



Kennedy House Condominium

1865 Kennedy Causeway, North Bay Village, FL

SIRS

Structural Integrity

Reserve Study

A large, abstract geometric graphic composed of several overlapping, semi-transparent blue and grey rectangular blocks. The blocks are arranged in a way that creates a sense of depth and perspective. The year "2024" is printed in a large, black, serif font on the rightmost block.

2024



December 5, 2024

RE: SIRS Reserve Study Inspection Report

Property Address: **1865 Kennedy Causeway, North Bay Village, FL**

Dear Board,

A Structural Integrity Reserve Study (“SIRS”) of the common areas and limited common areas at Kennedy House located at 1865 Kennedy Causeway, North Bay Village, FL was performed on 04/30/2024 through 05/10/24 by Raul A. Schwerdt, P.E. from RAS Engineering, P.A. on behalf of Kennedy House. The report that follows is based on that inspection.

PURPOSE

The Structural Integrity Reserve Study (“SIRS”) is used to identify physical deficiencies including conspicuous defects, elements that are under expected durability, or deferred material maintenance of the property system, components, or equipment. In addition, items harmed by the environment, abuse during construction or operation, resulting in loss of value or the impairment of usefulness. The impairment is the cause to diminish strength, value, or quality. In addition to the visual evidence, testing would find items without visible damage for the limited human vision, but with diminished strength under the surface, such as roof membrane, waterproofing sealants, coatings, corrosion, etc.

The inspection excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and items that cost less than \$10,000 in accordance with Florida Statutes Chapter 718. The Property Condition Assessment includes visual inspection while walking the common areas of the property, interviews with people familiar with the premises, and any documents or drawings that may be available and required.

SCOPE & METHODOLOGY

The following systems were observed as applicable; grounds, structure, roof, envelope, topography, storm water damage, paving and curbing, parking, flatwork, plumbing, air-conditioning, ventilation, electrical, elevators, life safety, fire protection, interior common elements, and amenities.

This SIRS has been performed according to the scope as generally defined by Kennedy House. The survey is based on interviews with management, a review of available documents, and an examination of the building and site particularly, the roof, the parking, the exterior walls, the concrete framing, mechanical, electrical, plumbing, and fire systems, exterior doors and windows, paved areas, and utilities.



As part of the Structural Inspection for Reserve Study (SIRS), common areas were inspected.

The report contains the following:

- A description of the overall condition of buildings components and systems and conditions that may limit the expected useful life of the buildings and their components.
- The following attachments are part of the report, and must be reviewed to understand the comments and location of the deficient items:
 - * Photo Album
 - * Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the facility.
 - * Opinions about durability performance of the system.

The statements in the report are opinions about the present condition of the subject property. They are based on visual evidence available during a diligent inspection of all reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort.



GLOSSARY

For your reference, the following definitions may be helpful:

Life expectancy: Life expectancy is based on National Guidelines such as Marshall & Swift. The life expectancy range can vary between 80% to 200% depending on the item. Life expectancy is rated as low, average, good, and excellent.

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type.

All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.



Priorities for the repairs are defined as follows:

1. High Priority: Immediate repairs of items under existing or potential unsafe conditions, building material or fire code violations, or conditions that if left unremedied have the potential to result in or contribute to critical element or system failure within one year. This will most likely result in a significant escalation of its remedial cost.
2. Medium Priority: Short term repairs to remedy physical deficiencies, such as deferred maintenance that may not warrant immediate attention, but requires repairs or replacement that should be undertaken on a priority basis in addition to routine preventive maintenance.
3. Low Priority: repairs to remedy deficiencies that are visible, esthetic in nature, but do not represent a major maintenance concern at this time.

ACCRUED FUND BALANCE (AFB) Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association tool. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: both yield identical results when interest and inflation are equivalent.

$AFB = \text{Current Cost} \times \text{Effective Age/Useful Life}$

CASH FLOW METHOD A method of calculating Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved. "Because we use the cash flow method, we compute individual line-item contributions after the total contribution rate has been established.

CAPITAL EXPENDITURES A capital expenditure means any expenditure of funds for: (1) the purchase or replacement of an asset whose useful life is greater than one year, or (2) the addition to an asset that extends the useful life of the previously existing asset for a period greater than one year.

COMPONENT The individual line items in the Reserve Study, developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, and 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT ASSESSMENT AND VALUATION The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. This task is accomplished either with or without an on-site inspection, based on Level or Service selected by the client.



COMPONENT FULL FUNDING When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

COMPONENT INVENTORY The task of selecting and quantifying Reserve Components. This task is accomplished through an on-site inspection, review of association design and organizational documents, and a review of established association precedents, and discussion with appropriate association representative(s).

COMPONENT METHOD A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. Since we calculate a Reserve contribution rate for each component and then sum them all together, we are using the component method to calculate our Reserve contributions. See Cash Flow Method.

CONDITION ASSESSMENT The task of evaluating the current condition of the component based on observed and reported characteristics.

CURRENT REPLACEMENT COST See "Replacement Cost".

DEFERRED MAINTENANCE Deferred maintenance means any maintenance or repair that: (1) will be performed less frequently than yearly, and (2) will result in maintaining the useful life of an asset.

DEFICIT An actual (or projected) Reserve Balance less than the fully funded balance. The opposite would be a surplus.

EFFECTIVE AGE The difference between useful life and remaining life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS The portion of a Reserve Study where current status of the Reserves (measured as cash or percent funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The financial analysis is one of the two parts of a Reserve Study.

FULLY FUNDED When the budget is provided to the owners, it will show the amount of money that must be deposited that year for each reserve item to ensure that, when the time comes, sufficient funds will be available for deferred maintenance or a capital expenditure.

FUND STATUS The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING PLAN An association's plan to provide income to a Reserve Fund to offset anticipated expenditures from that fund.



FUNDING PRINCIPLES

- Sufficient Funds When Required
- Stable Contribution Rate over the years
- Evenly Distributed Contributions over the years
- Fiscally Responsible

FUNDING GOAL Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- Baseline Funding: Establish a Reserve funding goal of keeping the Reserve cash balance above zero.
- Component Full Funding: Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100%.
- Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of reserves of each component required by local statutes.
- Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or percent Funded amount. Depending on the threshold, this may be more or less conservative than "" Component Full Funding"".

LIFE AND VALUATION ESTIMATES The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

PERCENT FUNDED The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) reserve balance to the accrued fund balance, expressed as a percentage.

Note: since funds can typically be allocated from one component to another with ease, this parameter has no real meaning on an individual component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire reserve fund as of a particular point in time. The value of this parameter is in providing a more stable measure of reserve fund strength since cash in reserves may mean very different things to different associations.

PHYSICAL ANALYSIS The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

REMAINING USEFUL LIFE (RUL) Also referred to as remaining life (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have zero remaining useful life.

REPLACEMENT COST The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.



RESERVE BALANCE Actual or projected funds as of a particular point in time that the association has identified for use to defray to the future repair or replacement of those major components which the association is obligated to maintain. Also known as reserves, reserve accounts, cash reserves. Based on information provided and not audited.

RESERVE STUDY A budget planning toll which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The reserve study consists of two parts: the physical analysis and the financial analysis. Our budget and finance committee are soliciting proposals to update our reserve study for the next year's budget.



SUMMARY

The following are the items as requested by the SIRS regulation listing the condition and remaining life used in the calculations of the reserve study.

- a. **Roof.** Condition: Poor. Remaining Life: 1 year.
- b. **Load Bearing Walls / Structure.** Condition: Good. Remaining Life: 10 years.
- c. **Floor and Interior Upgrades.** Condition: Fair to Poor. Remaining Life: 2 years.
- d. **Foundation and Site Structures.** Condition: Fair. Remaining Life: 8 years.
- e. **Fireproofing and Fire Protection.** Condition: Good. Remaining Life: 10 years.
- f. **Plumbing.** Condition: Good. Remaining Life: 10 years.
- g. **Electrical Systems.** Condition: Fair. Remaining Life: 10 years.
- h. **Waterproofing and Exterior Painting.** Condition: Fair. Remaining Life: 3 years.
- i. **Exterior Doors and Windows.** Condition: Good. Remaining Life: 8 years.
- j. **Miscellaneous Site Works.** Condition: Fair. Remaining Life: 4 years.

The following is a summary of the systems that based on actual condition, we think they are not performing as expected, considering the age of the building:

BUILDING:

The 16-story reinforced concrete structure holds 230 condo units. There are balconies on the East and West sides. See photo 1 taken from Entrance (North) by Façade.

The walls are covered with stucco and hold windows, some of them protected by storm shutters. The stucco is expanding on several levels. See photo 2 taken from Front by Exterior Wall.

Cantilever Balconies are safeguarded by picket railings. Some balcony soffits appear to hold moisture. Painting is fading. See photo 3 taken from Southeast corner by Balconies.

There is small cooling tower at the Southeast corner of the building. See photo 4 taken from Ground by Cooling Tower.

The interior of the elevator cars looks in good condition. See photo 5 taken from Interior by Elevators.

The emergency generator is original. Visually looks in good condition. No cycling testing was performed during the inspection. See photo 6 taken from Interior by Mechanical Room.



Two water pumps in good condition serve the building. See photo 7 taken from Interior by Mechanical Room.

There are three water heater units in good condition. See photo 8 taken from Interior by Mechanical Room.

The building is protected by a fire alarm system. It looks in good condition. See photo 9 taken from Interior by Fire pump Room.

The building is partially protected by fire sprinklers and standpipes with hoses. A small pump in fair condition serves the firewater. See photo 10 taken from Interior by Fire pump Room.

The drop acoustical ceiling looks in poor condition. See photo 11 taken from Interior by Maintenance room.

The lobby finishing looks in good condition. The indoor air quality feels healthy. See photo 12 taken from Interior by Lobby.

The gym area looks in good condition. There are several exercise units. See photo 13 taken from Interior by Gym.

Laundry units are part of the amenities. See photo 14 taken from Interior by Laundry Room.

There are two hoists powering the vertical movement of the elevators. They appear original in good working condition. See photo 15 taken from Roof by Elevator Room.

The feed water looks in good condition. It appears the plumbing was replaced recently. See photo 16 taken from Roof by Plumbing.

Looks maintained in good performance condition. See photo 17 taken from Roof by Cooling Tower.

The roof was replaced recently. It appears the roof was not replaced with enough pitch. The aggregates show holding moisture on moisture survey. We recommend keeping a maintenance contract with the roofing contractor for yearly repairs as needed. See photo 18 taken from Roof.



SITE & AMENITIES:

Rusty fasteners on the structural connections and wood deck and stringers drying out. It will require replacement in the medium future. See photo 1 taken from East by Dock.

The aluminum picket railings are at the end of its lifespan. Temporary brackets were attached still many railing posts are leaning and top rail is miss aligned on several spans. Railings to be replaced when decking is repaired See photo 2 taken from East by Pool deck safeguards.

Large cracks on the deck of structural concern. The poor condition of the seawall may be contributing to water infiltration disturbing the sub grade, see photograph 7. The seawall must be repaired before or at the same time of the decking and adequate expansion joints to be specified. This area requires immediate repairs since can become a trip hazard, a life and safety issue that make the Association liable. See photo 3 taken from East by Decking.

The roots of the large trees are pushing and breaking the shallow planter boxes. Two options, replace trees with small trees or build larger planter boxes during the pool deck remodeling. See photo 4 taken from East by Planter boxes.

The swimming pool looks deeper than the Health Department code and missing fence safeguards. Be advised that this condition is a life-safety issue and the Association may become liable in case of a children drawn. See photo 5 taken from East by Swimming pool.

It looks the pool was remodeled and the finish looks in fair condition. There are broken tiles on the coping. There is not adequate expansion joint along the pool coping. This condition leads to cracking of the pool deck. See photo 6 taken from Decking by Swimming Pool.

There are several rusty spots on the concrete panels. It appears that the seawall was repaired with an unusual design. The water is allowed to run through the bottom of the wall and infiltrate into the embankment. This condition may be contributing to the poor condition of the decking. See photo 7 taken from East by Sea Wall.

It appears the remodeling of the amenities on the pool area is in progress. See photo 8 taken from North by Cabana and restrooms.

The pavement looks cracking, some areas were patched. At the end of construction, we recommend seal coating and stripping the pavement. See photo 9 taken from South by Parking lot.



DISCLAIMER

The observations described in this Report are valid on the dates of the investigation and have been made under the conditions.

The Report is limited to the visual observations made during RAS' inspection. RAS did not remove surface materials, conduct any destructive or invasive testing, or undertake any digging or excavation. Accordingly, RAS cannot comment on the condition of systems that RAS could not see, such as buried structures and utilities, nor is RAS responsible for conditions that could not be seen or were not within the scope of RAS services at the time of inspection.

RAS did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. As general routine, RAS does not render an opinion on uninspected portions of the facility.

The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort and may result in more extensive deficiencies.

As a routine matter, to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure and waterproofing condition beyond the inspected and tested areas.

To the best of RAS' knowledge and ability, this report represents an accurate appraisal of the present condition of the tested areas, based upon careful evaluation of observed conditions, to the extent possible.

If you have any questions, you may contact me at (954) 614-1101. Raul@rascompany.com

Sincerely,

Signed by:

Raul Schwerdt, PE
License No.: 50093
FBPE CA# 8226
RAS Engineering, PA



Enclosures:

Exhibit 1: Photographs

Exhibit 2: Maintenance Records

Exhibit 3: Condition Assessment and Remaining Lifespan

Exhibit 4: Engineer's Budget by System

Exhibit 5: Structural Reserves per FL SB 4D



EXHIBIT 1

PHOTOGRAPHS



PHOTO LOG

BUILDING:

Photo 1 Entrance (North) Façade. The 16-story reinforced concrete structure holds 230 condo units. There are balconies on the East and West sides.

Photo 2 Front Exterior Wall. The walls are covered with stucco and hold windows, some of them protected by storm shutters. The stucco is expanding on several levels.

Photo 3 Southeast corner Balconies. Cantilever Balconies are safeguarded by picket railings. Some balcony soffits appear to hold moisture. Painting is fading.

Photo 4 Ground Cooling Tower. There is small cooling tower at the Southeast corner of the building.

Photo 5 Interior Elevators. The interior of the elevator cars looks in good condition.

Photo 6 Interior Mechanical Room. The emergency generator is original. Visually looks in good condition. No cycling testing was performed during the inspection.

Photo 7 Interior Mechanical Room. Two water pumps in good condition serve the building.

Photo 8 Interior Mechanical Room. There are three water heater units in good condition.

Photo 9 Interior Fire pump Room. The building is protected by a fire alarm system. It looks in good condition.

Photo 10 Interior Fire pump Room. The building is partially protected by fire sprinklers and standpipes with hoses. A small pump in fair condition serves the firewater.

Photo 11 Interior Maintenance room. The drop acoustical ceiling looks in poor condition.

Photo 12 Interior Lobby. The lobby finishing looks in good condition. The indoor air quality feels healthy.



Photo 13 Interior Gym. The gym area looks in good condition. There are several exercise units.

Photo 14 Interior Laundry Room. Laundry units are part of the amenities.

Photo 15 Roof Elevator Room. There are two hoists powering the vertical movement of the elevators. They appear original in good working condition.

Photo 16 Roof Plumbing. The feed water looks in good condition. It appears the plumbing was replaced recently.

Photo 17 Roof Cooling Tower. Looks maintained in good performance condition.

Photo 18 Roof. The roof was replaced recently. It appears the roof was not replaced with enough pitch. The aggregates show holding moisture on moisture survey. We recommend keeping a maintenance contract with the roofing contractor for yearly repairs as needed. See photo 18 taken from Roof.



SITE & AMENITIES:

- Photo 1 East Dock. Rusty fasteners on the structural connections and wood deck and stringers drying out. It will require replacement in the medium future.
- Photo 2 East Pool deck safeguards. The aluminum picket railings are at the end of its lifespan. Temporary brackets were attached still many railing posts are leaning and top rail is miss aligned on several spans. Railings to be replaced when decking is repaired.
- Photo 3 East Decking. Large cracks on the deck of structural concern. The poor condition of the seawall may be contributing to water infiltration disturbing the sub grade, see photograph 7. The seawall must be repaired before or at the same time of the decking and adequate expansion joints to be specified. This area requires immediate repairs since can become a trip hazard, a life and safety issue that make the Association liable.
- Photo 4 East Planter boxes. The roots of the large trees are pushing and breaking the shallow planter boxes. Two options, replace trees with small trees or build larger planter boxes during the pool deck remodeling.
- Photo 5 East Swimming pool. The swimming pool looks deeper than the Health Department code and missing fence safeguards. Be advised that this condition is a life-safety issue and the Association may become liable in case of a children drawn.
- Photo 6 Decking Swimming Pool. It looks the pool was remodeled and the finish looks in fair condition. There are broken tiles on the coping. There is not adequate expansion joint along the pool coping. This condition leads to cracking of the pool deck.
- Photo 7 East Sea Wall. There are several rusty spots on the concrete panels. It appears that the seawall was repaired with an unusual design. The water is allowed to run through the bottom of the wall and infiltrate into the embankment. This condition may be contributing to the poor condition of the decking.
- Photo 8 North Cabana and restrooms. It appears the remodeling of the amenities on the pool area is in progress.
- Photo 9 South Parking lot. The pavement looks cracking, some areas were patched. At the end of construction, we recommend seal coating and stripping the pavement.

Client: Kennedy House Address: 1865 Kennedy Causeway. North Bay Village, FL Certificate of Occupancy (Year) : 1980					EXHIBIT 2 MAINTENANCE RECORDS Information Provided by: Anneris Cortes, LCAM			
					Account # 230806 Date: 12/6/24 Number of Units: 230 Reserves on-hand: \$76,000			
Select report sections for this building	Client's Responsibility (Y/N)	Last Repairs (Year)	Repairs / Replacement Previous Cost	Under Warranty (Y/N)	Current Repairs / Replacement Budget	Current Estimates	Reserves on-hand	Remarks
a. ROOF	Y							
b. LOAD BEARING WALLS /STRUCTURE	y							
c. FLOOR and INTERIORS UPGRADES	Y							
d. FOUNDATION and SITE STRUCTURES	Y							
e. FIREPROOFING and FIRE PROTECTION	Y							
f. PLUMBING	Y							
g. ELECTRICAL SYSTEMS	Y							
h. WATERPROOFING AND EXT. PAINTING	Y							
i. EXTERIOR DOORS AND WINDOWS	Common Areas only							

Kennedy House**EXHIBIT 3**Account # **230806**

1865 Kennedy Causeway. North Bay Village, FL

Date: **12/6/24****CONDITION ASSESSMENT AND REMAINING LIFESPAN**

SB-4 Group	Description	Condition G,F,P	Priority H,M,L	Remaining Life (yr)	
	SITE AND DRAINAGE				
f	STORM DRAINAGE FOUNTAIN IRRIGATION	F	M	3	
d	GRADING PAVING AND CURBING	P	H	1	
g	SITE LIGHTING	F	M	4	
d	SECURITY FENCING, AND GATES	F	M	3	
d	RETAINING WALL, SEAWALL, DOCK	P	H	1	
	POOL AND PLAZA DECKING				
d	FLATWORK POOL AND PLAZA DECKING	P	H	1	
d	SWIMMING POOL SHELL	P	H	1	
c	AMENITIES	P	H	1	
h	EXPANSION JOINTS	P	H	3	
d	PLANTER BOXES	P	H	1	
	STRUCTURE				
d	FOUNDATION	P	H	1	
b	CONCRETE SUPERSTRUCTURE	F	H	1	
b	BALCONIES AND CATWALKS	P	H	1	
b	RAILINGS AND STAIRS	P	H	1	
	FACADES				
h	CONCRETE MASONRY WALLS	P	H	1	
h	WATERPROOFING	P	H	1	
h	PAINTING, AND COATINGS	F	H	1	
h	ADHESIVES, SEALANTS AND GASKETS	P	H	1	
h	WALL CLADDING, STUCCO, PLASTER	P	H	1	
i	DOORS AND WINDOWS	F	M	8	
i	STOREFRONT	G	L	10	
	ROOF				
a	FLAT ROOFS	P	H	1	

RAS Engineering, P.A.

a	ROOF PARAPETS AND FLASHINGS	P	H	1	
a	ROOF MOUNTED EQUIPMENT	F	M	5	
a	EQUIPMENT ROOMS AND ENCLOSURES	F	M	5	
	FIRE PROTECTION				
e	FIRE SUPPRESSION SYSTEM, SPRINKLERS	F	M	10	
e	FIRE DETECTION AND ANNOUNCING	F	M	10	
	PLUMBING				
f	SANITARY AND STORM DRAINAGE	G	L	10	
f	VENTS AND VENTING	G	L	10	
f	COLD WATER SYSTEM	G	L	10	
f	HOT WATER SYSTEM	G	L	10	
f	POOL AND FOUNTAIN PLUMBING SYSTEM	F	M	8	
	ELECTRICAL				
g	ELECTRICAL DISTRIBUTION SYSTEM	G	L	10	
g	POWER GENERATION, SOLAR PV	G	L	20	
g	INTERIOR AND EGRESS LIGHTING	F	H	5	
g	ELEVATORS AND ESCALATORS	G	L	10	
g	LIGHTNING PROTECTION SYSTEM	P	H	10	
	HVAC				
	AIR COOLING AND HEATING EQUIPMENT	G	L	10	
	AIR DISTRIBUTION AND VENTILATION	G	L	10	
	INTERIORS				
c	WALLS FINISHING, FRAMING INSULATION	P	H	8	
c	INTERIORS FLOOR FINISHINGS	G	L	10	
c	INTERIORS CEILINGS, ATTIC	G	L	10	

Kennedy House**EXHIBIT 4**

Account # 230806

1865 Kennedy Causeway. North Bay Village, FL

Date: 12/6/24

ENGINEER'S BUDGET BY SYSTEM

SB-4 Group	Description		Unit	Variance	Budgets by Priority (See note 1)		
					MINIMUM (H only)	AVERAGE (H+M)	SUSTAINABLE (H+M+L)
	SITE AND DRAINAGE						
f	STORM DRAINAGE FOUNTAIN IRRIGATION		LS	25%	\$5,625	\$7,500	\$9,375
d	GRADING PAVING AND CURBING		LS	50%	\$59,285	\$118,571	\$177,856
g	SITE LIGHTING		LS	50%	\$10,000	\$20,000	\$30,000
d	SECURITY FENCING, AND GATES		LS	50%	\$3,000	\$6,000	\$9,000
d	RETAINING WALL, SEAWALL, DOCK		LS	50%	\$80,000	\$160,000	\$240,000
	POOL AND PLAZA DECKING						
d	FLATWORK POOL AND PLAZA DECKING		LS	100%	\$231,750	\$231,750	\$463,500
d	SWIMMING POOL SHELL		LS	100%	\$32,500	\$32,500	\$65,000
c	AMENITIES		LS	100%	\$55,000	\$55,000	\$110,000
h	EXPANSION JOINTS		LS	50%	\$24,720	\$49,440	\$74,160
d	PLANTER BOXES		LS	50%	\$7,500	\$15,000	\$22,500
	STRUCTURE						
d	FOUNDATION		LS	50%	\$5,000	\$10,000	\$15,000
b	CONCRETE SUPERSTRUCTURE		LS	25%	\$280,000	\$373,333	\$466,667
b	BALCONIES AND CATWALKS		LS	25%	\$349,050	\$465,400	\$581,750
b	RAILINGS AND STAIRS		LS	50%	\$294,000	\$588,000	\$882,000
	FACADES						
h	CONCRETE MASONRY WALLS		LS	50%	\$18,665	\$37,330	\$55,995
h	WATERPROOFING		LS	50%	\$3,000	\$6,000	\$9,000
h	PAINTING, AND COATINGS		LS	100%	\$126,065	\$126,065	\$252,130
h	ADHESIVES, SEALANTS AND GASKETS		LS	50%	\$3,583	\$7,167	\$10,750
h	WALL CLADDING, STUCCO, PLASTER		LS	50%	\$294,268	\$588,537	\$882,805
i	DOORS AND WINDOWS		LS	100%	\$160,000	\$160,000	\$320,000
i	STOREFRONT		LS	50%	\$3,000	\$6,000	\$9,000
	ROOF						
a	FLAT ROOFS		LS	50%	\$76,923	\$153,846	\$230,769
a	ROOF PARAPETS AND FLASHINGS		LS	50%	\$500	\$1,000	\$1,500
a	ROOF MOUNTED EQUIPMENT		LS	50%	\$3,000	\$6,000	\$9,000
a	EQUIPMENT ROOMS AND ENCLOSURES		LS	25%	\$1,500	\$6,000	\$7,500
	FIRE PROTECTION						
e	FIRE SUPPRESSION SYSTEM, SPRINKLERS		LS	50%	\$27,350	\$54,701	\$82,051
e	FIRE DETECTION AND ANNOUNCING		LS	50%	\$5,000	\$10,000	\$15,000
	PLUMBING						
f	SANITARY AND STORM DRAINAGE		LS	50%	\$50,000	\$100,000	\$150,000

f	VENTS AND VENTING		LS	50%	\$10,000	\$20,000	\$30,000
f	COLD WATER SYSTEM		LS	50%	\$10,000	\$20,000	\$30,000
f	HOT WATER SYSTEM		LS	25%	\$5,000	\$20,000	\$25,000
f	POOL AND FOUNTAIN PLUMBING SYSTEM		LS	50%	\$10,000	\$20,000	\$30,000
	ELECTRICAL						
g	ELECTRICAL DISTRIBUTION SYSTEM		LS	25%	\$12,500	\$50,000	\$62,500
g	POWER GENERATION, SOLAR PV		LS	50%	\$90,000	\$180,000	\$270,000
g	INTERIOR AND EGRESS LIGHTING		LS	25%	\$2,500	\$10,000	\$12,500
g	ELEVATORS AND ESCALATORS		LS	50%	\$132,500	\$265,000	\$397,500
g	LIGHTNING PROTECTION SYSTEM		LS	50%	\$5,833	\$11,667	\$17,500
	HVAC						
	AIR COOLING AND HEATING EQUIPMENT		LS	50%	\$180,000	\$360,000	\$540,000
	AIR DISTRIBUTION AND VENTILATION		LS	50%	\$273,504	\$547,008	\$820,512
	INTERIORS						
c	WALLS FINISHING, FRAMING INSULATION		LS	25%	\$21,465	\$85,860	\$107,325
c	INTERIORS FLOOR FINISHINGS		LS	50%	\$123,226	\$246,451	\$369,677
c	INTERIORS CEILINGS, ATTIC		LS	25%	\$24,296	\$97,186	\$121,482
Notes:							

1. Budget by priority: MINIMUM Budget for high-priorities repairs (H) only accounts for critical repairs to last between 3 to 5 years.
AVERAGE Budget for high plus medium priorities (H+M) include repairs for 5 to 10 years life-span.
SUSTAINABLE Budget for comprehensive restoration (H+M+L) includes restoration of all deficiencies found to extend durability over 10 years
2. Contingency: Price of item may deviate according to the contingency percentage stated on the Contingency column.
3. Percentage of contingency included in the budget based on limited information obtained during the inspection.
Contingency can be reduced by inspecting the rest of the system's components.
4. Budget is based on RAS' experience of the local market based on similar buildings and Engineer's observation. No competitive bids were obtained.
5. This budget can increase based on market conditions.

Kennedy House
1865 Kennedy Causeway. North Bay Village, FL

EXHIBIT 5
STRUCTURAL RESERVES by FL SB 4D
CASHFLOW DISTRIBUTION

Account # 230806
Date: 12/6/24

		Number of Units: 230		Contributing Members Floor Area (SF) : 273,504										
Replacement	Cost	Remaining Life (Years)	Reserves on Hand + Assessment	Required Funding	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
a. ROOF	\$ 166,846	1		\$ 166,846	\$ 166,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b. LOAD BEARING WALLS /STRUCTURE	\$ 1,426,733	1		\$ 1,426,733	\$ 1,426,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c. FLOOR and INTERIORS UPGRADES	\$484,497	10		\$ 484,497	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450	\$ 48,450
d. FOUNDATION and SITE STRUCTURES	\$573,821	1		\$ 573,821	\$ 573,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
e. FIREPROOFING and FIRE PROTECTION	\$64,701	10		\$ 64,701	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470	\$ 6,470
f. PLUMBING	\$ 187,500	10		\$ 187,500	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750	\$ 18,750
g. ELECTRICAL SYSTEMS	\$ 536,667	20		\$ 536,667	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833	\$ 26,833
h. WATERPROOFING AND EXT. PAINTING	\$ 814,538	3		\$ 814,538	\$ 271,513	\$ 271,513	\$ 271,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
i. EXTERIOR DOORS AND WINDOWS	\$ 166,000	1		\$ 166,000	\$ 166,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
j. MISCELLANEOUS (REGULATORY COMPLIANCE: Permits, Inspections, General Conditions: 15% allowance)	\$ 663,195			\$ 663,195	\$ 405,812	\$ 55,802	\$ 55,802	\$ 15,075	\$ 15,075	\$ 15,075	\$ 15,075	\$ 15,075	\$ 15,075	\$ 15,075
TOTAL:	\$5,084,498	MINUS	\$403,618	\$ 4,680,880	\$ 3,111,228	\$ 427,818	\$ 427,818	\$ 115,579	\$ 115,579	\$ 115,579	\$ 115,579	\$ 115,579	\$ 115,579	\$ 115,579
				TOTAL \$/UNIT:	\$13,527	\$1,860	\$1,860	\$503	\$503	\$503	\$503	\$503	\$503	\$503