

PROPERTY CONDITION ASSESSMENT REPORT



Fresco's Waterfront Bistro

**300 2nd Avenue NE
Saint Petersburg, Florida 33701**

PREPARED FOR:

MOFFATT & NICHOL
1509 West Swann Avenue
Suite 225
Tampa, Florida 33606

NOVA Project Number: 10106-0518002

April 19, 2018



MOFFATT & NICHOL
1509 WEST SWANN AVENUE
SUITE 225
TAMPA, FLORIDA 33606

Attention: Mr. Michael Herrman, P.E.

Subject: Property Condition Assessment
FRESCO'S WATERFRONT BISTRO
300 2nd Avenue NE
Saint Petersburg, Florida 33701
NOVA Project Number 10106-0518002

Dear Mr. Herrman:

NOVA Engineering and Environmental, LLC (NOVA) has completed the authorized Property Condition Assessment (PCA) for the Subject Property located at 300 2nd Avenue NE in Saint Petersburg, Florida. The work was performed in general accordance with NOVA Proposal Number 006-05172365, Revision 1, which was authorized on March 19, 2018.

The PCA work was performed in general accordance with ASTM International *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, Designation: E2018-15*, unless otherwise stated herein. The attached report presents our understanding of the project information, a description of the consulting services provided by NOVA, and our findings and conclusions.

We appreciate your selection of NOVA and the opportunity to be of service on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
NOVA Engineering and Environmental, LLC

Dany Romero, P.E.
Business Unit Manager

Lawrence G. Schmaltz, P.E., G.C.
Senior Vice President

Copies Submitted: Addressee (electronic)



TABLE OF CONTENTS

| | |
|--|-----------|
| PROFESSIONAL STATEMENT..... | 1 |
| 1.0 SUMMARY..... | 7 |
| 2.0 INTRODUCTION..... | 10 |
| 2.1 GENERAL..... | 10 |
| 2.2 PURPOSE..... | 10 |
| 2.3 SCOPE OF SERVICES..... | 10 |
| 2.4 TERMINOLOGY..... | 11 |
| 2.5 ASSUMPTIONS..... | 12 |
| 2.6 LIMITATIONS AND EXCEPTIONS..... | 12 |
| 2.7 SPECIAL TERMS AND CONDITIONS..... | 13 |
| 2.8 USER RELIANCE..... | 13 |
| 3.0 SITE DESCRIPTION..... | 14 |
| 3.1 LOCATION AND LEGAL DESCRIPTION..... | 14 |
| 3.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS..... | 14 |
| 3.3 CURRENT USE OF THE PROPERTY..... | 14 |
| 3.4 DESCRIPTIONS OF PROPERTY IMPROVEMENTS..... | 14 |
| 4.0 USER PROVIDED INFORMATION..... | 15 |
| 4.1 PRE-SURVEY QUESTIONNAIRE..... | 15 |
| 4.2 PREVIOUSLY PREPARED PROPERTY CONDITION ASSESSMENT REPORTS..... | 15 |
| 4.3 SYSTEM OR COMPONENT STUDIES..... | 15 |
| 4.4 ACTUAL OR PURPORTED KNOWLEDGE..... | 15 |
| 4.5 DOCUMENTS..... | 15 |
| 5.0 GOVERNMENT RECORDS REVIEW..... | 16 |
| 5.1 BUILDING AND FIRE CODE COMPLIANCE..... | 16 |
| 6.0 INTERVIEWS..... | 17 |
| 6.1 INTERVIEW WITH OWNER..... | 17 |
| 6.2 INTERVIEWS WITH SITE MANAGER..... | 17 |
| 6.3 INTERVIEWS WITH OCCUPANTS..... | 17 |
| 6.4 INTERVIEWS WITH OTHERS..... | 17 |
| 7.0 SITE ELEMENTS..... | 18 |
| 7.1 TOPOGRAPHY..... | 18 |
| 7.2 STORM WATER DRAINAGE..... | 20 |
| 7.3 INGRESS AND EGRESS..... | 22 |
| 7.4 PAVING CURBING AND PARKING..... | 24 |
| 7.5 FLATWORK..... | 24 |
| 7.6 LANDSCAPING AND APPURTENANCES..... | 26 |
| 7.7 UTILITIES..... | 29 |
| 8.0 STRUCTURAL FRAME AND BUILDING ENVELOPE..... | 30 |
| 8.1 FOUNDATIONS..... | 30 |

| | | |
|-------------|--|-----------|
| 8.2 | BUILDING FRAME..... | 32 |
| 8.3 | EXTERIOR WALLS..... | 34 |
| 8.4 | EXTERIOR WINDOWS AND DOORS | 37 |
| 8.5 | ROOFING | 40 |
| 8.6 | OUTDOOR DECK..... | 43 |
| 8.7 | INTERIOR FINISHES | 46 |
| 9.0 | MECHANICAL SYSTEMS..... | 50 |
| 9.1 | HVAC SYSTEMS..... | 50 |
| 9.2 | PLUMBING SYSTEM..... | 53 |
| 9.3 | ELECTRICAL SYSTEM..... | 56 |
| 10.0 | LIFE SAFETY / FIRE PROTECTION | 60 |
| 10.1 | LIFE SAFETY / FIRE PROTECTION | 60 |
| 11.0 | ACCESSIBILITY | 63 |
| 11.1 | AMERICANS WITH DISABILITIES ACT | 63 |
| 12.0 | DEVIATIONS AND DATA GAPS | 63 |
| 13.0 | ADDITIONAL SERVICES | 64 |

Appendices:

- A: Estimated Expenditure Spreadsheet
- B: Qualifications of Recommendations
- C: Personnel Qualifications

COMMONLY USED ACRONYMS

Following are regulatory and technical acronyms commonly used in NOVA Property Condition Assessment reports:

| | |
|-------|---|
| ADA | The Americans with Disabilities Act |
| ACM | Asbestos-Containing Materials |
| AST | Aboveground Storage Tank |
| ASTM | ASTM International |
| BOMA | Building Owners and Managers Association |
| BUR | Built-up Roof |
| EIFS | Exterior Insulation and Finish System |
| EMF | Electro Magnetic Fields |
| EMS | Energy Management System |
| EUL | Expected Useful Life |
| EPA | United States Environmental Protection Agency |
| FEMA | Federal Emergency Management Act |
| FHA | Fair Housing Act |
| FIRMS | Flood Insurance Rate Maps |
| FOIA | U.S. Freedom of Information Act |
| FOIL | Freedom of Information Letter |
| FM | Factory Mutual |
| HVAC | Heating, Ventilation and Air Conditioning |
| IAQ | Indoor Air Quality |
| LUST | Leaking Underground Storage Tank |
| NFPA | National Fire Protection Association |
| OSHA | Occupational Safety and Health Administration |
| PCA | Property Condition Assessment |
| PCB | Poly-chlorinated Biphenols |
| PCR | Property Condition Report |
| PML | Probable Maximum Loss |
| RCRA | Resource Conservation and Recovery Act |
| RTU | Rooftop Unit |
| RUL | Remaining Useful Life |
| STC | Sound Transmission Class |
| UST | Underground Storage Tank |

CODING GROUPS

CC – Code Compliance

Projects required modifying or replacing existing building systems in order to comply with current codes. (Code violations will have an additional indicator, which will allow them separation within this code & within the total body of work.

CR – Capital Renewal

Projects required replacing building systems and components at the end of their projected life. Typical project cost will be greater than \$40,000. Capital renewal projects will be for future years only.

DR – Deferred Renewal

Projects required for replacement of a failed building system or component in order to restore proper function. Projects in this group are typically defined by a replacement cost exceeding \$40,000. Replacement need is determined by the repair cost exceeding 60% of the replacement cost. Projects in this group will not have a future need year; they will only have a current need year.

DM – Deferred Maintenance

Projects required for repair of a failed building system or component in order to restore proper function. Projects in this group are typically defined by a repair cost greater than \$40,000 or exceeding 30% of the replacement cost, but not exceeding 60% of the replacement cost. Projects in this group will not have a future need year; they will only have a current need year.

RM – Routine Maintenance

Projects required for repair of a failed building system or component in order to restore proper function. Typical repair costs will be less than 30% of the replacement cost and less than \$40,000.

HL – Health and Life Safety

Building and site conditions that when reviewed deal with the adequacy of health, safety, regulatory, and related considerations.

TR – Timely Repair and Replacements

These are system and equipment conditions that when corrected within certain time constraints should reduce the probability of operational failure.

DI – Desirable Improvements

Projects required for repair of a failed building system or component in order to restore proper function. Typical repair costs will be less than 30% of the replacement cost and less than \$40,000.

EC – Energy Conservation

Energy conservation measures for the reduction of energy consumption having an expected payback of less than 7 years.

1.0 SUMMARY

NOVA Engineering and Environmental, LLC (NOVA) has completed the authorized Property Condition Assessment (PCA) for the Subject Property located at 300 2nd Avenue NE in Saint Petersburg, Florida. The PCA work was performed in general accordance with ASTM International *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, Designation: E2018-15*, unless otherwise stated herein. The property was visited on March 20, 2018 by NOVA staff.

Fresco's Waterfront Bistro at the St. Petersburg Marina consists of a single building totaling approximately 2,602 square feet. The structure consists of concrete masonry units (CMU). Painted stucco surfacing is directly applied to the CMU walls. The CMU supports the lightweight concrete roof system. The building is supported by a driven concrete pile system and slab. The building includes an overwater restaurant with indoor and outdoor seating. There is also a small office and storage area at the north east corner of the property that was recently installed.

The building is located on a land parcel containing multiple buildings as part of the City of St. Petersburg marina. The property is identified as part of Parcel ID # 19-31-17-74466-000-0041 according to the Pinellas County Property Appraiser.

| | |
|---------------------------------------|---|
| Property Name | Fresco's Waterfront Bistro |
| Property Address | 300 2 nd Avenue NE, Saint Petersburg, Pinellas County, Florida 33701 |
| Building Use | Restaurant |
| Property Size | One (1) parcel totaling approximately 0.16 +/- acres. |
| FEMA Flood Plain Zone | Based on the National Flood Insurance Program, Flood Insurance Rate Map, Community Panel Number 12103C0219G, Dated September 3, 2003 the above described property is determined to be zone AE, at elevation 5 feet. |
| Seismic Zone | Based on the United States Geological Survey Seismic Zones Map, the above described property is located in Seismic Zone 0 |
| Current Building Zone Category | 8913 City Gov't – Non-residential |
| Lot Configuration | Generally square |
| Parking Area | Not identifiable |
| Number of Buildings | One building |
| Number of Stories | One |
| Type of Design | Concrete Masonry Units (CMU) supporting lightweight concrete roof |
| Building Layout | Generally Square |
| Year Constructed | Reported as originally constructed in 1965. |

Occupancy Status As of March 19, 2018, occupancy is 100% to a single occupant.

The building expenditure summary section provides an executive overview of the findings from the assessment. Further details of these expenditures are included within each respective report section and within the Estimated Expenditure forecast, in Appendix A of this report.

Building Expenditure Summary

| BUILDING ELEMENT | CONDITION | COST IMMEDIATE | COST YEARS 1 - 20 |
|--|-----------|-------------------|----------------------|
| SITE ELEMENTS | | | |
| Topography | Good | | |
| Storm Water | Good | | |
| Ingress & Egress | Good | | |
| Paving, Curbing & Parking | N/A | | |
| Flatwork | Good | | \$1,080 |
| Landscaping & Appurtenances | Good | | \$6,000 |
| Utilities | Good | | |
| STRUCTURAL FRAME AND BUILDING ENVELOPE | | | |
| Foundation | Good | | |
| Building Frame | Good | | |
| Exterior Walls | Good | \$1,500 | \$12,000 |
| Exterior Windows and Doors | Good | \$700 | \$11,900 |
| Roofing | Fair | \$2,200 | \$16,100 |
| Outdoor Deck | Good | | \$22,500 |
| INTERIOR ELEMENTS | | | |
| Common Areas | Good | | |
| Interior Finishes | Good | \$400 | \$500 |
| MECHANICAL AND ELECTRICAL | | | |
| Mechanical Systems | Good | | \$10,000 |
| Plumbing | Good | | \$2,000 |
| Electrical Systems | Good | | |
| LIFE SAFETY / FIRE PROTECTION | | | |
| Life Safety / Fire Protection | Good | \$100 | |
| ACCESSIBILITY | | | |
| Americans with Disabilities Act | N/A | | |
| TOTAL, UNINFLATED | | \$4,900 | \$82,080 |
| TOTAL, INFLATED (ASSUMING 3% INFLATION) | | | \$111,650 |

Below is a brief list of the items that contribute to the above Building Expenditures. This summary is provided for convenience and should not be substituted for review of the full report, including all attachments as provided herein. See cost analysis sheet in Appendix A.

FLATWORK

- Refurbish and repair expected damage in areas of flatwork in year 10.

LANDSCAPING AND APPURTENANCES

- Replace tarpaulin covering in Year 10.

EXTERIOR WALLS

- Seal wall openings behind outdoor bar.
- Clean and recoat applicable exterior surfaces in Years 8 and 18.

EXTERIOR WINDOWS AND DOORS

- Replace existing perimeter window sealants immediately and at all locations in years 10 and 20.
- Exterior metal doors on north and east sides should be replaced in year 10.
- Aluminum storefronts should be replaced in year 10.

ROOFING

- Remove grease from roof area and replace grease trap under exhaust vent. Install mesh between canopy and PVC membrane to prevent accumulation of debris at gutters.
- Replace kitchen exhaust in Year 3.
- Replace roof system in Year 11.

OUTDOOR DECK

- The exterior decking should be replaced in Year 8.

INTERIOR FINISHES

- Repair deteriorated drywall around service entrance.
- Seal cracks in concrete flooring in kitchen and behind the bar area.

HVAC SYSTEMS

- Replace 9.5-ton rooftop unit in Year 10.

PLUMBING SYSTEM

- Replace existing water heater at approximately Year 8.

LIFE SAFETY/FIRE PROTECTION

- Install emergency exit sign over doorway to outdoor seating area.

2.0 INTRODUCTION

2.1 GENERAL

NOVA Engineering and Environmental, LLC (NOVA) was authorized by Moffatt & Nichol (the Client) to perform a Property Condition Assessment for the approximately 0.16-acre property located at 300 2nd Avenue NE in Saint Petersburg, Pinellas County, Florida. The building located on the property consists of a 1-story restaurant.

2.2 PURPOSE

This PCA was performed to assist the Client in evaluating the physical aspects of the Subject Property by identifying and communicating readily observable physical deficiencies to the Client. The term “physical deficiencies” includes the presence of conspicuous defects and material deferred maintenance of a Subject Property’s material systems, components, or equipment as observed during completion of the PCA. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the Subject Property.

This PCA addresses existing conditions relating to the Subject Property. NOVA makes no representation regarding the future or potential use of the Subject Property, except for those items explicitly stated in this report.

This assessment was conducted in general accordance with the scope and limitations of ASTM International *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, Designation: E2018-15*, unless otherwise stated herein. Our assessment, conclusions and recommendations are based on site conditions, observations, interviews, and a review of readily available information, as they existed at the time of our assessment.

2.3 SCOPE OF SERVICES

PCAs are described as general characterizations of physical conditions that are identifiable through practically reviewable information and visual, non-invasive observations for the purpose of identifying physical deficiencies. The areas viewed on the Subject Property were randomly selected by NOVA’s field observer and were considered to be representative. Please note that viewing was limited to only those areas that were readily accessible, did not contain unsafe conditions and where access permission was granted. NOVA did not evaluate any concealed conditions such as behind locked doors, above ceilings, behind walls, underground, etc.

Services performed for this project include a process involving and/or considering the following:

- Review of information provided by the Client.
- Interview of the on-site Owner representative, and others knowledgeable about the Subject Property.

- A walk-through survey of the subject property to observe material systems and components and identify physical deficiencies and any unusual features.
- A baseline evaluation of Americans with Disabilities Act (ADA) accessibility using a limited scope visual survey.
- Estimate costs for repair and/or capital reserve items based on a 20-year evaluation period requested by the Client.
- Preparation of this PCA report summarizing our services, findings, and conclusions.

Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this PCA. This PCA also does not identify routine repair or maintenance items.

The sampling and testing of soil, air and/or other materials is beyond the scope of this study. The identification of corrosive drywall (Chinese drywall), asbestos containing materials (ACM), radon, vapor encroachment, lead based paint (LBP), lead in drinking water, wetlands, Waters of the United States, Waters of the State, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, rare or endangered species, air quality, noise impacts and biological agents are also beyond the scope of this PCA. No implication is intended as to the relative importance of these additional items, and this list of items is not intended to be all inclusive.

2.4 TERMINOLOGY

The physical condition of building components is typically defined as being in one (1) of three (3) categories:

- 1) **Good Condition** — In working condition and does not require immediate or short-term repairs; however, may be subject to routine maintenance and repair due to age and normal wear and tear.
- 2) **Fair Condition** — In working condition; but, may require immediate or short-term repairs or replacement. Defects or deferred maintenance items to major elements will require substantial repair or replacement in the near future to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life.
- 3) **Poor Condition** — Not in working condition or requires immediate or short-term repairs or replacement. Present condition could contribute or cause the deterioration of contiguous elements or systems.



It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ in condition.

2.5 ASSUMPTIONS

The information gathered during this assessment was information that was “reasonably ascertainable” and “practically reviewable.” This is, by definition, information that is publicly available and obtainable within reasonable time and cost constraints and is provided by the source in a manner and in a form that, upon examination, yields information relevant to the Subject Property without the need for extraordinary analysis of irrelevant data. Records that cannot be feasibly retrieved by reference to the location of the property (such as records that are sorted chronologically) are not considered practically reviewable.

2.6 LIMITATIONS AND EXCEPTIONS

NOVA has performed a PCA in general accordance with ASTM E2018-15, which is a limited inquiry into a property's physical condition and is not sufficient to discover every physical deficiency. No PCA can wholly eliminate uncertainty regarding the potential for physical deficiencies in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for physical deficiencies in connection with a property, and this practice recognizes reasonable limits of time and cost.

The appropriate level of inquiry is variable and is not to be construed as technically exhaustive. Not every property will warrant the same level of assessment. Consistent with good commercial or customary practices, the appropriate level of assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the Users, and the information developed in the course of the inquiry.

NOVA's findings, opinions, and conclusions are based on information which is reasonably ascertainable and practically reviewable from standard sources at the time of the assessment through site reconnaissance, visual assessment of physical conditions, records review, interviews and other standard investigative techniques used in the industry at this time. It is possible that other information exists or may subsequently become known that may impact or change the assessment after NOVA's services are complete.

In conducting this PCA and preparing this report, NOVA reviewed, interpreted, and relied upon information provided by others, including, but not limited to individuals, government authorities, subcontractors, and other entities. NOVA has not performed an independent evaluation of the accuracy or completeness of such information.

NOVA's assessment represents our professional opinion, only. Therefore, NOVA cannot, under any circumstances, make a statement of warranty or guarantee, expressed or implied, that physical deficiencies are limited to those that are discovered while we are performing the PCA.

NOVA's professional opinion regarding the significance and/or materiality of these limiting conditions, exceptions, and/or data gaps/failures is provided in Section 15.0.

2.7 SPECIAL TERMS AND CONDITIONS

The Terms and Conditions for this PCA were set forth in NOVA's Proposal Number 006-05172365 which was authorized on March 19, 2018. No additional special terms and/or conditions were established for this PCA.

2.8 USER RELIANCE

NOVA's PCA report, along with the findings and conclusions contained in the report, either in completed form, summary form, or by extraction, is prepared, and intended, for the sole use of the Client and therefore may not contain sufficient information for other purposes or parties.

The contents of NOVA's report will continue to be the property of NOVA. NOVA's report may not be disclosed to, used by, or relied upon by, any person or entity other than the Client without the express written consent of NOVA. A reliance letter will be issued to other related parties as discussed with and agreed to by NOVA.

Authorization for disclosure to a third party or authorization for third-party reliance on a final report will be considered by NOVA upon the written request of the Client. NOVA reserves the right to deny authorization to allow disclosure or reliance of NOVA's report to third parties.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The legal description can be found on the Pinellas County Property Appraiser's Record found as an attachment to this report. The location is within the Saint Petersburg Marina Basin at the south west intersection of Bay Shore Drive and 2nd Avenue NE.

3.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The vicinity of the Subject Property is generally developed with commercial land uses, and is bordered by the following:

| DIRECTION | LAND USE DESCRIPTION/OBSERVATIONS |
|-----------|--|
| NORTH | St. Petersburg Museum of History across from 2 nd avenue NE |
| EAST | Parking for Marina |
| SOUTH | Marina Docks |
| WEST | South Straub Park across from Bay Shore Drive NE. |

Select photographs of the Subject Property taken by NOVA during the site reconnaissance activities are included throughout this report.

3.3 CURRENT USE OF THE PROPERTY

The property is currently a restaurant.

3.4 DESCRIPTIONS OF PROPERTY IMPROVEMENTS

The outdoor deck is continuously maintained and replaced approximately every decade. The steel frame canopy covering a section of the outdoor deck and seating area was added in 2008 and is currently permitted as part of the building. An office shed was installed at the service entrance on the north east corner of the property in 2017. A questionnaire was submitted to the City of St. Petersburg prior to our visit. A response was not received prior to issuance of this report.

4.0 USER PROVIDED INFORMATION

The Client provided the following information or knowledge:

4.1 PRE-SURVEY QUESTIONNAIRE

No Pre-survey questionnaire was filled out by the Client and/or current property owner.

4.2 PREVIOUSLY PREPARED PROPERTY CONDITION ASSESSMENT REPORTS

No prior PCA reports for the Subject Property were provided.

4.3 SYSTEM OR COMPONENT STUDIES

The Client has stated that they are not aware of any previous component studies for the Subject Property.

4.4 ACTUAL OR PURPORTED KNOWLEDGE

The current property owner has stated that they do not have any knowledge of actual or purported physical deficiencies of the Subject Property.

4.5 DOCUMENTS

- NOVA was not provided any maintenance records or planned repairs for the property as part of this survey.

No additional documents were provided by the Client and/or current property owner.

5.0 GOVERNMENT RECORDS REVIEW

5.1 BUILDING AND FIRE CODE COMPLIANCE

NOVA contacted the Saint Petersburg Florida Zoning and Building Department by calling (727) 893-7472. Loni Jones provided information for all four buildings visited including the Waterfront Bistro. A response was received from the Building Department indicating that there are currently no pending building or zoning violations on any of the four buildings identified via telephone conversation.

NOVA contacted the City of Saint Petersburg Fire Department at Diana.Moore@stpete.org requesting information on the four sites identified in this portfolio. The Fire Department reported that that there are no current outstanding fire violations at any of the four sites that are part of this due diligence request.

6.0 INTERVIEWS

As part of the PCA, interviews were conducted with select persons familiar with the Subject Property to provide insight into conditions material to recognized physical deficiencies in connection with the Subject Property.

6.1 INTERVIEW WITH OWNER

No interviews with the owner were conducted during this assessment.

6.2 INTERVIEWS WITH SITE MANAGER

The restaurant's general manager was present during our visit and provided access to all requested areas. The site contact provided verbal explanations of historical renovations and repairs.

6.3 INTERVIEWS WITH OCCUPANTS

No interviews with occupants were conducted during this assessment.

6.4 INTERVIEWS WITH OTHERS

No interviews were conducted with any other persons.

7.0 SITE ELEMENTS

7.1 TOPOGRAPHY

Description

The generally rectangular-shaped Subject Property is located within the Tampa, Florida, United States Geological Survey, 7.5-minute series topographic quadrangle maps. Topographically, the Subject Property is generally flat at an elevation of 5 feet above mean sea level (MSL).

Condition

No significant erosion or slope movement was observed.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendation

Recommended Immediate Needs:

- No recommended immediate needs were observed.

Recommended Needs Over Term

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 1: Typical topography around building.



Photo 2: Typical topography around building

7.2 STORM WATER DRAINAGE

Description

Storm water runoff from the Subject Property drains into the paved areas along the north and west sides. Storm water runoff from the exterior wood deck and canopy drain through the decking and into the marina. Gutters to control drainage from the low slope roof are located along the east and south ends of the roof.

Condition

No areas of significant ponding were observed; however, our observation was completed during the dry season. The storm sewer piping was inaccessible, and its condition was not verifiable during the site visit. No visually apparent problems with the systems were observed. No assessment for compliance with Federal, State or Local rules and regulations concerning storm water run-off was made as part of this PCA.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No recommended immediate needs were observed to be required.

Recommended Needs Over Term

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 3: Typical gutter section to drain storm water runoff from roof.



Photo 4: Storm water drainage from canopy to outdoor deck.

7.3 INGRESS AND EGRESS

Description

Access is provided to the site via concrete sidewalks lined with pavers parallel to 2nd Avenue NE and Bay Shore Dr. NE at the north and west sides of the building. Entrances are provided to the building interior and the outdoor deck along the west side of the building. Parking spaces are located along Bay Shore Dr and 2nd Avenue north east but are reserved for marina permits only.

Condition

Ingress and egress at the property appears to be in good condition. NOVA did not observe any issues or concerns regarding access to the property or the building.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No recommended immediate needs were observed to be required.

Recommended Needs Over Term

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 5: Access to building along the north entrance.



Photo 6: Access to building along Bay Shore Drive NE to main entrance at outdoor deck.

7.4 PAVING CURBING AND PARKING

Description

The subject property does not have assigned parking or paved areas. Parking along the south and east areas is reserved for the St. Petersburg Marina.

Condition

At the request of the client, evaluating the condition of the paving, curbing and parking was outside of NOVA's scope of work.

Recommendations

N/A

7.5 FLATWORK

Description

Flatwork consists of sidewalks lined with pavers along the north and west sides of the subject property. The concrete pad supporting the building extends approximately 3 feet past the exterior walls and forms part of the walking surface at the outdoor deck. The concrete pad also extends past the main entrance to the restaurant to the sidewalk area.

Condition

The sidewalks, entrance flatwork and visible concrete pad sections generally appeared to be in good condition. Minor stress/shrinkage cracks were observed in the sidewalks and pad. Considering the 20-year term in our evaluation, it can be reasonably expected that refurbishing of the concrete and sidewalk areas will be required during the term.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No recommended immediate needs were observed to be required.

Recommended Needs Over Term:

- Refurbish and repair expected damage in areas of flatwork in year 10.
- Routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 7: Building slab along main entrance on north side. The sidewalk is lined with pavers.



Photo 8: Transition between concrete building pad and outdoor wood deck.

7.6 LANDSCAPING AND APPURTENANCES

Description

Landscaping at the subject property consists of trees and trimmed sod along the north and west sides, but do not appear to lie within the limits of the property. The trees along the main entrance extend over the roof.

The outdoor seating area is covered by a pre-engineered steel frame canopy attached to the roof of the main building structure. A heavy-duty tarpaulin extends between the framing members to provide shade. According to the property manager present during our investigation, the canopy was installed in 2008 by Sky Shades of Florida, Inc. and currently forms part of the building permit.

Condition

Landscaping and appurtenances at the subject property appear to be in good overall condition. NOVA did not observe issues or concerns regarding the landscaping or appurtenances. The installed tarpaulin will likely require replacement during the term due to exposure to the natural elements.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No recommended immediate needs were observed to be required.

Recommended Needs Over Term

- Replace tarpaulin covering in Year 10.
- Routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 9: Trees located along sidewalk leading to main entrance.



Photo 10: Trimmed shrubs near south entrance.



Photo 11: Canopy installation over outdoor seating.



Photo 12: Interior view of canopy installation.

7.7 UTILITIES

Description

Water and sanitary sewer services are provided by the City of Saint Petersburg

Electrical service is provided by Progress Energy via an underground electrical supply. The transformer supplying the building is located along 2nd avenue NE at the north east corner of the subject property.

Condition

The site utilities appeared and were reported to be in good overall condition with no recent history of significant repairs.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No recommended immediate needs were observed to be required.

Recommended Needs Over Term

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.

8.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

8.1 FOUNDATIONS

Description

The building structure sits over the water and is supported by concrete piles that were most likely driven into the marina floor. The piles support concrete beams and a cast-in-place concrete slab. The slab appeared to be independent of the sidewalk and paved areas by a visible gap along the north side of the building.

Condition

The visible concrete foundation sections did not show signs of significant differential settlement or damage that would have been indicative of foundation problems.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No Recommended Immediate needs were observed to be required.

Recommended Needs Over Term:

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 13: Driven concrete piles and beams supporting the building slab.



Photo 14: Building slab and support column along main entrance of building.

8.2 BUILDING FRAME

Description

The building frame consists of a combination of concrete masonry units (CMU) and wood framing. The low slope roof is supported by lightweight concrete over metal decking. The roof overhangs near the main entrance at the north side of the property are supported by concrete columns. NOVA was not provided with plan drawings for the subject property.

A wood frame office area is located along the service entrance on the north east corner of the subject property and is independent from the main building structure. According to the property manager, the office areas was installed recently.

Condition

Framing members, where visible, were observed to be in general overall good condition.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No recommended immediate needs.

Recommended Needs Over Term:

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 15: Typical exterior wall to roof framing transition.



Photo 16: Typical lightweight concrete roof system.

8.3 EXTERIOR WALLS

Description

The exterior walls of the subject property consist of CMU with a direct applied painted stucco finish. The wall area behind the outdoor bar consists of CMU with a direct applied decorative stone veneer.

The exterior walls at the office area consist of wood framing and wood siding.

Condition

The exterior walls are in generally good condition. Minor cracking was observed in the stucco and is likely the result of shrinkage cracking. Wall openings were observed in the area behind the draft beer dispenser at the outdoor bar an appeared to penetrate into the building interior.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

NOVA recommends sealing the open wall areas behind the outdoor draft beer dispenser to prevent moisture intrusion.

Recommended Immediate :

- Seal wall openings behind outdoor bar.

Recommended Needs Over Term

- Clean and recoat applicable exterior surfaces in Years 8 and 18.
- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 17: Typical exterior wall section with surface-applied stucco.



Photo 18: Exterior wall with surface applied stucco.



Photo 19: Outdoor wood-frame shed at office area.



Photo 20: Exterior wall opening behind outdoor bar.

8.4 EXTERIOR WINDOWS AND DOORS

Description

The window systems at the subject property consist of single pane aluminum framed storefronts installed along the south and east sides facing the outdoor seating area. Aluminum framed storefront double acting doors are installed at the south entrance from the outdoor deck and two aluminum framed singled doors are installed at the north entrance from 2nd Avenue NE. A steel service door is installed in the kitchen leading to the service entrance on the east side. Wood frame doors are installed in the exterior office and storage area at the west side of the property.

Condition

The window systems and exterior doors were observed to be in good overall condition. Small sections of sealant between the storefronts and window frames were observed to be detached, and the storefront on the south side of the building was observed to have a section of missing gasket on the exterior glazing. According to the property manager present on site, the double acting door leading to the outdoor deck is currently in the process of being replaced. Evidence of water intrusion or damage was not observed during our visit.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- Replace perimeter window sealants.

Recommended Needs Over Term

- Exterior metal doors on north and east sides should be replaced in year 10.
- Aluminum storefronts should be replaced in year 10.
- Replace existing perimeter window sealants at all locations in years 10 and 20.
- Routine maintenance, miscellaneous minor repairs, and normal operating maintenance will be required.



Photo 21: Aluminum-framed storefront along south side of building.



Photo 22: Double acting aluminum framed doors at main entrance from outdoor deck.



Photo 23: Steel frame service entrance on east side of building into kitchen area.



Photo 24: Detached sealant along header of storefronts.

8.5 ROOFING

Description

The building roof consists of a low slope single-ply PVC membrane roofing system over a lightweight concrete deck. The roof slopes towards aluminum gutters installed along the south side of the roof. A curb-mounted A/C condenser unit is installed along the north side of the roof. The canopy installed over the outdoor deck covers approximately 3 feet of the south side of the roof system. According to the property manager, the roof system was installed in 2009 and the membrane is cleaned every year during the summer months.

Roofing over the office area consists of architectural asphalt shingles which slope towards the east side of the building.

Condition

The roofing system is in overall fair condition. Evidence of grease was observed on the roof, most likely caused by runoff from the grease trap located under the kitchen exhaust. The trees hanging over the north side of the roof have deposited a large amount of leaves, which were observed to be accumulated at the gutter area on the south side. The canopy section covering visible access to the gutters traps leaves and small branches blown off from the nearby trees, and may be leading to clogging of the gutter system.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

The grease trap observed underneath the kitchen exhaust vent should be replaced to prevent runoff of food grease onto the roof system. The grease observed on the roof surface should be cleaned with an oil absorbent to prevent accumulation of grease into the drainage system and to prevent a fire hazard. Although the gutter system is not visible, a large amount of leaves were observed to have accumulated at the roof line at the transition between the PVC membrane and the exterior canopy, which may be clogging the gutter system.

Recommended Immediate Needs:

- Remove grease from roof area and replace grease trap under exhaust vent.
- Install mesh between canopy and the PVC membrane to prevent accumulation of debris at gutters.

Recommended Needs Over Term:

- Replace kitchen exhaust in Year 3.
- Replace roof system in Year 11.
- Routine maintenance, miscellaneous minor repairs, and normal operating maintenance will be required on an annual basis. These costs are not reflected in the Estimated Expenditure Spreadsheet.



Photo 25: Typical TPO membrane installation at subject property.



Photo 26: Observed grease residue near kitchen exhaust.



Photo 27: Accumulation of leaves and debris at canopy transition near gutters. The gutters are covered by the canopy and were not visible.



Photo 28: Accumulation of grease on roof. The satellite dish is attached to CMU blocks that are in direct contact with the roof membrane.

8.6 OUTDOOR DECK

Description

The outdoor seating area along the south and east sides consists of an over water wood deck supported by driven wood piles. According to the site manager, the north east section of the deck was replaced recently, and three additional wood piles were driven in that vicinity during the deck renovation. The deck perimeter is secured by a steel fence along the south and east sides and a wood fence along the newly renovated area at the north east corner. According to the site manager, the entire deck is re-sanded and refinished every 6 months, and deteriorated boards and fasteners are replaced as needed.

Condition

The outdoor wood deck areas observed appeared to be in good overall condition. Changes in deck elevation were visibly marked with yellow paint and transitions between the deck and concrete floor near the exterior building walls appeared to be smooth.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Due to the location of the deck directly above the water and its exposure to the natural elements, replacement of the wood decking may be required during Year 8.

Recommended Immediate Needs:

- No recommended immediate needs.

Recommended Needs Over Term

- The exterior decking should be replaced in Year 8.



Photo 29: Outdoor seating at wood deck.



Photo 30: Outdoor seating at wood deck.



Photo 31: Typical wood decking with marked changes in elevation.



Photo 32: Typical wood decking supports and piles.

8.7 INTERIOR FINISHES

Description

The interior finishes in the first floor consist of ceramic tile flooring that extends to the baseboards and painted textured drywall. The ceiling over the dining area consists of exposed textured lightweight concrete. A suspended ceiling system with 24"x24" lay-in panels and fluorescent lighting is installed over the bar and kitchen areas. Flooring in the kitchen consists of exposed concrete.

The flooring in the restroom areas consists of ceramic tile with wood baseboards. The lower wall sections contain ceramic tile while the sections above eye level contain textured painted drywall.

Condition

The interior finishes within the building were observed to be in good overall condition. The interior drywall sections surrounding the door frame at the service entrance showed signs cracking and deterioration. According to the property manager, the restaurant is currently upgrading its sound system, which has resulted in unfinished penetrations near the top of the interior walls. NOVA was informed that these penetrations would be covered and refinished once the upgrades were completed.

Minor cracks in the concrete flooring were observed in the kitchen and behind the bar area. These cracks should be sealed to prevent trip hazards and moisture intrusion.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- Repair deteriorated drywall around service entrance.
- Seal cracks in concrete flooring in kitchen and behind the bar area.

Recommended Needs Over Term

- Routine and normal operating and maintenance such as painting, flooring, furniture and fixtures will be required.

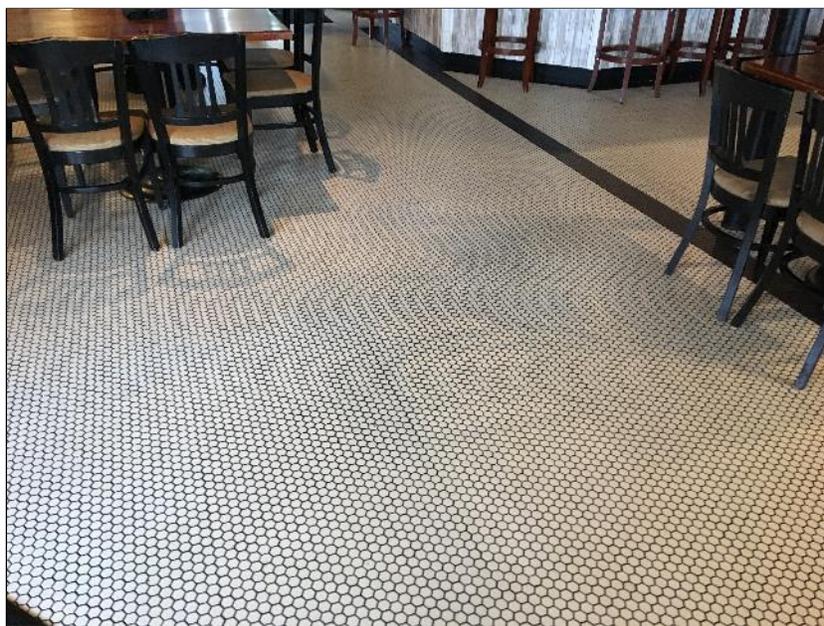


Photo 33: Typical flooring at interior restaurant area.



Photo 34: Typical finishes at interior restaurant area.



Photo 35: Suspended ceiling system over bar area.



Photo 36: Minor cracking observed in exposed concrete floor area at kitchen.

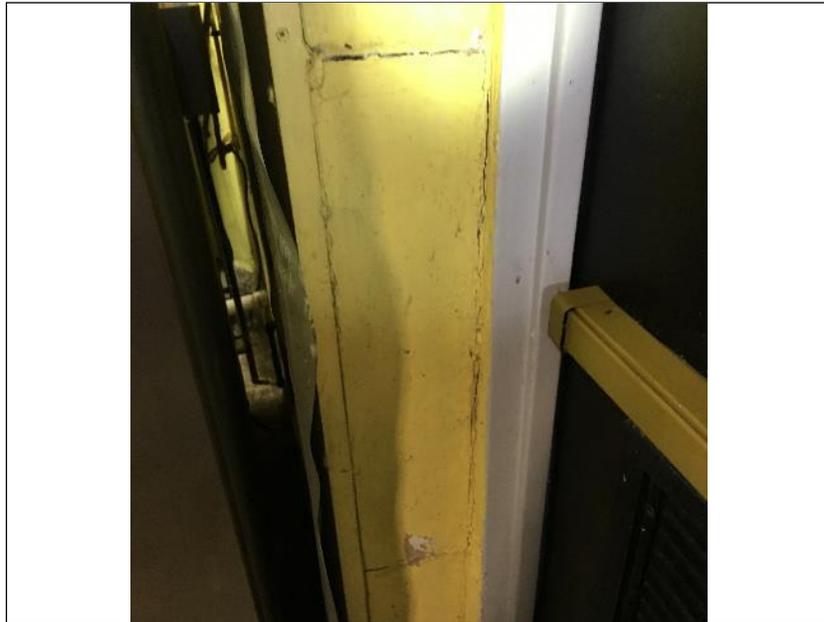


Photo 37: Deteriorated drywall around service door entrance.



Photo 38: Minor cracking in floor tile behind bar area.

9.0 MECHANICAL SYSTEMS

9.1 HVAC SYSTEMS

Description

Conditioned air is supplied to the subject property by a single-packaged rooftop mounted electric cooling unit manufactured by Carrier. According to the product label and serial number, the unit has a 9.5-ton capacity, was manufactured in 2013 and uses R410A refrigerant. The air handler connected to the rooftop unit appears to be ceiling-mounted over the entrance to the men's and women's restrooms and was not readily accessible during our visit. For the purposes of our evaluation, NOVA assumes that the air handler was manufactured and installed at the same time as the rooftop mounted unit.

Condition

The HVAC equipment was observed to be in good overall condition. For typical HVAC units installed in Central Florida, the typical service life for compressor and air handler units is 15 years.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

NOVA recommends a general maintenance allowance be provided for anticipated compressor repairs or replacements for the split system unit HVAC equipment. The exhaust and ventilation equipment were observed to be in good condition.

Recommended Immediate Needs:

- No recommended immediate needs.

Recommended Needs Over Term

- Replace 9.5-ton rooftop unit in Year 10.



Photo 39: Roof-mounted HVAC unit.



Photo 40: Ceiling mounted vents over restroom entrances.



Photo 41: Ceiling mounted vents at indoor restaurant area.



Photo 42: Air vents mounted on suspended ceiling.

9.2 PLUMBING SYSTEM

Description

Plumbing at the subject property consists of water distribution piping and valves, sewer and systems within the building. Plumbing components were observed to be stainless steel and PVC. The domestic water supply enters from underground piping to the building.

The restroom plumbing was observed to have brass fixtures on the contact sides and stainless steel and PVC under the sink areas. The location of a water heater at the subject property was not observed during our visit.

Condition

The plumbing and piping systems appear to be in good overall condition based on an external visual inspection. Water supplies enter the structure below grade.

Water heaters typically have an expected useful life of 15-years. Although the location of a water heater was not observed during our visit, it can be expected that the existing water heater will require replacement during the 20-year term.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No Recommended Immediate Needs were observed.

Recommended Needs Over Term

- Replace existing water heater at approximately Year 8.
- Routine and normal operating maintenance will be required.



Photo 43: Typical plumbing drains in kitchen area



Photo 44: Typical stainless steel contact fixtures at kitchen area.



Photo 45: PVC drains at restrooms.



Photo 46: PVC plumbing behind outdoor bar.

9.3 ELECTRICAL SYSTEM

Description

Electric power enters the site via underground feeders to a main electrical metered panel located on the north side of the building. The service is a 450-amp 208/120 3-phase system with distribution panels located mainly near the service entrance on the east side of the building.

Electrical lighting systems include lighting attached to the building with interior ceiling mounted fluorescent lighting and fluorescent string lighting at the outdoor seating area. Since our visit was completed during daylight hours, the condition of exterior lighting could not be determined.

Condition

The electrical system appears to be in good overall condition. Panels and devices appear to be in good operable condition. Lighting appeared to be in good condition.

| | | |
|------|------|------|
| Good | Fair | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- No Recommended Immediate needs were observed to be required.

Recommended Needs Over Term

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 47: Main breaker panel located at outdoor service area.



Photo 48: Weather protected exterior electrical outlets.



Photo 49: Ceiling mounted fluorescent lighting in storage area.



Photo 50: Typical fluorescent string lighting at outdoor seating area.



Photo 51: Unfinished low-voltage electrical wiring at top of interior wall due to sound system upgrades. According to the property manager, the wiring will be covered when upgrades are complete.

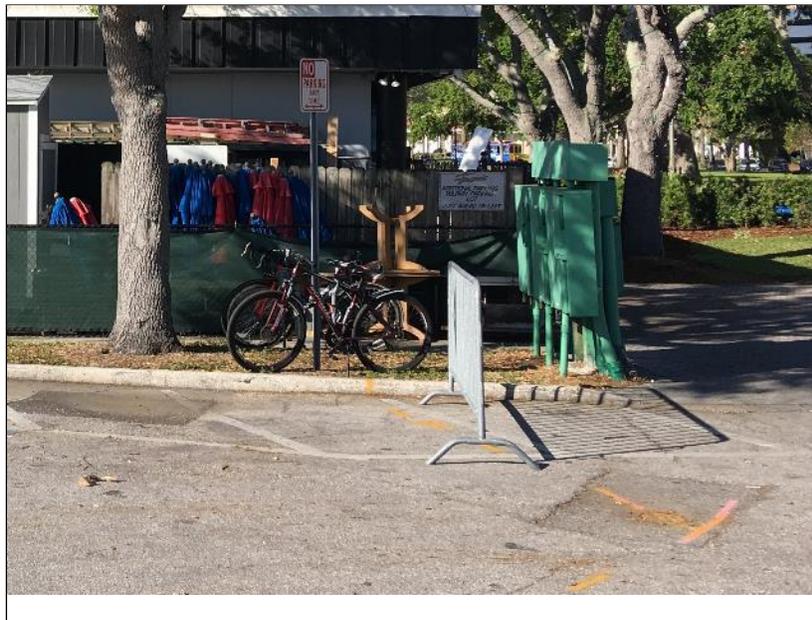


Photo 52: Electrical feeders to building.

10.0 LIFE SAFETY / FIRE PROTECTION

10.1 LIFE SAFETY / FIRE PROTECTION

Description

Life safety systems consist of exit points from the building, paths of travel to exits during an emergency, emergency lighting systems, and fire extinguishers. Due to the building's size, it is not required to be sprinklered.

A fire hydrant is located in the marina parking area along 2nd Avenue NE, approximately 100 feet from the north east corner of the subject property.

Fire extinguishers were located next to the bar and in the kitchen. The kitchen is also outfitted with an automatic kitchen fire suppression system, and a manual chemical fire extinguisher.

Condition

Life Safety components were observed to be in good overall condition. The double acting doors leading to the outdoor deck does not have an emergency exit sign installed overhead.

| | | |
|------|------|------|
| Good | Good | Poor |
|------|------|------|

Recommendations

Recommended Immediate Needs:

- Install emergency exit sign over door way to outdoor seating area.

Recommended Needs Over Term

- No recommended needs over term were observed although routine maintenance, miscellaneous minor repairs and normal operating maintenance will be required.



Photo 53: Automatic fire suppression system at kitchen grill.



Photo 54: Fire extinguisher located next to bar entrance.



Photo 55: Emergency exit sign located over entrance on the north side of the building.



Photo 56: Emergency exit sign was not observed over doorway leading to outdoor seating area.

11.0 ACCESSIBILITY

11.1 AMERICANS WITH DISABILITIES ACT

Accessibility was not part of Nova's scope of work in performing this Property Condition Assessment.

12.0 DEVIATIONS AND DATA GAPS

Deletions or substantial deviations from the ASTM E2018-15 standard practice include:

- Assessment of the subject property for compliance with Accessibility Standards / Americans with Disabilities Act was not included as part of Nova's scope of work.

13.0 ADDITIONAL SERVICES

No additional Non-ASTM services were requested by the Client for inclusion of this PCA.

APPENDIX A
Estimated Expenditure Forecast

ESTIMATED EXPENDITURES OVER TERM



Old Marina Management Building
 300 2nd Avenue SE
 Saint Petersburg, FL
 NOVA Project No.: 10106-0518002

| | CONDITION | GROUP | Estimated Useful Life | Remaining Useful Life | Quantity | Unit | Unit Cost | IMMEDIATE | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 | YEAR 6 | YEAR 7 | YEAR 8 | YEAR 9 | YEAR 10 | YEAR 11 | YEAR 12 | YEAR 13 | YEAR 14 | YEAR 15 | YEAR 16 | YEAR 17 | YEAR 18 | YEAR 19 | YEAR 20 | TOTAL | |
|---|-----------|-------|-----------------------|-----------------------|----------|------|-----------|-----------|--------|--------|--------|--------|--------|--------|---------|----------|--------|----------|----------|---------|---------|---------|---------|---------|---------|----------|---------|----------|-----------|----------|
| Topography | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storm Water Drainage | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ingress and Egress | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Paving, Parking and Curbing | N/A | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flatwork | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Refurbish and repair expected damage in areas of flatwork | | | 40 | 10 | 60 | LF | 18.00 | | | | | | | | | | | \$1,080 | | | | | | | | | | | \$1,080 | |
| Landscaping and Appurtenances | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replace tarpaulin covering if damaged or weathered. | | | 20 | 10 | 400 | SF | 15.00 | | | | | | | | | | | \$6,000 | | | | | | | | | | | | \$6,000 |
| Recreational Facilities | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Utilities | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Frame | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior Walls | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Seal wall openings behind outdoor bar. | | | 20 | 0 | 20 | SF | 75.00 | \$1,500 | | | | | | | | | | | | | | | | | | | | | | |
| Clean and recoat applicable exterior surfaces. | | | 10 | 2 | 2,000 | SF | 3.00 | | | | | | | | | \$6,000 | | | | | | | | | | \$6,000 | | | | \$12,000 |
| Exterior Windows and Doors | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replace perimeter window sealants | | | 10 | 10 | 140 | LF | 5.00 | \$700 | | | | | | | | | | \$700 | | | | | | | | | | \$700 | \$1,400 | |
| Replace exterior metal service door | | | 25 | 10 | 1 | EA | 500.00 | | | | | | | | | | | \$500 | | | | | | | | | | | \$500 | |
| Replace aluminum storefronts. | | | 30 | 10 | 50 | LF | 200.00 | | | | | | | | | | | \$10,000 | | | | | | | | | | | \$10,000 | |
| Roofing | Fair | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replace grease trap | | | 7 | 0 | 1 | EA | 1,000.00 | \$1,000 | | | | | | | \$1,000 | | | | | | | \$1,000 | | | | | | | \$2,000 | |
| Install mesh between canopy and roof membrane to prevent accumulation of debris at gutters. | | | 10 | 0 | 100 | SF | 12.00 | \$1,200 | | | | | | | | | | \$1,200 | | | | | | | | | \$1,200 | \$2,400 | | |
| Replace kitchen exhaust | | | 15 | 3 | 1 | EA | 850.00 | | | | \$850 | | | | | | | | | | | | | | \$850 | | | \$1,700 | | |
| Replace roof system | | | 20 | 9 | 2,000 | SF | 5.00 | | | | | | | | | | | \$10,000 | | | | | | | | | | \$10,000 | | |
| Outdoor Deck | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replace exterior deck. | | | 15 | 8 | 1,500 | SF | 15.00 | | | | | | | | | \$22,500 | | | | | | | | | | | | | \$22,500 | |
| Fire Rated Parapets/Interior Fire Rated Walls | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Elements | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Common Areas | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Finishes | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Repair deteriorated drywall around service entrance. | | | 20 | 0 | 30 | LF | 5.00 | \$150 | | | | | | | | | | | | | | | | | | | | | | |
| Seal cracks in concrete flooring in kitchen and behind the bar area. | | | 10 | 0 | 100 | LF | 2.50 | \$250 | | | | | | | | | | \$250 | | | | | | | | | \$250 | \$500 | | |
| HVAC Systems | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replace 9.5-ton rooftop unit. | | RM | 15 | 10 | 1 | EA | 10,000.00 | | | | | | | | | | | \$10,000 | | | | | | | | | | | \$10,000 | |
| Plumbing and Gas | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Replace water heater. | | | 15 | 8 | 1 | EA | 2,000.00 | | | | | | | | | \$2,000 | | | | | | | | | | | | | \$2,000 | |
| Electrical | Good | RM | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Life Safety and Fire Protection | Good | CC | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Install emergency exit sign over second floor doorway. | | | | | 1 | EA | 100.00 | \$100 | | | | | | | | | | | | | | | | | | | | | | |
| Accessibility | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | | \$4,900 | \$0 | \$0 | \$850 | \$0 | \$0 | \$0 | \$1,000 | \$30,500 | \$0 | \$29,730 | \$10,000 | \$0 | \$0 | \$1,000 | \$0 | \$0 | \$0 | \$6,850 | \$0 | \$2,150 | \$82,080 | |
| INFLATION FACTOR | | | | | | | | 3% | 1.03 | 1.06 | 1.09 | 1.13 | 1.16 | 1.19 | 1.23 | 1.27 | 1.30 | 1.34 | 1.38 | 1.43 | 1.47 | 1.51 | 1.56 | 1.60 | 1.65 | 1.70 | 1.75 | 1.81 | \$111,650 | |
| | | | | | | | | \$0 | \$0 | \$0 | \$929 | \$0 | \$0 | \$0 | \$1,230 | \$38,636 | \$0 | \$39,955 | \$13,842 | \$0 | \$0 | \$1,513 | \$0 | \$0 | \$0 | \$11,662 | \$0 | \$3,883 | \$111,650 | |

- = Code Compliance
- = Capital Renewal
- = Deferred Renewal
- = Deferred Maintenance
- = Routine Maintenance
- = Health and Life Safety
- = Timely Repair and Replacement
- = Desirable Improvements
- = Energy Conservation

Year 1 begins 12 months after site occupancy
 Actual inflation rate will vary.
 NOVA assumes no responsibility or liability arising out of an actual inflation different from the projected inflation.

APPENDIX B

Qualifications of Recommendations

QUALIFICATIONS OF RECOMMENDATIONS

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning the general building component conditions at the site. The opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study and our experience. If additional information becomes available that might impact our opinions, it will be necessary for NOVA to review the information, reassess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a property condition assessment, there is the possibility that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process have altered the component conditions. These changes are an inherent risk associated with construction and the investigative methods used to obtain the data.

This report is intended for the sole use of CLIENT only. The scope of work performed during this study was developed for purposes specifically intended by CLIENT and may not satisfy other users' requirements. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. NOVA is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

Our professional services have been performed, our findings obtained, our conclusions derived and our recommendations prepared in accordance with generally accepted assessment principles and practices and in general accordance with ASTM E2018-15. This warranty is in lieu of all other statements or warranties, either expressed or implied.

APPENDIX C Personnel Qualifications



LARRY G. SCHMALTZ, PE, GC, FLAC

Senior Vice President

PROFESSIONAL EXPERIENCE

Larry Schmaltz has over thirty-six years' experience in engineering and construction management with the past twenty-nine years devoted to the hazardous materials industry. During his career he has been responsible for well over \$250 million of assessment, remediation and civil/environmental engineering projects for commercial, industrial and governmental clients. His experience includes project operations management, personnel management, development of site contamination assessments and remedial action plans, review of remediation plans and reports, review of geotechnical engineering reports, indoor air quality reports, and asbestos reports. He further regularly consults on regulatory compliance matters.

Education:

BS Civil Engineering; South Dakota School of Mines & Technology, 1979

Graduate Studies – Remediation Engineering; Wright State University

Certifications / Registrations:

Professional Engineer: Florida, Georgia, Alabama, Mississippi, South Dakota, North Dakota

General Contractor: Florida

Asbestos Consultant: Florida

Selected Publications:

CERCLA Status & Contractor's Liability
Risk-Based Corrective Actions
The Future of Site Remediation
Chinese Drywall – An Introduction
Regulatory Database Searches Do Not Tell Full Story
Environmental Forensics (published by Illinois Bar)
Oil Pipeline Spills – Emergency Response and Remediation
Tank System Upgrades and What it Means to Your Business

REPRESENTATIVE PROJECT EXPERIENCE

Industrial

Anchor Glass; Jacksonville, FL; Warner Robbins, GA
Northside Landfill; Ocala, FL
Southside Landfill; Ocala, FL
Southside MRF; Ocala, FL
Pasco Beverage; Dade City, FL
Pep Boys; Various, FL
Leeds & Northrup; Clearwater, FL
Sonoco Products, Clearwater, FL
GE Aerospace
General Dynamics

Government

FL Department of Environmental Protection
City of Holly Hill
City of Clearwater
Bartow Airport Authority
City of Jacksonville

Sports Facilities

Tampa Bay Buccaneers; Tampa, FL
New York Yankees; Tampa, FL
Pittsburgh Pirates; Sarasota, FL

Financial

SunTrust Bank
Wells Fargo
US AmeriBank
Fifth Third Bank
BB&T
AIG
ACE Insurance
Cigna Real Estate Investments
HSBC

Development/Property Management

WIN Development; Various, FL
Imperium Companies; Various, USA
Paradise Ventures; Various, FL
RMC Properties; Various, FL
Encore Development; Various, FL/GA
Continental Real Estate Companies; Various, FL
The Hutton Company; Various, USA
KIMCO Realty; Various, FL
Pulte Homes; Various, FL



Affiliations:

American Society of Civil
Engineers (ASCE)

National Association of
Environmental Professionals

Tampa Bay Association of
Environmental Professionals

American Society for Testing &
Materials (ASTM) – Voting
Member for D18.2100
Committee – Groundwater and
Vadose Zone Investigations
Voting Member for E50
Committee – Environmental
Assessment, Risk Management
and Corrective Action

International Council of
Shopping Centers (ICSC)

Board of Trustees; South
Dakota School of Mines &
Technology Foundation

Chairman, Professional
Advisory Board;
Civil/Environmental
Engineering Department; South
Dakota School of Mines &
Technology

Peer Review Team; DNAPL
Work Group; ITRC

Advisory Board; Bursik-Monroe
Receivers, Distressed Property
Acquisitions & Receivership

Wall Street Journal Research
Panel

REPRESENTATIVE PROJECT EXPERIENCE

Retail

Verizon; Various, FL

Walgreens; Various, USA

Bic Pen

Sprint

Bealls

Room to Go



DANY ROMERO, PE

Business Unit Manager – Private Provider/Facilities Services

PROFESSIONAL EXPERIENCE

Mr. Romero has more than 8 years' combined experience in the construction industry, concentrating on Facilities services, foundation installation and testing and project management. Mr. Romero's Facilities experience developed as a member of the Florida Coastal Monitoring Program at the University of Florida. Dany was involved in numerous investigations evaluating water ingress, windborne debris impact and mechanical failure of roofing components during extreme wind events. Dany's professional experience also extends to foundation installation and testing in heavy civil applications, with site work in many regions of North and South America. Dany's responsibilities include field observations, inspections and measurements, quality assurance and monitoring, analysis and materials testing and document preparation and review.

Education:

Master of Civil Engineering, Structures, University of Florida

Bachelor of Science in Civil and Coastal Engineering, University of Florida

Certifications / Registrations:

Professional Engineer: FL, License No. 82402

IPMA Level D – Certified Project Management Associate

PROJECT EXPERIENCE

International/Government/Military

- Ft. Lewis, Tacoma, WA
- Ft. Lee, Petersburg, VA
- PR-14 Bridge, Puerto Rico
- Porto de Santos, Brazil
- BHP Billiton Potash Mine, Canada
- Classified Refineries, Canada
- Puente Pumarejo, Colombia
- Port of Lazaro Cardenas, Mexico
- Panama Metro, Panama
- Atlantic Bridge, Panama
- Classified Mine Project, Chile
- Lima Metro, Peru

Infrastructure

- Tappan Zee Bridge, New York, NY
- Goethals Bridge, New York, NY
- Portal Bridge, Newark, NJ
- 6th Street Viaduct, Los Angeles, CA
- Central Subway, San Francisco, CA
- California High Speed Rail

Residential / Hospitality

- Brickell City Centre, Miami, FL
- Harbor Place, Tampa, FL
- Hitch Village, Savannah, GA
- Kolter Hotel, St. Petersburg, FL

- Rocky Point Autograph Collection
- 2111 North Albany, Tampa, FL
- The Standard, Tampa, FL
- Ritz Carlton, Honolulu, HI
- Lennar Communities, Orlando, FL
- Torre del Valle, Honduras
- Parkside, Panama
- Entisar Tower, Dubai

Recreational

- Schuylkill Banks Boardwalk, Philadelphia, PA
- NY Wheel, New York, NY

Office / Retail

- Home Depot, Bradenton, FL
- Beacon Lakes, Doral, FL
- The Reef PCA, New Port Richey, FL
- Mario's Barrel House PCA, Tampa, FL

Research Initiatives (Powell Family Structures Laboratory)

- Mechanical uplift resistance of asphalt shingles
- Water ingress rates through idealized leakage paths



EDWARD TUFO

Project Manager

PROFESSIONAL EXPERIENCE

Mr. Tufo is a Project Manager with NOVA’s Facilities group located in Fort Lauderdale, Florida. Mr. Tufo has more than 22 years of comprehensive construction consulting experience including; property condition assessments (PCS’s), building envelope consulting, and roof consulting services. Mr. Tufo also has experience with many other services lines NOVA performs including: asbestos, transportation, construction materials testing, inspection services, and has been involved in several FEMA assessment programs.

Education:

Florida State Fire College,
Ocala, Florida, 1981

Certifications / Registrations:

NIOSH 582 Airborne Asbestos
Sampling / Evaluation

Radiation Safety and Use of
Nuclear Gauges

REPRESENTATIVE PROJECT EXPERIENCE

Education

Brevard County Schools Roofing
Program and Assessment, Various
Schools, FL*

Johnson & Wales University, North
Miami, FL*

Orange County Public Schools,
Orlando, FL*

Miami-Dade County Public Schools,
over 50 successfully completed
projects, Miami-Dade County, FL*

Municipal/Government

Wilkie D. Ferguson Jr. United States
Federal Courthouse, Miami, FL

United States Federal Building &
Courthouse, Fort Lauderdale, FL

US Army Corps of Engineers,
Mobile District, Various Central
Locations, FL*

Government Parking Garage, Collier
County, Naples, FL*

FDOT District 4 Bridge Painting,
Lauderdale by the Sea, FL*

Natural Resource Damage
Assessment and Crisis Response,
Various Locations, Gulf of Mexico*

Miami-Dade County Public Works,
Miami-Dade County, FL*

Collier County Government Parking
Garage, Naples, FL*

Transportation

I-595 Corridor Improvement
Program, Ft. Lauderdale, FL*

Whippoorwill and Pine Road,
Naples, FL*

FDOT I-595 Design/Build (D/B),
Davie, FL*

Multi-Family/Mixed Use

Spinnaker Bay at the Waterways,
Aventura, FL

100 Las Olas, Fort Lauderdale, FL

Industrial

AMB Codina Beacon Lakes Fill,
Miami, FL

Beacon Lakes Building 26,
Miami, FL

Beacon Lakes Building 31,
Miami, FL

Recreational

Theme Park Facilities, Lake Buena
Vista, Florida*

Aviation

Southwest Airlines Terminal 1
Modernization, Program, Fort
Lauderdale, FL*



REPRESENTATIVE PROJECT EXPERIENCE

Residential

Fiddler's Creek Development,
Naples, FL *

Healthcare

CNL Retirement Corporation, 13
Medical Facilities, Nationwide*

Mount Sinai Surgery Bed Tower
Phase 2, Miami Beach, FL

Retail

Design District - Western, Miami, FL

Chotto Matte Restaurant, Miami
Beach, FL

Hotel

Greystone Hotel, Miami Beach, FL

*projects completed while with another firm