



SOLARIS

BRICKELL BAY

A Monthly Newsletter for the Residents of Solaris at Brickell Bay

Volume 6 Issue 2

August 2024

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info@solarisbrickellbay.com

OFFICE HOURS

Monday - Friday 9:00 AM – 5:00PM

SOLARIS@BRICKELL BAY

Condominium Association Inc.
186 SE 12 Terrace
Miami, FL 33131

august

Published monthly at no cost for Solaris at Brickell Bay by Coastal Group Publications. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

Office Closed on Monday, September 2, 2024

In observance of Labor Day, the Management Office be closed on Monday, September 2nd, 2024. Office will resume regular hours on Tuesday, September 3rd, 2024. Should you require immediate assistance, please visit the front desk which will remain open 24 hours a day and can be reached at 305-373-0013. ***Reminder that workers and deliveries are not permitted in the building during a holiday.** - Solaris at Brickell Bay Management

*En observancia de el Dia Laboral, la Oficina de Administración estará cerrada el lunes 2 de septiembre y reabrirá el martes 3 de septiembre, horas regulares. Si necesita asistencia inmediata, visite la recepción que permanecerá abierta las 24 horas del día y se puede llamar al 305-373-0013. *Recordatorio de que los trabajadores y entregas no están permitidos en el edificio durante un día festivo.* - Administración del Solaris at Brickell Bay



Keep it clear, keep it safe!

❌ Communal areas are also escape routes and must be kept clear at all times.

✅ Fire safety signage and Fire Action Notices are there for your information and safety.



SOLARIS
BRICKELL BAY

MARCON

FORENSICS & ENGINEERING
SOLARIS AT BRICKELL BAY

PRESENTED BY

JOHN GABLER, P.E.
Project Manager

www.marconforensics.com



Marcon Introduction

Marcon Forensics is an engineering firm specializing in the forensic study of existing structures. Marcon Forensics has conducted structural condition evaluations (milestone reports), construction defect litigation investigations, hurricane and earthquake damage evaluations, Structural Integrity Reserve Studies (SIRS), Mechanical/Electrical/Plumbing (MEP) investigations, drone surveys, and building envelope investigations.

In addition, Marcon Forensics has also developed repair drawings and overseen repairs for damaged buildings, including residences (private and multi-unit), concrete parking structures, schools, and high-rise buildings. The firm benefits from the vast design and construction experience of in-house personnel to field the best and most experienced team of experts.

Marcon Forensics was formed in 1996, in California. Since then, the firm has conducted forensic investigations in Florida, California, Nevada, Arizona, Colorado, Utah, and Oregon. The firm currently has offices in Laguna Beach, CA, Orlando, FL, and Boca Raton, FL.

Florida experiences a **wet humid climate**, characterized by long periods of rain during the year. The Effects of **Prolonged Water Exposure** on a buildings Structural and Architectural Components can reduce the useful life of the components and can severely compromise the structural and architectural integrity of a building. The **prevention of moisture** is a crucial design and construction consideration.

Maintenance and Repair Costs for Different Types of Parking Structures
By: Omid Gooranorimi and K. Nam Shiu

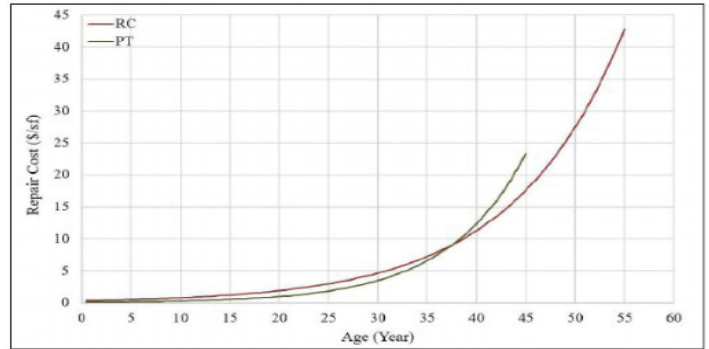
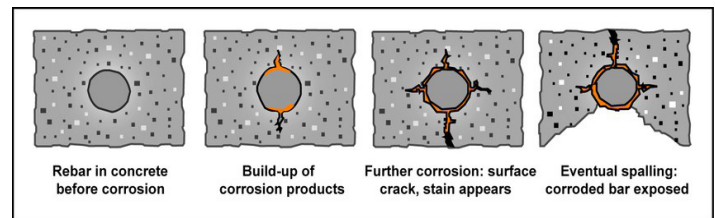


Fig. 10: Deterioration curve of RC and PT structures

The principles shown in the graph above are applicable to most concrete structures within the building system. The important difference is maintenance vs repairs.

Deferred Maintenance = Increased Repair Costs
Deferred Repairs = Increased Chance of Failure



Stages of Corrosion on Reinforcement:

1. Moisture contact with steel reinforcement begins corrosion.
2. Corrosion builds up on surface of reinforcement causing cracking.
3. Concrete spalls (breaks) form and provide additional exposure to reinforcement further damaging the system.

Continued on page 3

"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

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District5@miamidade.gov

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2100 Coral Way, Suite 400
Miami, Florida 33145
Monday - Friday
9 am - 5 pm

MIAMI BEACH OFFICE
1700 Convention Center Drive,
ground floor
Miami Beach, Florida 33139
Monday / Wednesday
9:30 am - 4:30 pm

@CommishEileen

Inside D5 Newsletter

Commissioner Eileen Higgins
District 5

Marcon Report (cont. from page 2)

POOL, SPA, & DECK

Pool Deck Reinforcement

NOTES OF THE DEFECTS

- Shallow coverage for rebar observed in widespread areas. Typical coverage is a minimum of 1.5” and we observed rebar shadowing through the pool deck slab.
- Sika FerroGard impregnating corrosion inhibitor product to be applied prior to waterproofing.



Pool “Topping Slab”

NOTES OF THE DEFECTS

- Not normal for the pool to have a topping slab. This appears to have been
- completed as a past project. (“Band-Aid Project”). This is likely the reason for
- the premature failure.
- NO reinforcement identified in “topping slab”.
- Shallow coverage at structural slab reinforcement similar to pool deck slab.
- Repair is required for pool shell waterproofing and to maintain stair height.



Pool Deck Drains (Original)

NOTES OF THE DEFECTS

- Incorrect installation of drain type does not provide adequate bi-level drainage as required for the construction type and location.
- Existing drain bodies are too corroded to re-use.
- Believed to be a large part of the failure of the waterproofing system.
- Planter in-fill requires additional drains due to re-configured deck layout.



PARKING GARAGE

Previous Incorrect Repair Methods

NOTES OF THE DEFECTS

- Significant damage observed below skim coats of repair material/stucco. This hid the damage while allowing for the corrosion to continue.
- Previous top-of-slab repairs observed as delaminated and spalled. Locations include PT cables which required repair.



POOL EQUIPMENT ROOM

NOTES OF THE DEFECTS

- Not included in the original scope of work.
- Pool equipment room waterproofing failed allowing for water and chemicals to sit on the concrete causing corrosion to the reinforcement and PT cables.
- Upon excavation, PT cables are observed as broken and require further repair. GPR was performed prior to excavation to locate PT cables.



MISC. REPAIRS

Garage Level Drains

- Previously noted standing water in the parking garage (slip hazard).
- Large openings to pool deck from pool shell repairs and planter access holes allow for additional rainwater to enter garage. Drains installed to exfiltrate water to storm system.




Marcon Report (cont. from page 3)

Planter Access Holes

- Originally, the design included waterproofing in the in-filled planters. Access holes allow for 1. Inspection/Maintenance 2. Removal of waterproofing (cost savings) 3. Routing for MEP items and 4. Overlap drain(s) to be removed.



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WHY'S, HOW'S, & WHAT IF'S?

- Q:** Can we just stop here and not fix anything else?
A: No, there is damage to the structural components that prevents us from leaving it how it is. If left unattended and unsupported, the building department would likely have to step in, possibly resulting in having to attend unsafe structures hearings as to why the Association is not performing the repairs.
- Q:** Why is the project taking longer and costing more?
A: Simply put, both original construction and sub-par repairs caused significant damage to the underlying structure beyond what was observable at the start.
- Q:** What if we just want to open the pool and be done?
A: If you were to just waterproof overtop of the existing pool shell, the new waterproofing would not be warranted, nor would it last due to the damage of the existing concrete. Additionally, the pool equipment room is in the worst condition of all locations currently under repair. Pool equipment cannot be reinstalled until the repairs are complete.
- Q:** How can we reduce the cost of this project?
A: Marcon is working directly with the contractor to limit repairs to only what is necessary. Additionally, where possible, scopes of work were modified to reduce costs

IN CONCLUSION

Marcon's Engineering Assessment determined systemic defective conditions exist across the project beyond the original scope.

Thank You



PRESENTED BY

JOHN GABLER, P.E.
Project Manager

www.marconforensics.com

Short-term Rentals are Strictly Prohibited



Please be advised that any unit found in violation will have all access control devices immediately deactivated and matter will be turned over to attorney at owner’s expense. Renter’s may also face eviction. ****All sales and rentals must go through the application process**** Please respect the community by following all established procedures. Thank you!

Parking Spaces and Garage Access Are For Resident’s Only

We DO NOT HAVE PARKING FOR WORKERS ONSITE. Only moving/delivery trucks that reserve elevators and submit the required fees and documents will have parking. We can only accommodate and schedule (1) truck per day during the allowed days/hours. *Reminder that residents do not own parking spaces. Each resident is assigned (1) parking space and only (1) resident’s vehicle may be registered and parked in the assigned space. Resident’s may not loan or allow any non-resident to park on their space. This applies to resident and commercial units.*



PLEASE PARDON OUR PROGRESS

Construction Noise will continue intermittently for the duration of the pool and garage repairs during the allowed hours of Monday to Friday, 9:00am to 5:00pm. Noise will not occur during Holidays or on Weekends.

We apologize for the inconvenience.



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FOB's/Access Controls and Garage Parking

Please be informed that FOB's/Access Control for elevator and garage are only for Unit Owners and Renters. Guest, workers, realtors, or unit representatives must valet park and check in with front desk each time they come to the building. This is to maintain security in the building. Garage parking is only for owner and renters. FOB's are deactivated when owner sells unit and also expires at end of lease. New residents must register the unit FOB with management to activate access under their names and dates.



PEST CONTROL

Residents our pest control vendor visits our property on the 1st Tuesday of every month. Any resident that wishes to have their unit serviced for a charge of \$15 must inform the management office by sending email, sadmin@solarisbrickellbay.com, at least one day in advance to make arrangements. Payment is due on completion of service on same day. Payment should be made to All Florida Pest Control.



HOUSEHOLD GARBAGE ONLY

NO Personal Items, Furniture OR Electronics.

Our trash service only picks up household garbage. This is daily garbage that fits in regular garbage size bags that fit into the trash chute. Mattresses. Furniture of any size, electronics, construction debris, or any item that is not regular daily household items, may not be left onsite even for a short time or forced into the trash chute. We will be monitoring our security cameras and anyone leaving items will be charged for removal of their items. Please note that charge may up to \$500- this charge is for payment for outsourced company that is called. Please make arrangements to donate or have someone pick these items up during allowed delivery hours. Elevator reservation must be scheduled in advanced with management via email, manager@solarisbrickellbay.com.



We continue receiving complaints regarding loud music at late hours/early mornings; sliding glass opening/closing, slamming of cabinets/doors and furniture moving. Just a

reminder that you live in a community and we ask that you please be courteous with your neighbors. Noise complaints are considered a nuisance and if complaints continue can become a legal issue and expense to the unit owner or termination of lease/eviction of tenant.



PURCHASE AND LEASE APPLICATIONS ONLINE!

- 1- Go to: Tenantev.com
- 2- Ready: Create your User Account!
- 3-Enter Code to begin: 5372



We appreciate everyone that recycles but unfortunately, we have limited

recycling due to the high number of contamination charges due to residents dumping non-recycling items into the recycling bin. We are looking into other ways to re-implement recycling but have to limit this service for the time being. **Do not leave bottles by trash chute. Place bottles in sealed garbage bags and throw down the trash chute. If possible, please bring bags with bottles to the trash chute container on the 1st floor garage area.**

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REMINDER FOR WORKER ACCESS & ELEVATOR RESERVATIONS

Please inform the management office via email, Sadmin@solarisbrickellbay.com when any type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman’s Compensation. Solaris does NOT accept any insurance Exemptions so please inquire with your selected company that they have all the required insurance coverage to avoid any issues or miscommunication as they will not be allowed to work on the property. COI must be submitted 48 business hours in advance.

ELEVATOR RESERVATIONS: We strongly suggest that you reserve the elevator in advance. The sooner the better as we only reserve (1) Move/delivery daily. We do not have the parking or the elevator capacity to have more than (1) truck/delivery at a time.

WORKER ACCESS: When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.

In the Event of an After Hours Emergency

Please Call the Front Desk at 305.373.0013



Packages Must Be Picked Up at Front Desk & Amazon Locker the Day they Arrive

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