



UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

FIELD OBSERVATION REPORT PERMIT # BLDC-00620-2022

		Report No. 92	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Friday, November 3, 2023	Job No.	20-1153
Location:	1 Oceans West Blvd. DBS, FL 32118	Engineer:	Christopher B. Longman, P.E.
Contractor:	SPEC Contractor Services	Project Foreman:	Hans / Ken Certain
Subcontractor:	None	Inspector:	Christopher B. Longman, P.E.
Weather:	78 Degrees @ 11:05 A.M.	Partly Cloudy	High winds 10% Chance of Rain
Workforce Total:	4		
Activities:	Tower A 1 st floor 03/04 stack Column and Slab repairs		

Observation Report:

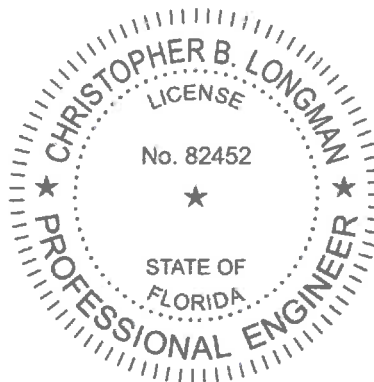
Topside slab spalling was excavated around the column at the AC closet between Unit 1A4 and the library. #4 top bars were exposed with moderate section loss from corrosion. The Contractor was directed to supplement the steel by excavating further out in the slab to allow for sufficient lap length.

The column in the AC closet at the first floor between Unit 1A4 and the library was partially excavated at the base of the member. The reinforcing steel at the East side of the member was exposed and partially cleaned. The exposed #3 tie was in great condition and the bottom of the vertical #8 bars had some section loss. A final evaluation of the steel will be performed after additional detail chipping and steel cleaning is completed.

The Board contracted with Stirling-Wilbur Engineering Group (SWEG) to provide engineering services for the parking and amenities slab above the garage. SWEG performed a structural evaluation and rendered an opinion that the elevated garage slab should be shored due to deterioration of the post-tensioned cables. A shoring plan was prepared by Brian Stirling P.E. and provided to the Contractor for pricing. It is our understanding that the Association will likely approve the Contractor to proceed with shoring in the upcoming days.

UNITED ENGINEERING CONSULTANTS

Christopher B. Longman, P.E.
Florida License No. 82452



Christopher B.
Longman, PE
82452

Digitally signed by
Christopher B. Longman, PE
82452
Date: 2023.11.09 12:52:31
-05'00'

This item has been electronically signed and sealed by Christopher B. Longman using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Photograph #1: In-progress column and slab repair at Unit 1A4/library AC closet