing System Maintenance	849
Total for 2027	**$2,758**
Replacement Year 2028	
Electrical System Maintenance	874
Fire Protection System Maintenance	1,093
Plumbing System Maintenance	874
Total for 2028	**$2,841**
Replacement Year 2029	
Common Area Doors	4,221
Electrical System Maintenance	900
Fire Protection System Maintenance	1,126
Plumbing System Maintenance	900
Total for 2029	**$7,147**
Replacement Year 2030	
Electrical System Maintenance	927
Fire Protection System Maintenance	1,159

The Anchorage Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Plumbing System Maintenance	927
Total for 2030	**$3,014**
Replacement Year 2031	
Electrical System Maintenance	955
Fire Protection System Maintenance	1,194
Plumbing System Maintenance	955
Total for 2031	**$3,105**
Replacement Year 2032	
Electrical System Maintenance	984
Fire Protection System Maintenance	1,230
Plumbing System Maintenance	984
Total for 2032	**$3,198**
Replacement Year 2033	
Electrical System Maintenance	1,013
Fire Protection System Maintenance	1,267
Plumbing System Maintenance	1,013
Stucco and Paint	101,377
Total for 2033	**$104,671**
Replacement Year 2034	
Aluminum Railings	51,732
Electrical System Maintenance	1,044
Fire Protection System Maintenance	1,305
Plumbing System Maintenance	1,044
Total for 2034	**$55,124**
Replacement Year 2035	
Electrical System Maintenance	1,075
Fire Protection System Maintenance	1,344
Plumbing System Maintenance	1,075
Total for 2035	**$3,494**

The Anchorage Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036	
Electrical System Maintenance	1,107
Fire Protection System Maintenance	1,384
Plumbing System Maintenance	1,107
Security Gate Motors	13,842
Total for 2036	**$17,441**
Replacement Year 2037	
Electrical System Maintenance	1,141
Fire Protection System Maintenance	1,426
Plumbing System Maintenance	1,141
Total for 2037	**$3,707**
Replacement Year 2038	
Electrical System Maintenance	1,175
Fire Protection System Maintenance	1,469
Plumbing System Maintenance	1,175
Total for 2038	**$3,818**
Replacement Year 2039	
Concrete Restoration	98,318
Electrical System Maintenance	1,210
Fire Protection System Maintenance	1,513
Plumbing System Maintenance	1,210
Total for 2039	**$102,251**
Replacement Year 2040	
Electrical System Maintenance	1,246
Fire Protection System Maintenance	1,558
Plumbing System Maintenance	1,246
Total for 2040	**$4,051**
Replacement Year 2041	
Electrical System Maintenance	1,284
Fire Protection System Maintenance	1,605
Plumbing System Maintenance	1,284
Total for 2041	**$4,172**

The Anchorage Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2042	
Electrical System Maintenance	1,322
Fire Protection System Maintenance	1,653
Plumbing System Maintenance	1,322
Total for 2042	**$4,297**
Replacement Year 2043	
Electrical System Maintenance	1,362
Fire Protection System Maintenance	1,702
Plumbing System Maintenance	1,362
Stucco and Paint	136,242
Total for 2043	**$140,669**
Replacement Year 2044	
Electrical System Maintenance	1,403
Fire Protection System Maintenance	1,754
Plumbing System Maintenance	1,403
Roof Replacement - Clay Tile Roof Perimeter	39,239
Roof Replacement - Modified Bituminous Roof Center Area	264,077
Total for 2044	**$307,875**
Replacement Year 2045	
Electrical System Maintenance	1,445
Fire Alarm Control Panel	36,122
Fire Protection System Maintenance	1,806
Plumbing System Maintenance	1,445
Total for 2045	**$40,818**
Replacement Year 2046	
Electrical System Maintenance	1,488
Fire Protection System Maintenance	1,860
Plumbing System Maintenance	1,488
Security Gate Motors	18,603
Total for 2046	**$23,440**
Replacement Year 2047	
Electrical System Maintenance	1,533

Description	Expenditures
Replacement Year 2047 continued...	
Fire Protection System Maintenance	1,916
Plumbing System Maintenance	1,533
Total for 2047	**$4,982**
Replacement Year 2048	
Electrical System Maintenance	1,579
Fire Protection System Maintenance	1,974
Plumbing System Maintenance	1,579
Total for 2048	**$5,131**
Replacement Year 2049	
Electrical System Maintenance	1,626
Fire Protection System Maintenance	2,033
Plumbing System Maintenance	1,626
Total for 2049	**$5,285**
Replacement Year 2050	
Electrical System Maintenance	1,675
Fire Protection System Maintenance	2,094
Plumbing System Maintenance	1,675
Total for 2050	**$5,444**
Replacement Year 2051	
Electrical System Maintenance	1,725
Fire Protection System Maintenance	2,157
Plumbing System Maintenance	1,725
Total for 2051	**$5,607**
Replacement Year 2052	
Electrical System Maintenance	1,777
Fire Protection System Maintenance	2,221
Plumbing System Maintenance	1,777
Total for 2052	**$5,775**

The Anchorage Condominium SIRS
RA SIRS Annual Expenditure Detail

Description	Expenditures
Replacement Year 2053	
Electrical System Maintenance	1,830
Fire Protection System Maintenance	2,288
Plumbing System Maintenance	1,830
Stucco and Paint	183,098
Total for 2053	**$189,047**
Replacement Year 2054	
Common Area Doors	8,837
Electrical System Maintenance	1,885
Fire Protection System Maintenance	2,357
Fire Sprinkler System	68,340
Plumbing System Maintenance	1,885
Total for 2054	**$83,305**

Plumbing System Maintenance - 2025

		1 LS	@ $800.00
Asset ID	1016	Asset Actual Cost	$800.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	$800.00
Placed in Service	January 2024	Assigned Reserves	$800.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$487.63
Remaining Life	0	Reserve Allocation	$487.63

Plumbing - Total Current Cost	**$800**
Assigned Reserves	**$800**
Fully Funded Reserves	**$800**

Fire Alarm Control Panel - 2025

		1 EA	@ $20,000.00
Asset ID	1023	Asset Actual Cost	$20,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$20,000.00
Placed in Service	January 2004	Assigned Reserves	$20,000.00
Useful Life	20		
Replacement Year	2025	Annual Assessment	$1,068.83
Remaining Life	0	Reserve Allocation	$1,068.83

Fire Protection System Maintenance - 2025

		1 LS	@ $1,000.00
Asset ID	1017	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$1,000.00
Placed in Service	January 2024	Assigned Reserves	$1,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$609.54
Remaining Life	0	Reserve Allocation	$609.54

Fire Sprinkler System - 2054

		1 EA	@ $29,000.00
Asset ID	1014	Asset Actual Cost	$29,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$68,340.40
Placed in Service	January 2004	Assigned Reserves	*none*
Useful Life	50		
Replacement Year	2054	Annual Assessment	$1,394.57
Remaining Life	29	Reserve Allocation	$1,394.57

Fire Protective Systems - Total Current Cost	**$50,000**
Assigned Reserves	**$21,000**
Fully Funded Reserves	**$33,180**

Electrical System Maintenance - 2025

		1 LS	@ $800.00
Asset ID	1015	Asset Actual Cost	$800.00
		Percent Replacement	100%
Category	Electrical Systems	Future Cost	$800.00
Placed in Service	January 2024	Assigned Reserves	$800.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$487.63
Remaining Life	0	Reserve Allocation	$487.63

Electrical Systems - Total Current Cost	**$800**
Assigned Reserves	**$800**
Fully Funded Reserves	**$800**

Concrete Restoration - 2039

		1 LS	@ $65,000.00
Asset ID	1022	Asset Actual Cost	$65,000.00
		Percent Replacement	100%
Category	Structural Component	Future Cost	$98,318.33
Placed in Service	January 2004	Assigned Reserves	*none*
Useful Life	35		
Replacement Year	2039	Annual Assessment	$4,155.93
Remaining Life	14	Reserve Allocation	$4,155.93

Structural Component - Total Current Cost	**$65,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$39,000**

Roof Replacement - Clay Tile Roof Perimeter - 2044

		3,757 SF	@ $9.50
Asset ID	1012	Asset Actual Cost	$35,691.50
		Percent Replacement	100%
Category	Roofing	Future Cost	$39,239.18
Placed in Service	January 2004	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2044	Annual Assessment	$1,222.16
Remaining Life	19	Reserve Allocation	$1,222.16

Roof Replacement - Modified Bituminous Roof Center Area - 2044

		20,185 SF	@ $11.90
Asset ID	1009	Asset Actual Cost	$240,201.50
		Percent Replacement	100%
Category	Roofing	Future Cost	$264,077.19
Placed in Service	May 2024	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2044	Annual Assessment	$8,225.07
Remaining Life	19	Reserve Allocation	$8,225.07

Roofing - Total Current Cost	**$275,893**
Assigned Reserves	**$0**
Fully Funded Reserves	**$30,748**

Stucco and Paint - 2033

		2,470 S.Y.	@ $32.40
Asset ID	1011	Asset Actual Cost	$80,028.00
		Percent Replacement	100%
Category	Painting	Future Cost	$101,377.08
Placed in Service	January 2023	Assigned Reserves	*none*
Useful Life	10		
Replacement Year	2033	Annual Assessment	$7,499.15
Remaining Life	8	Reserve Allocation	$7,499.15

Painting - Total Current Cost	**$80,028**
Assigned Reserves	**$0**
Fully Funded Reserves	**$16,006**

Security Gate Motors - 2026

		2 EA	@ $5,000.00
Asset ID	1021	Asset Actual Cost	$10,000.00
		Percent Replacement	100%
Category	Fencing/Security	Future Cost	$10,300.00
Placed in Service	January 2016	Assigned Reserves	$7,163.00
Useful Life	10		
Replacement Year	2026	Annual Assessment	$1,856.42
Remaining Life	1	Reserve Allocation	$1,856.42

Fencing/Security - Total Current Cost	**$10,000**
Assigned Reserves	**$7,163**
Fully Funded Reserves	**$9,000**

Aluminum Railings - 2034

		600 LF	@ $66.08
Asset ID	1018	Asset Actual Cost	$39,648.00
		Percent Replacement	100%
Category	Railings	Future Cost	$51,731.65
Placed in Service	January 2004	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2034	Annual Assessment	$3,401.54
Remaining Life	9	Reserve Allocation	$3,401.54

Railings - Total Current Cost	**$39,648**
Assigned Reserves	**$0**
Fully Funded Reserves	**$27,754**

Common Area Doors - 2029

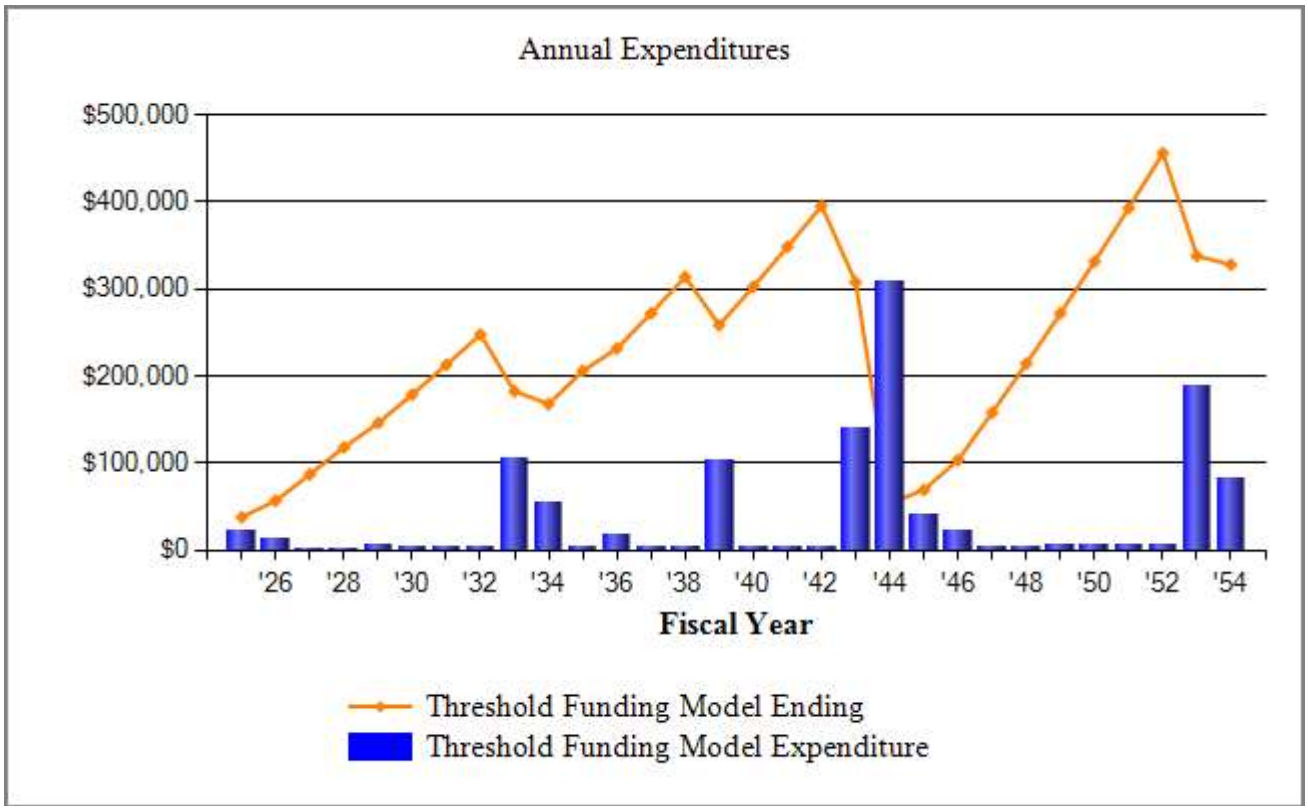
		15 EA	@ $250.00
Asset ID	1020	Asset Actual Cost	$3,750.00
		Percent Replacement	100%
Category	Doors	Future Cost	$4,220.66
Placed in Service	January 2004	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2029	Annual Assessment	$624.43
Remaining Life	4	Reserve Allocation	$624.43

Doors - Total Current Cost	**$3,750**
Assigned Reserves	**$0**
Fully Funded Reserves	**$3,150**

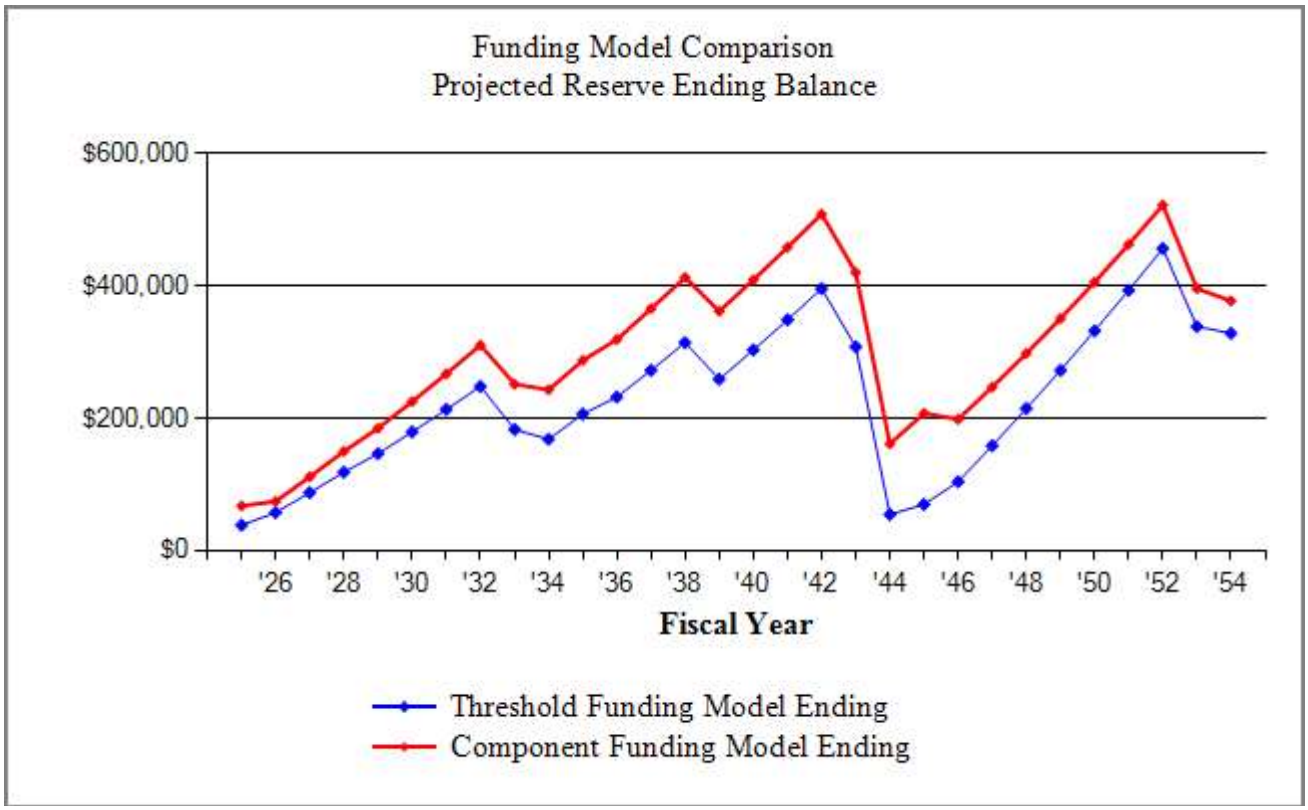
The Anchorage Condominium SIRS
RA SIRS Category Detail Index

Total Funded Assets	12
Total Unfunded Assets	0
Total Assets	12

The Anchorage Condominium SIRS
RA Annual Expenditure Chart

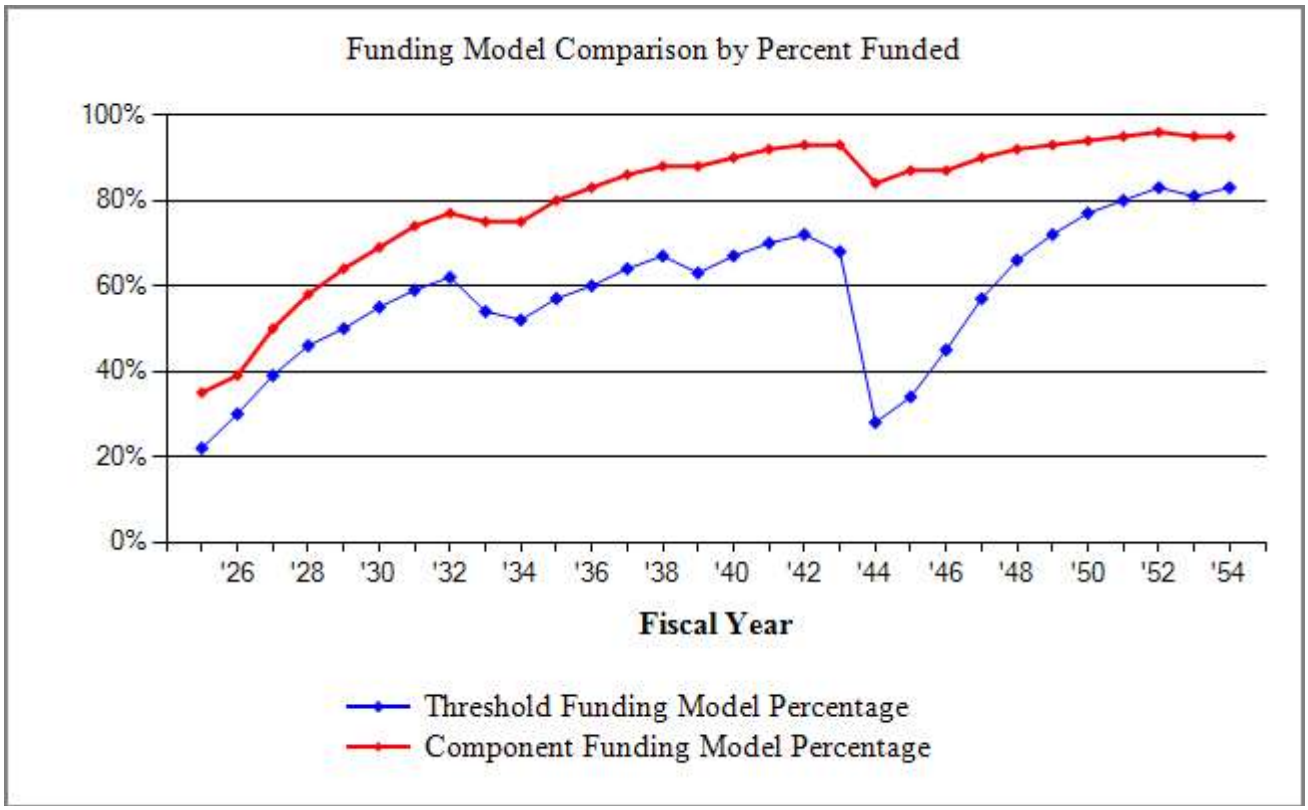


The Anchorage Condominium SIRS
RA Funding Model Reserve Ending Balance Comparison Chart



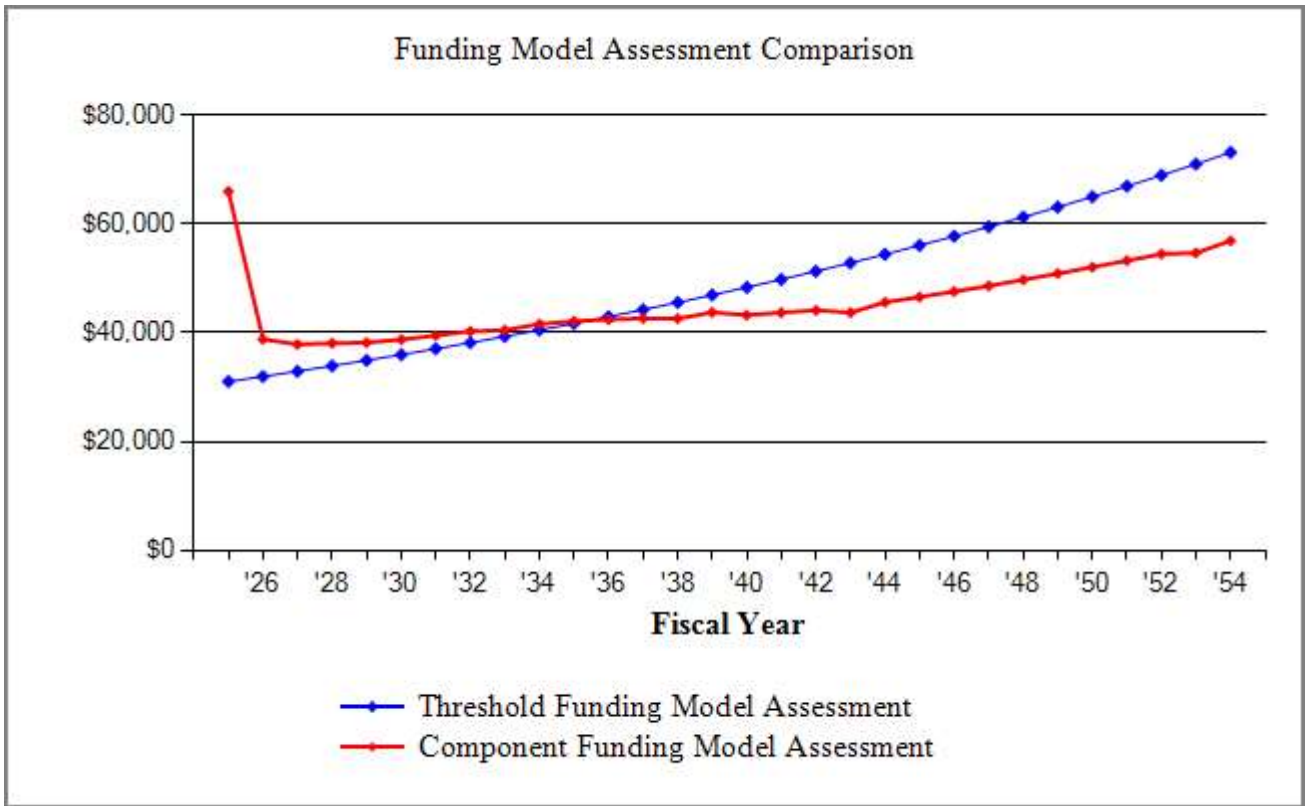
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

The Anchorage Condominium SIRS
RA Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

The Anchorage Condominium SIRS
RA Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

APPENDIX B
SITE LOCATION MAP

APPENDIX B

The Anchorage Condominiums
420 Moore Park Lane, FL 32952

Brevard County, Florida

Project Mgr:	MS
Drawn By:	SL
Checked By:	MS
Approved By:	MS

Project No::	0311.2400001.0020
Scale:	NONE
File No:	NA
Date:	9/26/2024

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

Florida's Milestone Inspection Experts

201 Waldo Ave N, Lehigh Acres, FL 33971

LOCATION DIAGRAM

The Anchorage Condominiums
Brevard County, Florida

EXHIBIT

B- 1

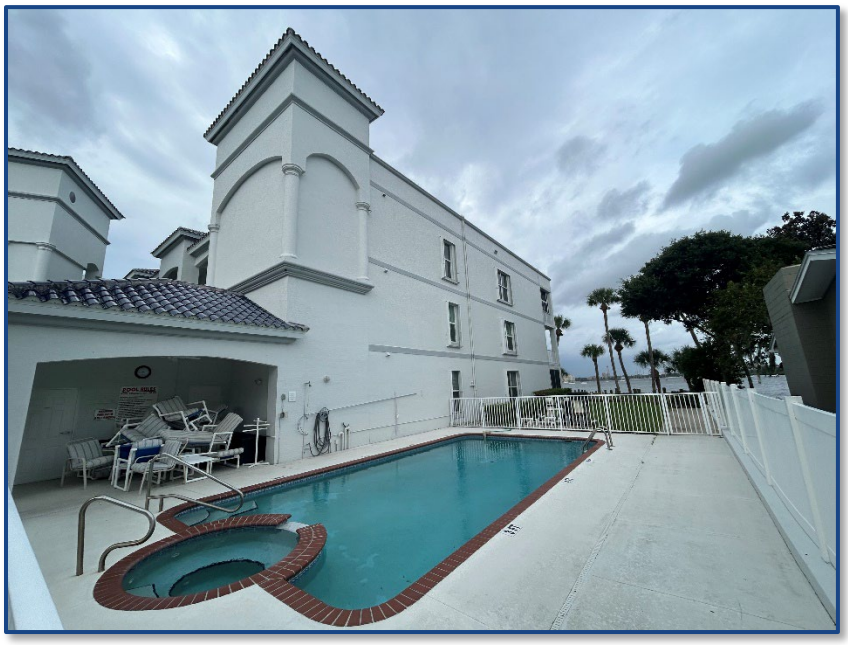
APPENDIX C
PHOTOGRAPHS

Photograph No. 1: Northern elevation

Photograph No. 2: Northern Elevation

Photograph No. 3: Eastern elevation

Photograph No. 4: Southwest corner elevation



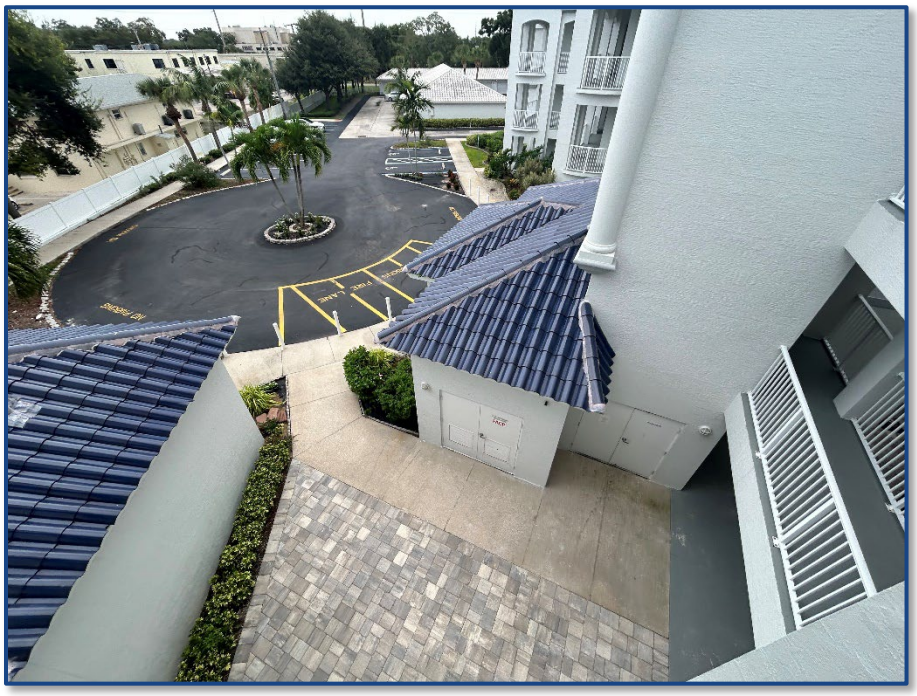
Photograph No. 5: Overall pool area at the northwest corner of the building.

Photograph No. 6: Typical elevator door area at the first floor.

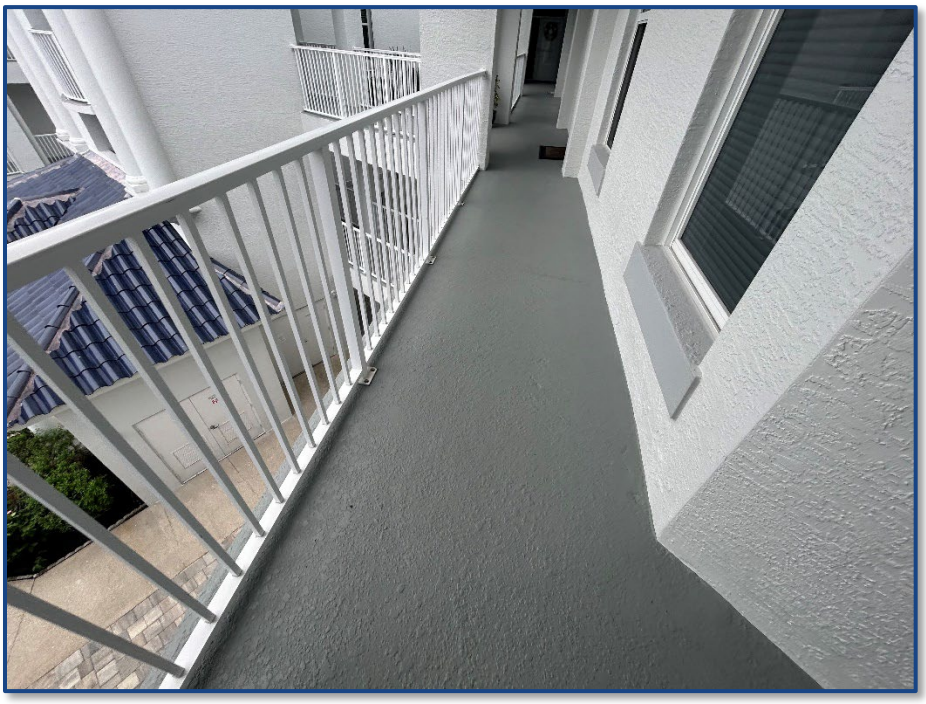
Photograph No. 7: Open area located at the center of the building.

Photograph No. 8: Typical walkway between units.

Photograph No. 9: Second floor typical elevator door opening area.



Photograph No. 10: Overview of the north side of the building.



Photograph No. 11: Typical common walkway with aluminum railings.

Photograph No. 12: West side of the roof overall facing south.

Photograph No. 13: Typical exterior roof scupper at the parapet wall.

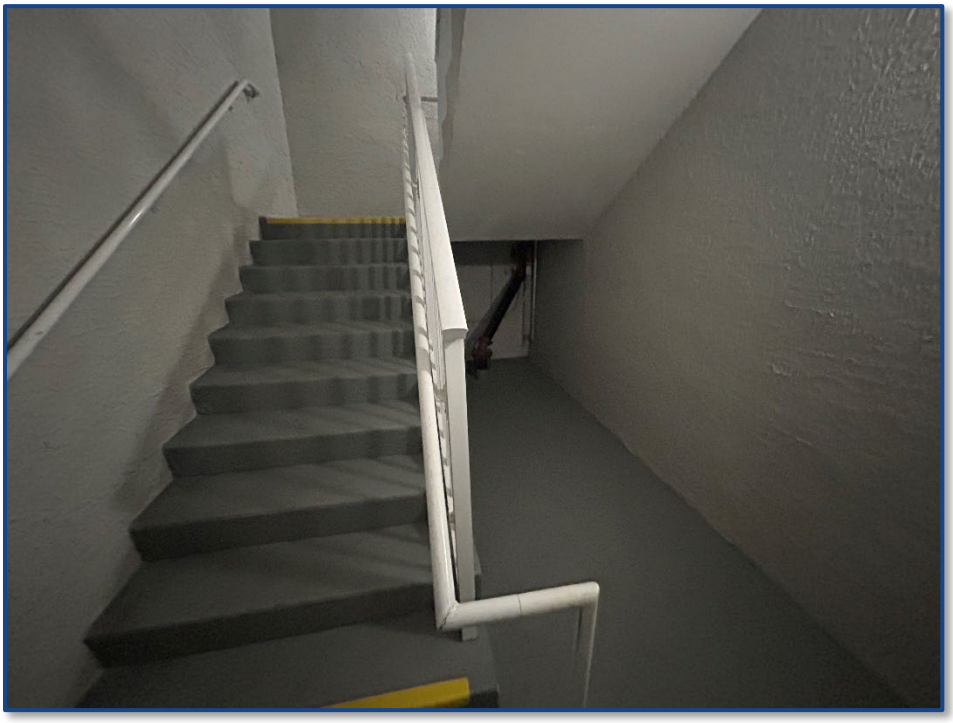
Photograph No. 14: Typical interior roof drain at the center of the roof.

Photograph No. 15: Overall roof facing east.

Photograph No. 16: AC stands mineral covered supports.

Photograph No. 17: Typical roof access from the stairwell at the east side of the roof.

Photograph No. 18: Overall roof facing west in good condition.



Photograph No. 19: Indoor stairwell located at the east side of the building.

Photograph No. 20: Overview of outdoor walkways on the east side of the building.

Photograph No. 21: Typical elevator door at center of building.

Photograph No. 22: Typical electrical meters and main service panel.

Photograph No. 23: Simplex Fire Alarm control panel located in the utility room.

Photograph No. 24: Typical elevator hydraulic unit in the utility room.

Photograph No. 25: Typical fire extinguisher located in walkway.

Photograph No. 26: Typical emergency exit signs located throughout walkway.

Photograph No. 27: Typical fire alarm located in walkway.

Photograph No. 28: Entrance gate motor at the south side of the property.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity Reserve Studies

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

UES™
Construction Services Department

SAMUEL LEIGHTON, E.I.

Special Projects Manager
Threshold Inspector Agent

TIN L23578198

Mr. Leighton is currently a Special Projects Manager for our Construction Services Division and a Threshold Projects Manager.

He has experience in Geotechnical Engineering, Construction Materials Testing and all aspects of large project management.

Mr. Leighton services the Brevard County area.

Years of Service

3

Office Location

820 Brevard Avenue
Rockledge, Florida 32955

Certifications

Nuclear Gauge Certified
Concrete Field Inspector Level 2
Concrete Field Technician Level 1
Earthwork Construction Inspection Level 1

Academic Background

FL Institute of Technology, B.S. Civil Engineering

Project Experience

All Aboard Florida (Brightline) Phase II, Zone 4, North-South Railroad: Mr. Leighton served as the Project Manager/Quality Control Lead Inspector providing quality control testing/inspections for railway improvements along 128 miles between Cocoa and West Palm Beach. He additionally coordinated technicians and ensured quality reporting.

Ascension Island Runway Repair: This project was located on the joint airfield of the RAF and USAF in Ascension Island, UK and consisted of the full depth replacement for the 10,000 Linear Feet Runway 13-31, widening of the runway shoulders, and replacing all runway lighting, pavement markings, and electrical vaults. Construction occured in two major phases with a displaced threshold in each phase to allow continuous airfield operations. In addition, the storm drainage system is planned to be upgraded and approximately five miles of island roadways used for the haul route will be repaired/reconstructed. Universal provided all necessary materials testing equipment to include an on-site laboratory (testing equipment, supplies, etc.) and three full time (on-site 60 hours / week) technicians that are all required to meet and maintain USACE requirements. Personnel completed AFRICOM and ISOPREP training to include a SERE and Anti-terrorism course of study.

CTQP Training History Report

Report for: Samuel Leighton
TIN: L23578198
Report Date: 10/25/2023

Valid Qualifications

Qualification Name	Certificate Number	Valid from	Expires on
Concrete Field Inspector - Level 2	3011323	04/06/2022	03/11/2027
Concrete Field Technician - Level 1	3011322	04/06/2022	12/03/2026
Earthwork Construction Inspection - Level 1	3005868	08/10/2021	08/10/2026