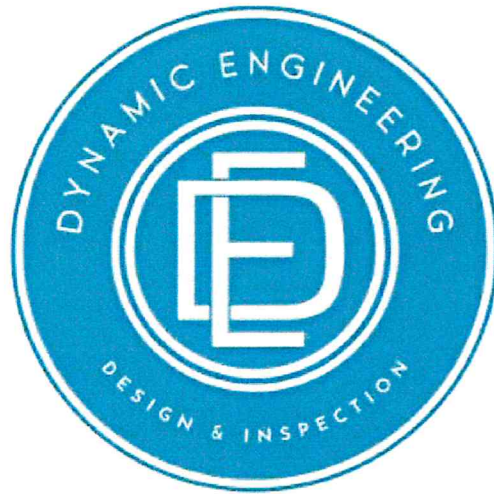


"Where Precision Meets Promise"



Dynamic Engineering Design & Inspection

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**Proposal for Professional
Engineering Services**

Dynamic Engineering Design and Inspection appreciates the opportunity to provide our services on this project at your request. This proposal was prepared based on the provided information and our experience with similar projects. The Description of the Project is as follows:

Property: Peppertree Bay Association, Inc.
Address: 6056 Midnight Pass Rd, Sarasota, FL 34242

The association has requested a proposal from Dynamic to perform a Structural Integrity Reserve Study (SIRS) update and a reserve study update. The SIRS will only be performed on the five midrise buildings, and the seven 3-story low rise buildings. The reserve study update will be performed in general conformance with Reserve Study Standards.

Peppertree Bay had multiple SIRS and reserve studies performed by Staebler Appraisal and Consulting Services in 2024 and a Milestone Inspection performed in by Karins Engineering in 2023. In accordance with Florida Statute Chapter 718, The Milestone Inspection may be used in place of the visual inspection portion of the Structural Integrity Reserve Study.

The association has further engaged Dynamic to perform an update to the most recent SIRS and reserve studies performed by Staebler Appraisal and Consulting Services in 2024.

Due to a condensed timeline of 60 days for completion, our reserve study reports will be presented in a streamlined format. To ensure timely delivery, these reports will exclude supplementary elements such as photographs, extended descriptions, and commentary. Our focus remains on delivering comprehensive analysis within the specified timeframe.

The reserve and SIRS reports and financials will all follow the Florida Statute requirements for a SIRS.

Services of the Engineer

Structural Integrity Reserve Study

The Engineer will perform a Structural Integrity Reserve Study. The Engineer will:

- Review readily available documents
- Conduct interviews with site personnel at the time of the site visit

- Conduct a limited visual review of the following elements that are condominium property by a Qualified Person, or review the findings from the Milestone Report:
 - Roof Systems and Components
 - Structure
 - Fireproofing and Fire Protection Systems and Components
 - Plumbing Systems and Components
 - Electrical Systems and Components
 - Waterproofing Systems and Components
 - Exterior Painting Systems and Components
 - Windows, Doors and Other Fenestrations
 - Other 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 in subparagraphs a.-i., as determined by the licensed engineer performing the structural integrity reserve study.
- Reserve period will be 25 years. Study does not include testing, investigation, or analysis. Unless specifically stated otherwise, this study does not include other items.
- The Reserve Study will only include items if:
 - The component is part of a building 3 stories or higher.
 - The component is the responsibility of the association
 - The component has a replacement, major repair or deferred maintenance expense cost of \$10,000
 - The component will require a future major repair or replacement; or the component has a deferred maintenance expense
 - The component has an estimated remaining useful life of 25 years or less; and has an estimated remaining useful life that is readily ascertainable
- Provide a report that will:
 - Identify the common areas being visually inspected
 - State the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected
 - Provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common are
 - Fee breakdown will be as follows:

	Fee per unit
Midrise	\$100.00
Lowrise	\$125.00
Min	\$750.00

Pilot SIRS - Building 11

Dynamic will complete and review the first building with Peppertree and their legal counsel to ensure satisfaction of compliance to Florida Statutes.

Building 11, 21, 31, 32, 41, 42, 43, 44, 45 and 49

See Breakdown below

Quantity: 1 **\$26,350**

Total: **\$26,350**

	Fee per unit
Midrise	\$100.00
Lowrise	\$125.00
Min	\$750.00

Bldg	SIRS	Reserve Study (non-SIRS components)	MidRise?	Units		Fee per Bldg
11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36	\$3,600	\$3,600
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
13	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
14	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
21	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	36	\$3,600	\$3,600
22	<input type="checkbox"/>	<input checked="" type="checkbox"/>		10	\$1,250	\$1,250
23	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
24	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
25	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
31	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	48	\$4,800	\$4,800
32	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
33	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
34	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
35	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
36	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
37	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
38	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
41	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	48	\$4,800	\$4,800
42	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	48	\$4,800	\$4,800
43	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
44	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
45	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		3	\$1,000	\$1,000
47	<input type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
49	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		4	\$500	\$750
50	<input type="checkbox"/>	<input checked="" type="checkbox"/>		2	\$250	\$750
51	<input type="checkbox"/>	<input checked="" type="checkbox"/>		2	\$250	\$750
52	<input type="checkbox"/>	<input checked="" type="checkbox"/>		10	\$1,250	\$1,250
53	<input type="checkbox"/>	<input checked="" type="checkbox"/>		12	\$1,500	\$1,500
Common	<input type="checkbox"/>	<input checked="" type="checkbox"/>		1	\$2,500	\$2,500
Total	10	29			\$42,600	\$46,600

Reserve Study, Level II Update - With On Site Review

The Engineer will provide a Reserve Study Update in general conformance with CAI's Reserve Study Standards. The Study will include a Component Inventory with Site Visit, Condition Assessment, Life and Valuation Estimates, Fund Status, and a Funding Plan.

The Reserve Study will only include items if:

- The component is the responsibility of the association
- Required by the association to be included (items with a replacement, major repair or deferred maintenance expense cost of \$10,000 or more should be included, per Florida Statute 718)
- The component will require a future major repair or replacement; or the component has a deferred maintenance expense
- The component has an estimated remaining useful life of 25 years or less; or has an estimated remaining useful life that is readily ascertainable
- Fee breakdown will be as follows:

	Fee per unit
Midrise	\$100.00
Lowrise	\$125.00
Min	\$750.00

Buildings - All 29 Buildings

See Breakdown above

Quantity: 1 **\$19,250**

Total: **\$19,250**

Additional Services

If authorized by the Client, Engineer may furnish services in addition to those included in this Agreement without invalidating this Agreement. Any Services provided not included in this Agreement will be Additional Services. Additional Services plus reimbursable expenses will be invoiced in accordance with the fee schedule below, or in accordance with an executed Amendment. Hourly services will be furnished in quarter hour increments and include travel, time at the Project site, document preparation and administration. Travel is portal to portal.

Principal Engineer.....	\$250
Project Manager.....	\$225
Architect.....	\$175
Engineering Associate.....	\$125
Drafter.....	\$125
Administrative.....	\$75
Lodging, Meals, and other Expenses.....	Cost
Mileage.....	\$0.65/mile
Sub-Consultant or Sub-Contractor.....	Cost+15%

Schedule

Engineer's services under the Study and Report Phase will begin upon receipt of a signed agreement will be considered complete on the date when the Report has been delivered to Client. The Study and Report Phase is dependent in part on factors outside the Engineer's control. Estimated durations are provided below.

Study - 30 days

Report - 60 days

Approved By: MARK SCHULLER MARK Schuller

Signature: MARK SCHULLER

Date: 5/16/2024