STRUCTURAL INTEGRITY RESERVE STUDY REPORT

Project:

Bordeaux Club
2900 Gulf Shore Boulevard N.
Naples, Collier County, Florida
Velocity Project Number: 23-480

Date: January 29, 2025

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Bordeaux Club, Inc.
c/o: Mr. Paul Grant, General Manager
2900 Gulf Shore Boulevard North
Naples, FL 34103
(239) 514-1199 Ext. 237
mgr.bordeauxclubnaples@gmail.com

January 29, 2025

Subject: **Structural Integrity Reserve Study Report**
Bordeaux Club
2900 Gulf Shore Boulevard North
Naples, Collier County, Florida
Velocity Project Number: 23-480

Dear Mr. Grant:

Velocity Engineering Services, LLC (Velocity) is pleased to submit this Structural Integrity Reserve Study (SIRS) Report for the Association referenced above. It has been our pleasure to work with you on this project.

1.0 INTRODUCTION & METHODOLOGY

1.1 Project Description

The Bordeaux Club, Inc. (the Association) is a condominium community consisting of 3, 4-story condominium buildings, totaling 64 units, that was constructed circa 1974.

Velocity previously performed the following services for the Association:

- ✓ A Reserve Study and providing a Reserve Study Report, dated 10/08/2018.
- ✓ Observations of the buildings to identify cracks or concrete spalling issues and determine if reserve funding for the Association's "Concrete Restoration" component was adequate. The result of these observations were presented in a Building Inspection Letter dated 10/03/2018.
- ✓ A Structural Condition Assessment (SCA) with the results presented in a Structural Condition Assessment Report, dated 12/24/2021. Velocity identified various areas of the concrete structure that required repairs.
- ✓ Provided engineering services, consulting, and construction oversight from 2023 to 2024 for a comprehensive concrete restoration project. The work was performed in 2024 and generally consisted of concrete repairs, waterproofing, and screen enclosure replacements. The Association retained R.L. James Inc., General Contractor (R.L. James) to perform this work
- ✓ Performing a Phase 1 Milestone Inspection of the 3, 4-story buildings after completion of repairs. The results of the inspection were presented in a Phase 1 Milestone Inspection Report dated 12/19/2024.

Additionally, Velocity prepared a Structural Integrity Reserve Study Questionnaire. The questionnaire was completed by Mr. Andrew Friedman, a member of the Association's Board of Directors. A copy of this Questionnaire is presented in Appendix 2. In preparation of this SIRS, Velocity has relied upon the information gathered from prior work performed (listed above) and the completed Questionnaire.

Velocity has performed a SIRS per Section 553.899 of the Florida Statutes as created by Florida Senate Bill 4-D (2022) and amended by Senate Bill 154 (2023). It should be noted that the statute does not apply to 1 or 2-story structures. Therefore, the manager's building, maintenance building, and pool pavilion were excluded from this SIRS.

1.2 Purpose & Scope of Services

The purpose of this SIRS is to perform a study of the reserve components that require future major repairs and replacement for each of the Association's buildings that are three stories or more in height as determined by the Florida Building Code. This SIRS will identify the estimated useful life, estimated remaining useful life, and replacement cost of each component (as necessary), in order to propose appropriate reserve funding for the 2026 budget year. This SIRS is based on a visual inspection of the condominium property. The SIRS includes a study of the following items as related to the structural integrity and safety of the building:

- ✓ Roof;
- ✓ Structure (including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in Section 627.706 in the Florida Statutes);
- ✓ Fireproofing and fire protection systems;
- ✓ Plumbing;
- ✓ Electrical systems;
- ✓ Waterproofing and exterior painting;
- ✓ Windows and exterior doors;
- ✓ Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such items negatively affects the items listed above.

In order to achieve these objectives, Velocity's scope of services included:

- ✓ Velocity performed the inspections on various dates during the repair project from May to November, and a final inspection in December 2024.
- ✓ Interviewing the Property Manager to obtain relevant maintenance and repair history information;
- ✓ Interviewing the Association's vendors that provide maintenance and repair for the reserve components;
- ✓ Researching the estimated useful life and replacement cost of each reserve component;
- ✓ Preparing a recommended Reserve Funding Schedule for the 2026 budget year; and,
- ✓ Summarizing our work in the form of this Reserve Study Report.

1.3 Replacement Cost and Useful Life

Velocity obtained replacement cost and estimated expected useful life information through a combination of speaking with the Association's contractors and vendors, reviewing the RS Means construction cost database, FannieMae estimated useful life tables, researching advertised and online vendor pricing, our past experience with similar projects, and general industry standards. Throughout this report, the terms "Estimated Expected Useful Life" and "Estimated Remaining Useful Life" will be used. These terms are defined below:

Estimated Expected Useful Life (a.k.a., Estimated Useful Life) - The total life of a newly purchased asset before deferred maintenance or a replacement of the item is needed.

Estimated remaining useful life (a.k.a., Estimated Remaining Life) – The length of time a particular asset has left before deferred maintenance or a capital expenditure is needed.

Per Chapter 718.112(2)(g)3 of the Florida Statutes, the SIRS may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.

It is important to note that it is not possible to accurately predict replacement costs without determining the scope of work for the replacement/repair of each item which is beyond the scope of work of a SIRS. Therefore, Velocity has provided order of magnitude costs for the replacement/repair of such item(s). To determine more accurate replacement costs, a stand-alone evaluation should be performed on each item.

1.4 Accounting Procedures

This report was prepared using Straight Line accounting methods. Straight line accounting is based upon current costs and neither interest nor inflation are factored into the calculations. Recommended 2026 contributions were determined by taking the unfunded balance for each component and dividing it by its estimated remaining useful life. Interest and inflation rates cannot be accurately projected and are not required to be included in a reserve funding model. Therefore, these rates have not been included in the reserve funding model presented herein.

During the preparation of the recommended Reserve Funding Schedule provided herein, existing reserve funds in each category were allocated to the reserve components within that category based upon the magnitude of their replacement cost and duration of their remaining useful lives. The allocation of these funds within each category could be modified or changed and those changes would result in different calculated recommended contributions.

Beginning year balances for certain components were provided in the completed Questionnaire. It is assumed that the remaining components have a $0 beginning balance.

2.0 RESERVE COMPONENTS

2.1 Roofs

The roof reserve component consists of replacing the modified bitumen flat roofs and standing seam metal mansard roofs of the north, south, and west buildings. There are approximately 224 squares of flat roofs and 126 squares of mansard roofs between the 3, 4-story buildings.

Based on provided information, previous conversations with the Property Manager, and Velocity's 2018 Reserve Study Report, West Coast Roofing and Contracting, Inc. (West Coast) replaced the North and South buildings' modified bitumen flat roofs in 2018 for a total cost of $236,000. The roofs of the North and South buildings were in good overall condition, consistent with their age. Based on review of City of Naples permit documents, the replacement of the West building's roof was completed in April 2021 and was in excellent condition at the time of Velocity's inspection. Velocity estimates the current replacement costs of the flat roofs to be $144,300 to $146,250 per building ($1,950.00 per square) and the remaining useful lives are approximately 12 to 15 years. Replacement costs are based upon the building's roof square footage and experience with similar projects. It is anticipated that the modified bitumen roofing system will be replaced every 20 years,

Crowther Roofing and Sheet Metal of Florida, Inc. (Crowther) replaced the metal mansard roofs located along the perimeter of all the buildings in 2005 for a total cost of $105,360. The standing seam metal roof panels on the mansard roofs appeared to be in overall good condition, consistent with their age. Velocity observed areas of mold/mildew build up along the north and south building roofs near the roof scuppers. Roof inspections and roof cleaning are recommended as part of ongoing maintenance. Velocity estimates the current replacement cost of the Mansard roofs to be approximately $308,700 ($2,450.00 per square) and the remaining useful life is 12 years. Replacement costs are based upon the building's roof square footage and experience with similar projects. Depending on the quality of materials and workmanship, standing seam metal mansard roofs can last 30 to 40 years.

There are two access stairs/walkways located on the roof that were replaced in 2018. The metal access stairs/walkways appeared to be in good condition. Velocity has included a Roof Access Stair/Walkway replacement line item and anticipates that the stairs will be replaced approximately every 30 to 35 years.

2.2 Structures

The structure reserve component includes maintaining structural components including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in Section 627.706 in the Florida Statutes.

The Property Manager provided information and indicated that the buildings previously underwent structural repairs between 2008 and 2013 in various locations throughout the building.

As noted in Section 1.1, Velocity previously observed or inspected the buildings in 2018, 2021, and 2023. Subsequently, the Association retained Velocity to prepare plans and specifications and oversee a concrete repair, waterproofing, and screen enclosure replacement project. Repairs were performed throughout the buildings in any areas where spalling or damage was identified. R.L. James substantially completed the project in 2024 for an approximate total cost of $231,000. It should be noted that this cost includes non-structural repair items (i.e. waterproofing, sealants, screen enclosures, etc.) that are discussed or included in other components of this SIRS. Velocity estimates that the cost of the structural repair portion of the project was approximately $115,000.

Following the repairs, Velocity performed a Phase 1 Milestone Inspection and with the exception of minor stucco cracking at walkway slab expansion joints (that should be addressed as part of a walkway waterproofing project), the building is in overall good condition. Major structural repairs are not anticipated in the foreseeable future; however, conditions change over time and should be reevaluated regularly. Therefore, Velocity recommends reserving for a deferred maintenance expense of $120,000 over the next 20 years to perform routine repairs as necessary or to perform another repair project in the future.

2.3 Fireproofing and Fire Protection Systems

The fireproofing and fire protections systems reserve component consists of replacing/repairing or maintaining the condominium building's fire protections systems. The fire protection system consists of an Edwards EST io64 addressable fire panel and associated smoke detections systems, alarms, and pull stations.

The Association provided Velocity with proposals from Wayne Automatic Fire Sprinklers, Inc. (Wayne Automatic), Inc. and Hutch Electric, Inc. for the installation and programming of wireless interconnected smoke detectors within 1 vertical stack of units (4 units). It is understood that this work is being performed in phases to meet current fire code requirements. The installation of 1 stack of smoke detectors was performed in 2024 for an approximate total cost of $4,300. Additionally, the Association provided a proposal from Wayne Automatic to replace faulty notification devices (alarms and strobes) and pull-down stations. Wayne Automatic performed the replacements in 2024 for a total cost of $1,715.

Velocity spoke with Mr. Eddie Passmore and Mr. Phillip Rodgers with Wayne Automatic, the Association's fire alarm service contractor, to obtain additional information regarding the condition, remaining useful life, and estimated replacement costs of the fire protection systems. It is understood that the fire alarm control panel (FACP) was last replaced in 2009. Mr. Passmore stated that the current fire protection systems are functioning properly and in good condition, and provided an approximate useful life of 10-15 years for the FACP. However, the onsite FACP inspection log indicates that on 12/11/24 there was an internal fault and a note recommending replacement. Mr. Rodgers provided Velocity with an estimated cost of $15,000 to replace the FACP.

Based on the information presented above, the FACP appears to be nearing or at the end of its useful life and should be replaced. It is important to also note that the Authority Having Jurisdiction (AHJ) and local fire district may or may not require a modernization of the existing fire protection systems. Until additional information becomes available, Velocity has included a system modernization line item for the fire protections systems. Mr. Rodgers provided an estimated cost of $80,000 to $100,000 to upgrade/modernize the fire protections systems throughout the buildings to comply with the most recent building codes/regulations. Wayne Automatic informed Velocity that a modernization project would generally consist of replacing the FACP, associated communicators, smoke detection systems, alarms, pull stations, and installing low frequency sounders in the unit bedrooms. Once the system modernization is complete, if determined necessary, this line item may be removed and the SIRS updated.

The condition of the fire protection system varies from poor or not functioning to new. Velocity has estimated the replacement and modernization costs based upon the provided information and experience with similar projects.

2.4 Plumbing

The plumbing reserve item consists of the cost to repair (or maintain) the buildings' plumbing systems. The Association's sewer piping and sanitary ventilation piping throughout the building is comprised of cast iron pipes. The buildings' domestic water lines are concealed underground or within walls and could not be observed.

The Association provided Velocity with an authorized proposal, dated 08/27/2024, from Pipe Restoration Solutions, Inc. (PRS) to perform required repairs and replacement of deteriorated cast-iron pipe. The scope of the proposed work generally consisted of installing a Cured-In-Place Pipe (CIPP) lining along the underground main drain and underground lateral runs, correcting a misaligned pipe at Unit 103, and replacing any necessary

pipe under the pool pavilion located at the center of the property. PRS is currently performing the required repairs for a total cost of $199,905.

It should be noted that the provided Questionnaire states all cast-iron waste/ventilation pipe stacks have been relined, however, Velocity observed some cast-iron ventilation pipe stacks along the North Building that do not appear to have been relined (see Appendix 3 – Project Photos). Based on Velocity's observations, there are above ground sanitary pipes or ventilation stacks that have not been re-lined and it is assumed that this pipe is also in poor condition (based on the age and relining currently underway). Based on this information and the age of the cast-iron pipe (51 years), Velocity recommends that the Association retain a licensed plumber to inspect all remaining or un-lined cast-iron pipe and determine which pipe requires lining or repairs. Additionally, a licensed plumbing or mechanical professional should evaluate the domestic water lines, determine their remaining useful life, and if any major repairs or replacements should be anticipated. Until additional information becomes available, Velocity has included further pipe relining in the SIRS schedule. It is anticipated that the building's cast-iron pipe and associated lining has a remaining useful life that exceeds 25 years. Therefore, upon completion of relining all corroded or deteriorated cast-iron pipe, the Cast Iron Pipe Relining line item may be removed and this SIRS updated.

Additionally, Velocity recommends reserving for a deferred maintenance expense of $75,000 over 10 years to account for plumbing repairs or portions of sewer or water line replacement that may become necessary.

2.5 Electrical Systems

The electrical reserve item consists of maintaining or replacing the buildings' electrical systems. The buildings' main electrical system generally consists of various service/breaker panels and associated switches, meters and accessories, and electrical conduit.

Based on Velocity's observations and conversations with the Property Manager, it appears that the current electrical system is from original construction. The systems appeared to be functioning properly and in overall fair to good condition. There was some rust and corrosion observed on switch panel housings. It is important to note that the electrical system is currently approximately 51 years old and service panels, wiring/conduit, and electrical accessories do not have an indefinite life. The useful life of these components depends on many factors including but not limited to the quality of original installation and material, exposure to heat and moisture, mechanical stress, etc. Due to the age of the electrical service panels and the typical useful life of electrical equipment, Velocity recommends that the Association reserve to replace original components over time. It is also recommended that the Association retain a licensed electrical professional to further evaluate the current system and determine if major replacements will be required. Should major repairs or replacement be required, Velocity should be notified and this SIRS updated.

Additionally, Velocity observed rusted electrical conduit and junction boxes for the HVAC equipment on the roof. The rusting conduit and junction boxes should be replaced.

Velocity has estimated the cost to replace the electrical panels based on experience with similar projects. Velocity recommends reserving for a deferred maintenance expense of $25,000 over 10 years to account for maintenance and any other repairs that may become necessary.

2.6 Waterproofing and Exterior Painting

The waterproofing and exterior painting reserve item consists of repainting the exterior envelope of the building (and associated work) and waterproofing elevated walkways and unit balcony slabs.

Velocity was provided with an authorized proposal, dated 12/22/2020, from Gulfstream Painting and Contracting, Inc. (Gulfstream) to repaint the exterior envelope of the buildings. The scope of work generally consisted of pressure washing, replacing damaged sealants at doors and windows, crack repairs, surface preparations, and applying new coats of paint to all exterior surfaces, doors, and associated cladding. Gulfstream performed the work for a total cost of $97,375. The exterior paint on the buildings appeared to be in good overall condition, with the exception of rust stains at handrail post pockets along the elevated walkway slab edges. This staining appears to be due to rust or corrosion of the handrail post and Velocity recommends that the handrails be replaced. The current cost to repaint the exterior envelope of the building is estimated to be $110,000 and the existing exterior paint system has a remaining useful life of 2 to 3 years. These estimates are based upon the current condition, provided information, and experience with similar projects. The buildings should be repainted every 7 to 10 years, depending on the product that is used and warranty provided by the paint manufacturer.

The Association provided Velocity with an Invoice from Elias Brothers Group Painting and Contracting, Inc. (Elias), dated 06/29/2016, to waterproof or recoat a total of 45 balcony slabs. The scope of work performed generally consisted of stripping existing waterproofing/coatings from balcony slabs, concrete crack repairs, application of a new waterproof membrane, recoating balcony slabs, and painting to match existing. Elias performed this work for a total cost of $55,719. There have been no reports of known issues with the previously installed waterproofing membranes and based on Velocity's limited observations, they appear to be in good condition. As noted in Section 1.1, RL James installed a new Sikalastic waterproofing system along the east elevation unit balconies of the north, south and west buildings and the north balcony of Unit 416 as a part of the 2024 concrete repair project. This waterproofing is new and in excellent condition.

Velocity has included an Exterior Elevations Balcony Waterpoofing line item, consisting of all the balconies located along the south elevation of the South Building, west elevation of the West Building, and north elevation of the North building. The estimated cost to waterproof the Exterior Elevation balconies is approximately $96,000 ($2,000.00 per balcony). An Interior Elevations Balcony Waterproofing Line Item, consisting of the unit balconies along the east elevations of the North and South Buildings and the east elevation balcony slab edges of the West Building has also been included. The Interior Elevation balconies waterproofing cost is estimated to be $25,000. The waterproofing is expected to last 10 to 15 years and its condition should be evaluated on a regular basis.

There is carpet installed on the common area walkways and stairs. Below the carpet, it appears that walkways and stairs have been painted or coated with an acrylic or similarly based product. The paint or coating is cracked and failing in many areas. Carpet acts like a sponge, contributes significantly to water intrusion, and should not be installed on exterior concrete slabs. Acrylic or paint products on slabs may offer some protection from water intrusion; however, they are not comparable to a waterproof coating system. Without a waterproof coating or protection from water intrusion, spalling can occur due to excess moisture in the concrete and subsequent corrosion of the embedded steel reinforcement. Velocity recommends that the Association perform a waterproofing project for the elevated walkways and stairs. This project is likely to include removal of all floor finishes (carpeting and coatings), and application of a high-performance waterproofing system. Based on the poor condition of the walkway aluminum handrails, the Association should consider replacing them at the same time. The useful life of waterproofing can vary significantly (approximately 5 to 20 years), depending on the

product that is applied, and maintenance performed over the life of the system. The estimated cost to waterproof the walkways is approximately $212,000 ($20.00 per square foot). It is understood that the Association is planning on performing this project in conjunction with a walkway handrail replacement project in 2026. Velocity has estimated the waterproofing project costs based upon the estimated square footage and experience with similar projects.

2.7 Windows and Exterior Doors

The windows and exterior doors reserve component consists of the replacement of common area and unit entry doors throughout the north, south, and west buildings.

The Association is responsible for the following common area exterior doors:

- ✓ Single door for Unit entry (64 Total)
- ✓ Single door for Unit Storage (12 Total)
- ✓ Single metal door for electrical/meter rooms (6 Total)
- ✓ Single metal door for elevator equipment rooms (2 Total)
- ✓ Double metal door for ground floor electrical/meter rooms (3 Total)
- ✓ Double metal door for the FACP room (1 Total)

The Association provided Velocity with a front door replacement proposal from Walls Home Solutions, LLC (WHS), dated 02/06/2023. WHS replaced one front door for a total cost of $2,000.

The doors were in overall good condition at the time of Velocity's inspection. Velocity has included a deferred maintenance expense of $100,000 every 20 years to account for door replacement on an as needed basis. Windows throughout the 4-story buildings are the responsibility of the individual unit owners and are therefore excluded from this SIRS. The remaining windows are installed at the manager's building, maintenance building, and pool pavilion are not required to be included in this SIRS.

2.8 Other Items

The Other Items reserve component consists of items that have a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such items negatively affects the items listed above or the safety of the building.

The aluminum screen enclosures on balconies all replaced as part of the 2024 repair project. These aluminum enclosures are expected to have a useful life that exceeds 25 years. Therefore, replacement of aluminum screen enclosures has been excluded from this SIRS. As noted in Section 2.6, the aluminum handrails are assumed to be original (51 years old), are in poor condition, and replacement is recommended. Therefore, an Aluminum Handrail Replacement Line Item has been included in the SIRS schedule. It is recommended that this is performed in conjunction with a walkway waterproofing project in 2026. Velocity estimates the cost to replace the aluminum handrails along the elevated walkways to be $250,000.

3.0 SUMMARY OF FINDINGS

3.1 Summary of Recommended SIRS Schedule

A summary of the recommended SIRS Schedule is presented below. For the full SIRS Schedule and Component Details, please refer to Appendix 1 of this report.

Property Name:	Bordeaux Club, Inc.
Property Location:	2900 Gulfshore Blvd., Naples, Florida
Number of Buildings:	3
Number of Stories:	4
Number of Units:	64
Budget Year:	2026 (01/01/26 – 12/31/26)
Total Current Replacement Cost:	$2,018,500
Est. Budget Year Beginning Reserve Balance:	$820,985
Recommended 2026 Contribution:	$479,069

4.0 LIMITATIONS

4.1 Scope Limitations

This SIRS included only the components required by Florida Statutes 718.112(2)(f)4 as created by Florida Senate Bill 4-D (2022) and amended by Senate Bill 154 (2023). Therefore, any other component has been excluded from this reserve study.

Additionally, evaluation of the property and/or structures for compliance with applicable building codes and local regulations was outside the scope of Velocity's services provided herein.

Any information obtained from the Association's vendors or other 3rd parties was assumed to be true and correct. However, Velocity cannot assume responsibility for the accuracy of such information. Our evaluation of the remaining useful lives and/or physical condition of the reserve components was based upon visual inspection only and no testing was performed.

4.2 Variations

Velocity used available information to estimate the replacement cost, useful life, and remaining useful life of each reserve component. These estimates should be considered our reasonable opinion at the time of this report. Costs will change over time and recent history has shown that variations in cost can be significant even over short periods of time. It should also be expected that the anticipated useful life and estimated remaining life will vary. It is always possible that unanticipated conditions such as hurricanes, pandemics, economic changes, or shortages of materials or labor could significantly affect current pricing.

The opinions expressed herein are based on our professional opinion of what can reasonably be expected based upon the current condition of the building(s). Conditions can and will change over time and should be reevaluated regularly. It is not possible to accurately predict what will change or to what extent, so it is important that periodic updates to this report are performed to account for such changes. Although Florida Statute 718.112(2)(f)4 requires that a SIRS be completed at least every 10 years, Velocity recommends that the Association's reserve schedule be reevaluated on a more frequent basis (i.e., a reserve study should be performed every 1 to 5 years).

4.3 Standard of Care

These services have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the location where the Work was performed. No other warranty, expressed or implied, is made including, without limitation, any warranty of fitness for a particular purpose other than those expressly stated herein.

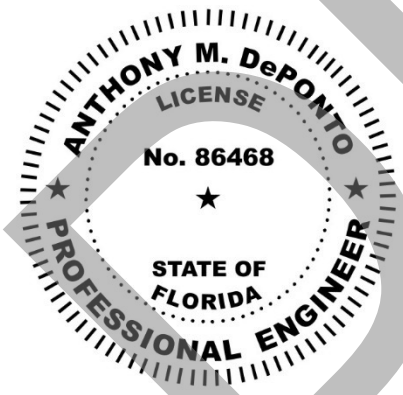
5.0 CLOSING & CERTIFICATION

We appreciate the opportunity to be of service to you on this project. Please do not hesitate to contact us if you have any questions or if we may further assist you.

Sincerely,

Velocity Engineering Services, LLC
8981 Alico Trade Center Road
Fort Myers, FL 33912
FL DBPR LN 30362

Anthony M. DePonto, P.E.
Vice President



This item has been digitally signed and sealed by

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

Carlos Alvarez E.I.
Project Engineer

Appendix 1

Straight Line Funding Plan

Bordeaux Club SIRS - 2026 Component Detail

Description	Quantity	Units	Cost Per Unit	Current Replacement Cost	Estimated Useful Life (Years)	Estimated Remaining Life (Years)	12/31/25 Balance	Unfunded Balance	Recommended 2026 Contribution
Roofs									
Modified Bitumen Flat Roofs - North Building	75	Squares	$1,950	$146,250	20	12	$66,686	$79,564	$6,630
Modified Bitumen Flat Roofs -South Building	75	Squares	$1,950	$146,250	20	12	$0	$146,250	$12,188
Modified Bitumen Flat Roofs - West Building	74	Squares	$1,950	$144,300	20	15	$0	$144,300	$9,620
Standing Seam Mansard Roofs	126	Squares	$2,450	$308,700	35	12	$146,250	$162,450	$13,538
Roof Access Stair/Walkway Replacement	1	Lump Sum	$30,000	$30,000	35	27	$0	$30,000	$1,111
Roofs Total				**$775,500**	**20-35**	**12-27**	**$212,936**	**$562,564**	**$43,086**
Structures									
Deferred Maintenance - Concrete Repairs	1	Lump Sum	$120,000	$120,000	20	19	$356,046	$0	$0
Structures Total				**$120,000**	**20**	**19**	**$356,046**	**$0**	**$0**
Fireproofing and Fire Protection Systems									
FACP Replacement	1	Lump Sum	$15,000	$15,000	15	0	$0	$15,000	$15,000
System Modernization	1	Lump Sum	$90,000	$90,000	N/A	0	$0	$90,000	$90,000
Fireproofing and Fire Protection Systems Total				**$105,000**	**15**	**0**	**$0**	**$105,000**	**$105,000**
Plumbing									
Cast Iron Pipe Relining	1	Lump Sum	$50,000	$50,000	N/A	2	$0	$50,000	$25,000
Deferred Maintenance - Repairs/Replacements	1	Lump Sum	$75,000	$75,000	10	10	$0	$75,000	$7,500
Plumbing Total				**$125,000**	**10**	**2-10**	**$0**	**$125,000**	**$32,500**
Electrical Systems									
Switch and Panel Replacement	1	Lump Sum	$75,000	$75,000	25	15	$0	$75,000	$5,000
Deferred Maintenance - Repairs/Replacements	1	Lump Sum	$25,000	$25,000	10	10	$0	$25,000	$2,500
Electrical Systems Total				**$100,000**	**10-25**	**10-15**	**$0**	**$100,000**	**$7,500**
Waterproofing and Exterior Painting									
Condominium Building Exterior Paint	1	Lump Sum	$110,000	$110,000	8	2	$0	$110,000	$55,000
Exterior Elevations Balcony Waterproofing	48	Each	$2,000	$96,000	15	5	$0	$96,000	$19,200
Interior Elevations Balcony Waterproofing	1	Lump Sum	$25,000	$25,000	15	14	$0	$25,000	$1,786
Elevated Walkway Waterproofing	10,600	Square Feet	$20	$212,000	20	0	$27,957	$184,043	$184,043
Waterproofing and Exterior Painting Total				**$443,000**	**8-20**	**0-14**	**$27,957**	**$415,043**	**$260,029**
Windows and Exterior Doors									
Deferred Maintenance - Door Replacement	1	Lump Sum	$100,000	$100,000	20	20	$0	$100,000	$5,000
Windows and Exterior Doors Total				**$100,000**	**20**	**20**	**$0**	**$100,000**	**$5,000**
Other Items									
Aluminum Handrail Replacement	1	Lump Sum	$250,000	$250,000	N/A	0	$224,046	$25,954	$25,954
Other Items Total				**$250,000**	**N/A**	**0**	**$224,046**	**$25,954**	**$25,954**

Bordeaux Club - 2026 SIRS Schedule

ITEM	CURRENT REPLACEMENT COST	ESTIMATED USEFUL LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	PROJECTED 12/31/2025 BALANCE	UNFUNDED BALANCE	RECOMMENDED 2026 CONTRIBUTION
Roofs	$775,500	20-35	12-27	$212,936	$562,564	$43,086
Structures	120,000	20	19	$356,046	$0	$0
Fireproofing and Fire Protection Systems	105,000	15	0	$0	$105,000	$105,000
Plumbing	125,000	10	2-10	$0	$125,000	$32,500
Electrical Systems	100,000	10-25	10-15	$0	$100,000	$7,500
Waterproofing and Exterior Painting	443,000	8-20	0-14	$27,957	$415,043	$260,029
Windows and Exterior Doors	100,000	20	20	$0	$100,000	$5,000
Other Items	250,000	N/A	0	$224,046	$25,954	$25,954
TOTALS	**$2,018,500**			**$820,985**	**$1,433,561**	**$479,069**

Appendix 2

Structural Integrity Reserve Study Questionnaire

Velocity ENGINEERING SERVICES

STRUCTURAL INTEGRITY RESERVE STUDY QUESTIONNAIRE

Velocity Engineering Services, LLC has been retained to conduct a Structural Integrity Reserve Study for Bordeaux Club, Inc. (the Association). Please complete this questionnaire and return via email.

Date: 9/17/24

Name of person completing questionnaire: Andrew Friedman

Signature:

Circle One (**Board Member**) **or Property Manager**

- The client must designate one primary contact person to interact with Velocity. Please provide contact information. Glenn Zeyher or Current Manager
  239-300-1096
- Please provide all construction plans and specifications for the buildings, if available.
- Please provide a list of any known damage or deterioration to the building structures.
- Have the buildings gone through structural repairs in the past? If so, please elaborate and provide repair plans/specifications if available.
  Current Concrete restoration project - ongoing
  Completion Date - mid October. 2024
- When were the roofs last replaced? Please provide the proposal/contract for this work.

3 residential Buildings 2017

3 Auxilliary Buildings 2006

- When were the buildings last painted? Please provide the proposal/contract for this work.

2021

- Have elevated walkways and/or lanai balcony slabs been waterproofed? If so, when was this work last performed?

2017 / 2021
Balconies Walkways

- Please provide contact information for the contractor that services the fire protection system.

Wayne Automatic Fire Sprinklers Inc.
239-433-3030

- Has there been any plumbing and/or electrical repairs to the buildings in the past? If so, please elaborate and provide document/costs of the repairs.

① All waste stacks have been relined/replaced - most recent "11" stack
② November, 2024 - Sewer relining project to begin

- Are any windows or exterior doors the Association's responsibility? If so, please provide a list or location of these windows and exterior doors.

81 Exterior Unit Doors - 22 replaced / 59 original

- **Which accounting method does the Association wish to utilize for this SIRS Report (circle one)?**

Straight Line Accounting Method **Pooled Reserve Accounting Method**

- **Please complete one of the following, depending on which accounting method the Association chose above:**

  - **Beginning Year Balances – Straight Line Accounting Method**

    Please provide beginning year balances for each reserve item in the year in which the SIRS will be adopted. If a dollar amount is not provided, Velocity will estimate the amounts based on existing reserves (if the Association currently has straight line reserves) or assume a $0 beginning of year balance. If the Association is utilizing the pooled reserve method, please skip and go to the next section.

    - Roofs – $ 212,936.44
    - Structures – $ 356,045.69
    - Fireproofing and Fire Protection Systems – $_____
    - Plumbing – $_____
    - Electrical Systems – $_____
    - Waterproofing and Exterior Painting – $ 27,956.82
    - Windows and Exterior Doors – $_____
    - Other Items – $ 224,045.54

  - **Beginning Year Balance – Pooled Reserve Accounting Method**

    Please provide a pooled reserve beginning year balance for the year in which the SIRS will be adopted. If you do not provide a dollar amount, Velocity will either use the estimated total sum of existing reserves, or will assume a $0 beginning of year balance.

    - Beginning Year Balance – $_____

Appendix 3

Project Photos

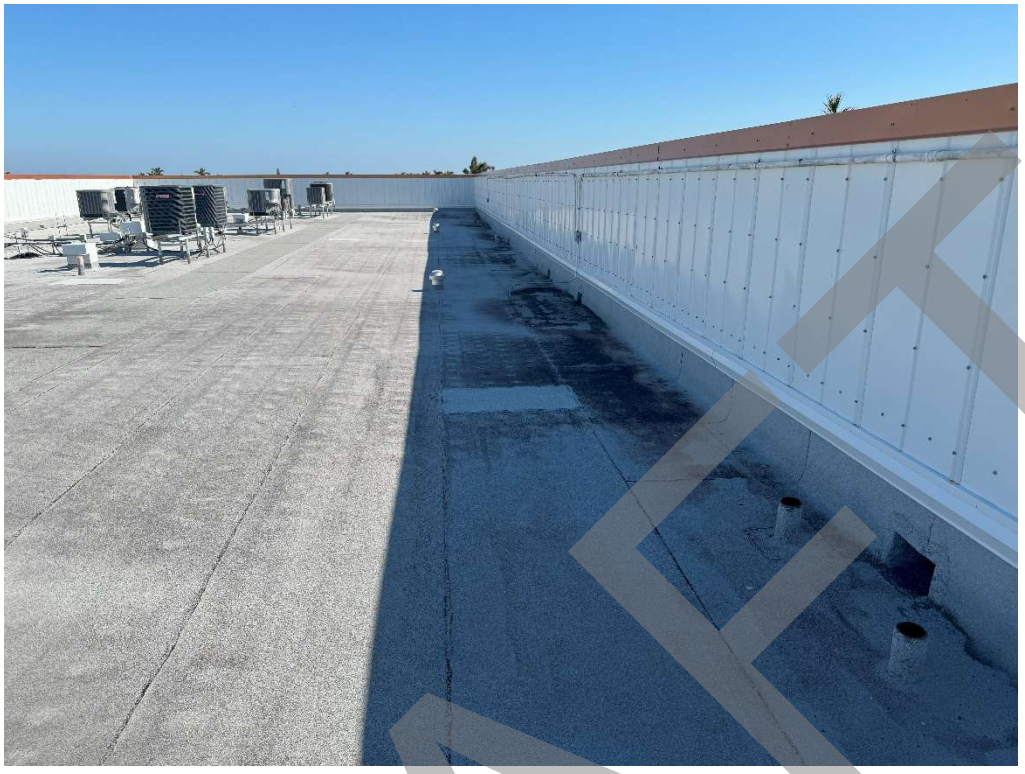


Photo 1: General condition of flat roof – North Building

Photo 2: General condition of flat roof – West Building

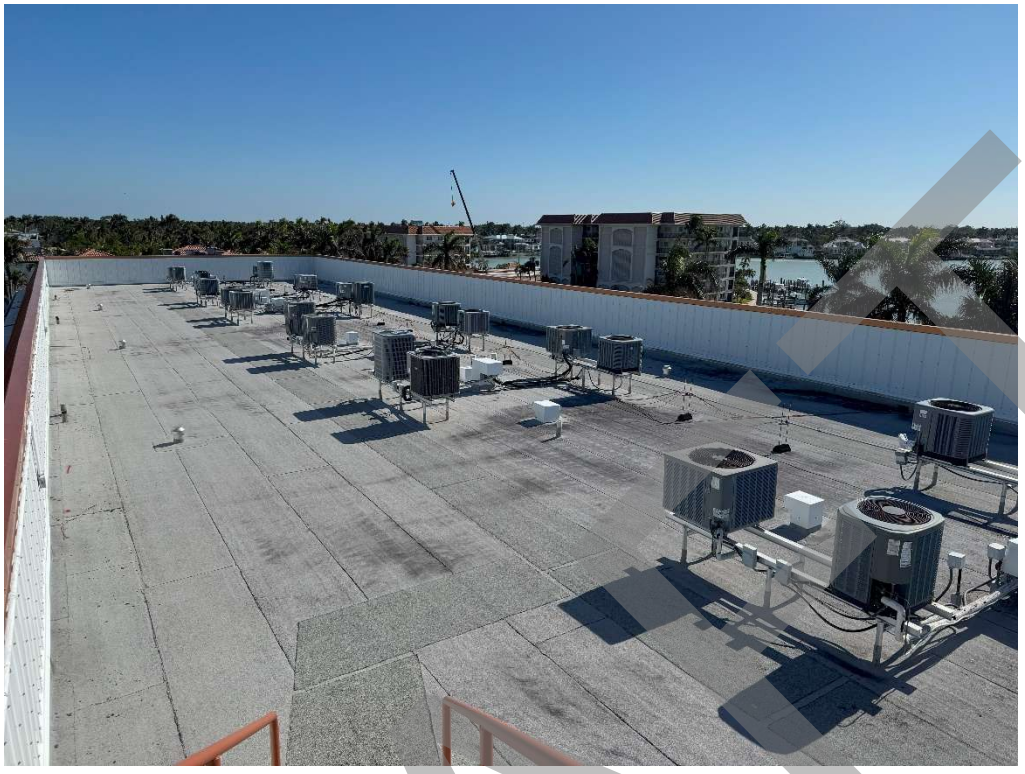


Photo 3: General condition of flat roof – South building

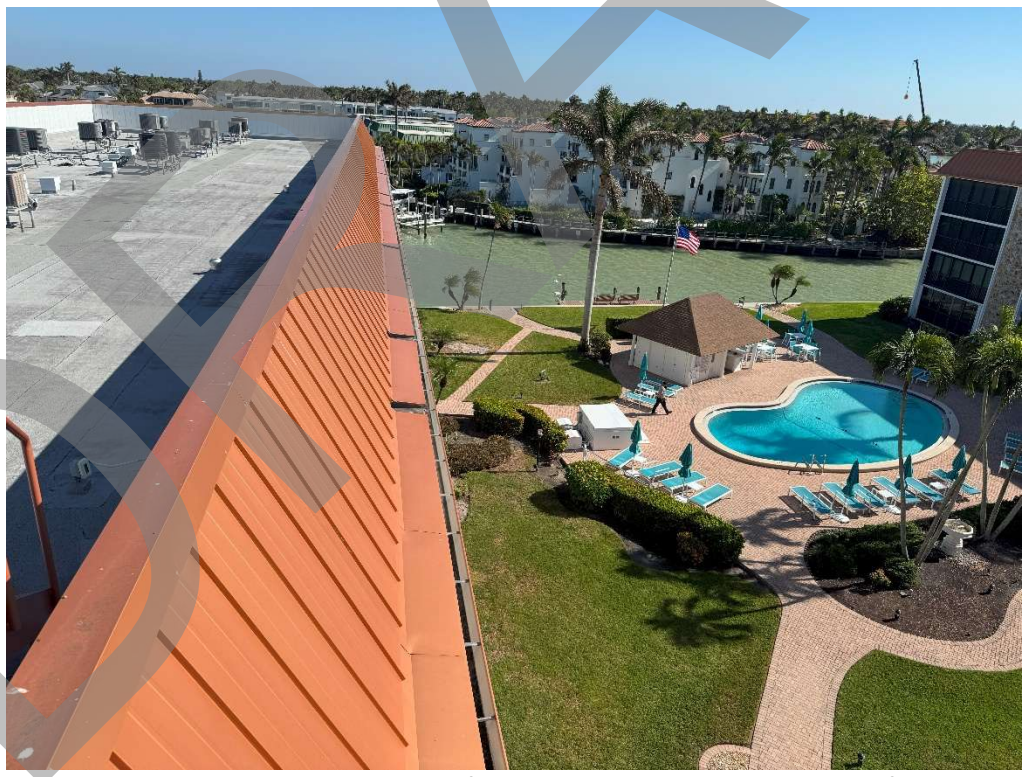


Photo 4: General condition of standing seam metal mansard roofs

Photo 5: General condition exterior building.

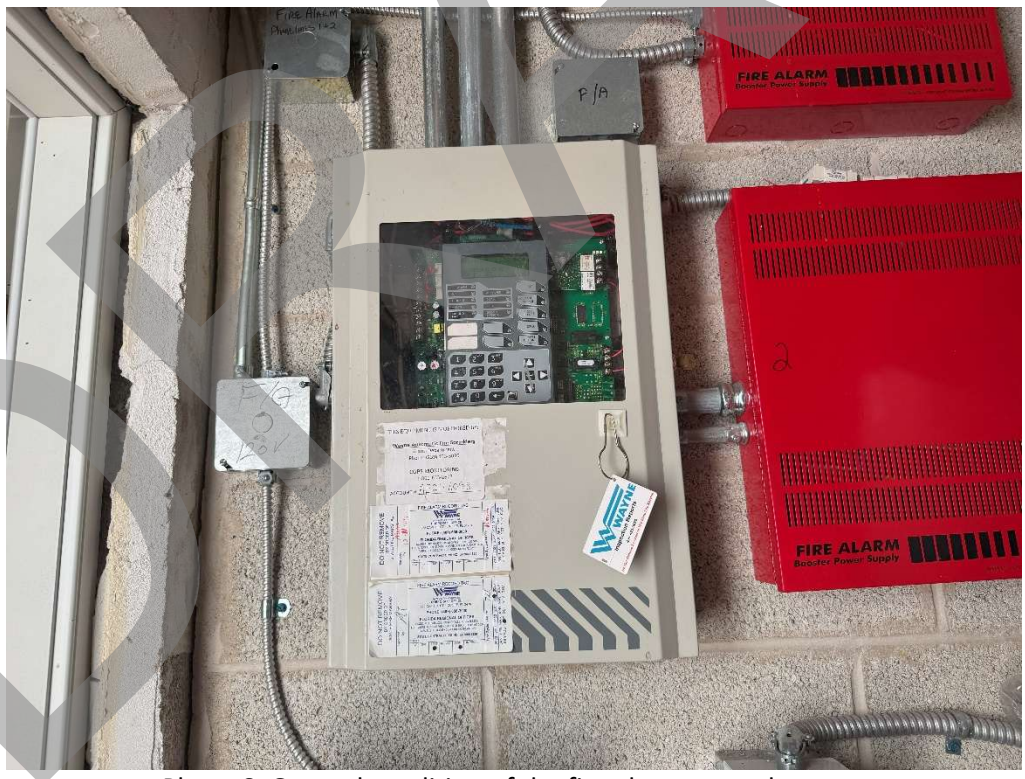


Photo 6: General condition of the fire alarm control system

Photo 7: Ventilation Pipe with lining

Photo 8: Ventilation Pipe without lining

Photo 9: Ongoing repairs of underground plumbing systems

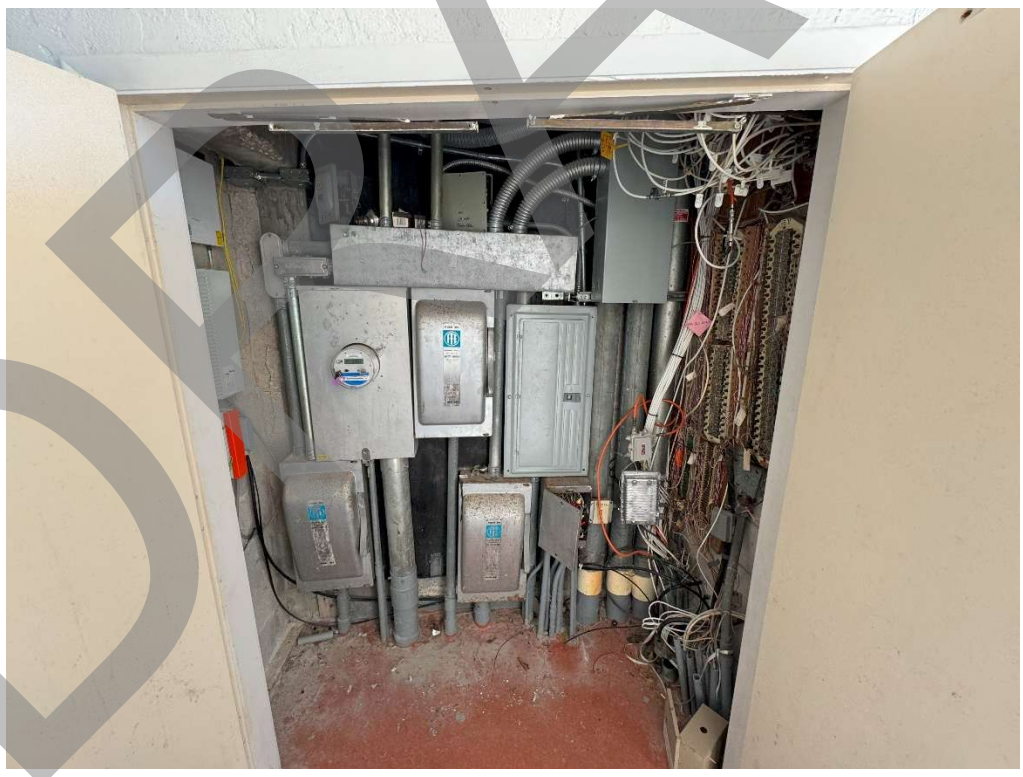


Photo 10: General condition of electrical equipment

Photo 11: General condition of electrical equipment

Photo 12: Rusted electrical conduit on the roof

Photo 13: Rusted electrical conduit on the roof

Photo 14: Typical failing coating along elevated walkway slabs

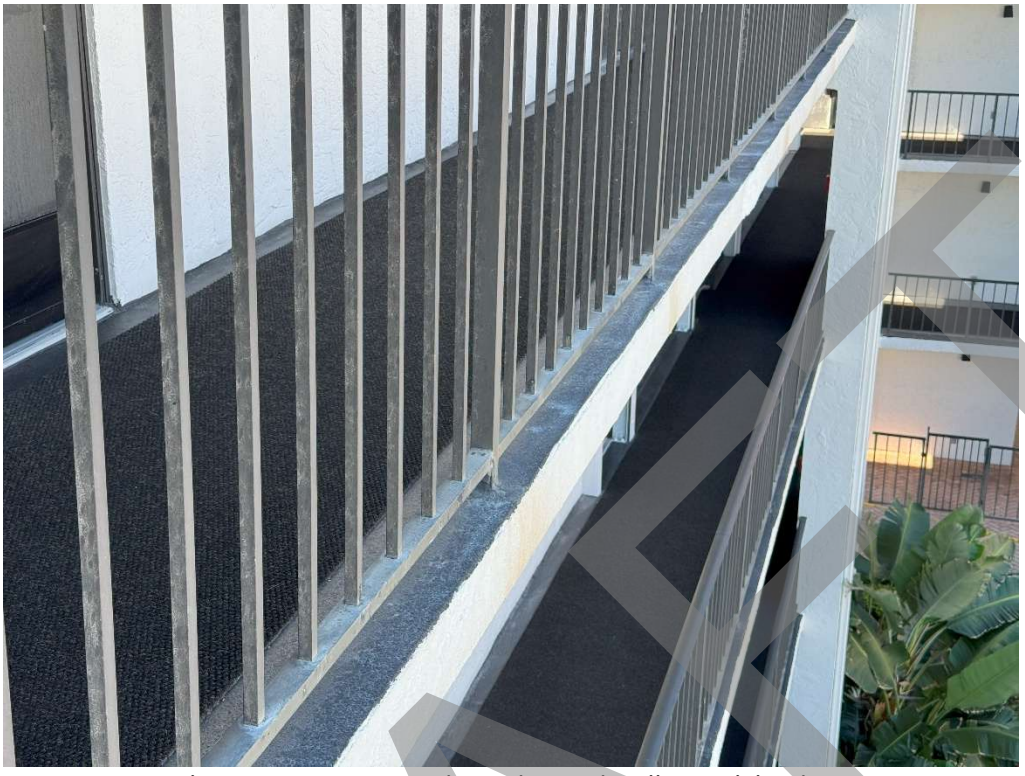


Photo 15: Rust stains along elevated walkway slab edges

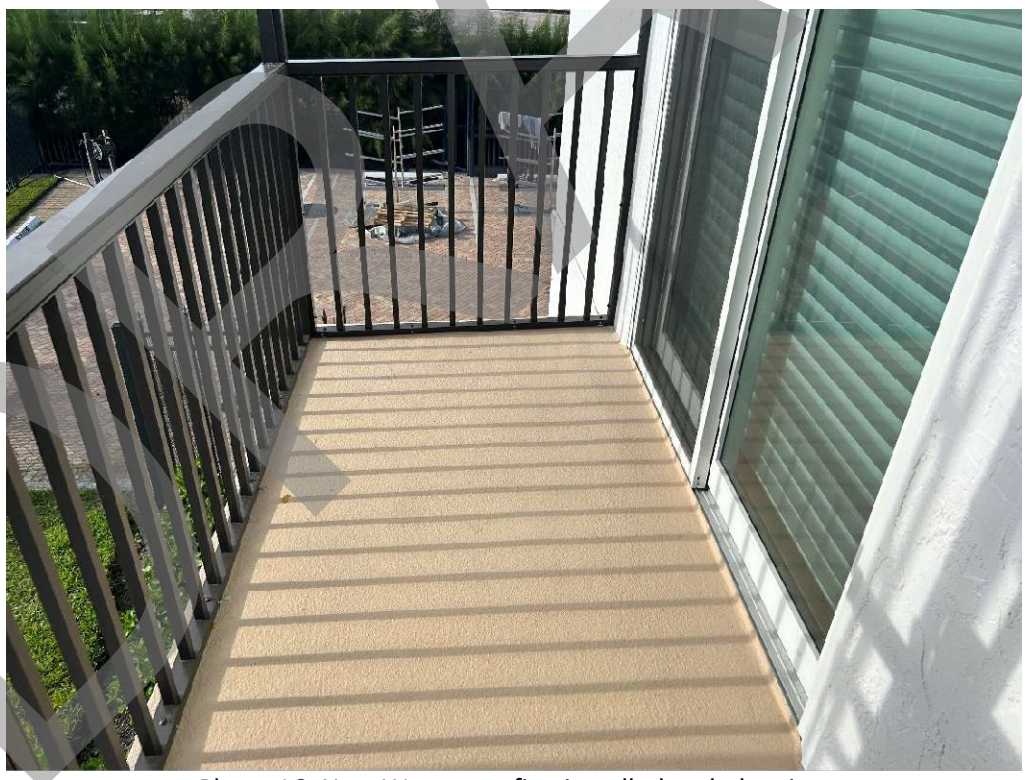


Photo 16: New Waterproofing installed on balconies.

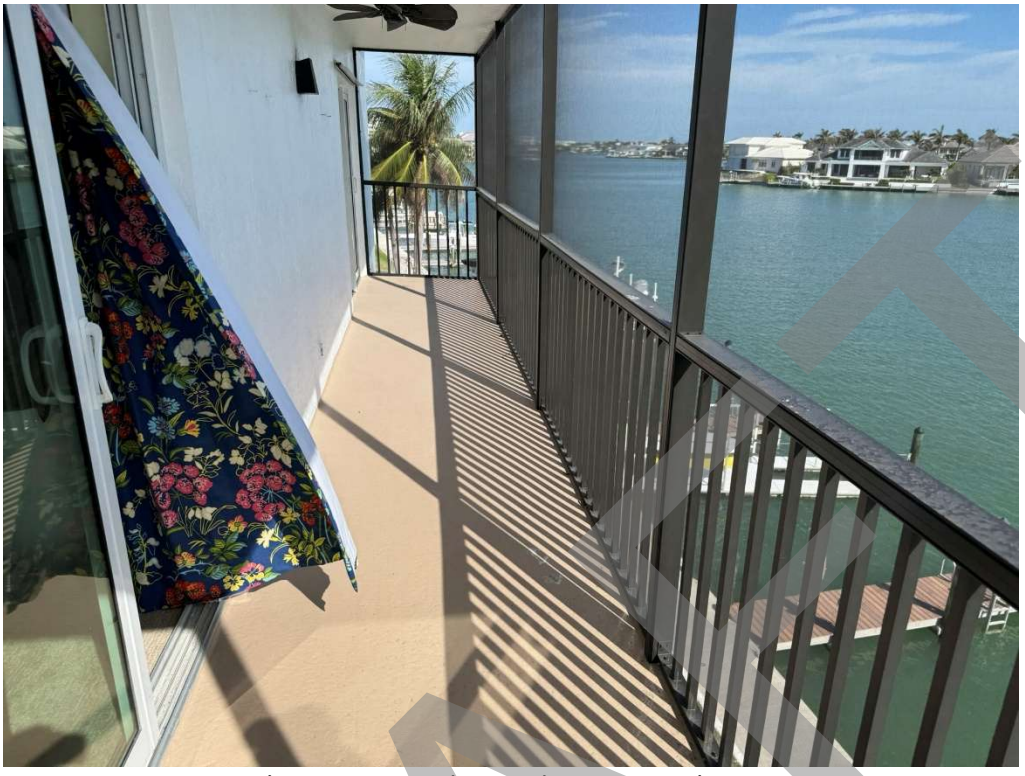


Photo 17: Typical New Aluminum enclosure

Photo 18: Typical Condition of unit storage doors

Photo 19: Typical condition of service equipment doors