



June 26, 2008

Ms. Sandy Faulconer
Mariner Beach Club Condominium Association, Inc.
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Zephyrhills, FL 33541

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**Subject: Mariner Beach Club – Restoration Project
Structural Service Timeline**

**Mariner Beach Club
4220 Gulf Boulevard
St. Petersburg Beach, Florida**

Dear Ms. Faulconer:

The following items serve as an **approximate** timeline for the structural services BRSG will provide prior to the projects expected construction start date of September 2009:

1. **Condition Survey and Document Review (approximately 1-2 weeks)**
 - a. Review available construction documents/drawings.
 - b. Review the results of the concrete core testing applicable to the walkways and stair systems.
 - c. Review work previously performed by Tech Management, Inc.
 - d. Perform a condition survey to observe the existing condition of the following items:
 - i. Main structures exterior wall systems
 - ii. First and second level exterior walkways
 - iii. Exterior elevated timber framed balconies
 - iv. Beachfront gazebos
 - v. Concrete radial stair systems
 - e. Survey of structural systems is to include physical soundings and visual observations of the surfaces and edges and will be performed to evaluate existing conditions.
 - i. The survey will encompass the concrete walkways (top and underside surfaces), timber balcony structures, guardrails and guardrail post attachments to the slabs, stair systems and sealants.

4014 Gunn Highway, Suite 248, Tampa, Florida 33618
Telephone: 813.908.7203 Fax: 813.908.7303

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- ii. BRSG recommends the removal of balcony and walkway contents to accommodate the survey.
2. **Condition Survey Report Preparation with General Repair Recommendations (approximately 2-3 weeks)**
 - a. A condition survey report will be prepared based on data obtained during the survey. The condition survey report will include descriptions of observed conditions, representative photographs, and general repair recommendations.
 - b. If necessary, additional recommendations for construction materials testing (CMT) will be made based upon the results of the condition survey. Additional testing, if necessary, will aid in identifying both the source of the observed deterioration and the current state of the existing concrete. Testing will identify properties such as chloride content, compressive strength, carbonation level, and pH. This information will be necessary during the design phase of the project. BRSG recommends that a qualified and licensed testing lab perform the CMT. BRSG can recommend qualified testing labs if desired.
 - c. If necessary, BRSG will make recommendations for isolated destructive testing to be performed in conjunction with the contractor, Wilson Kehoe Miller (WKM).
3. **Proposal for Design Services**
 - a. Based on the results of the condition survey report, a proposal will be developed for design services consisting of preparation of construction and permitting documents.
4. **Preparation of Construction and Permitting Documents**
 - a. Based on the results of the condition survey, document review, and CMT, construction documents (drawings and specifications) will be prepared.
 - b. Coordination with WKM and building department to determine construction costs and local municipality requirements.

Construction will begin circa September 2009. This construction start date will allow for the restoration design to be completed as well as provide time for WKM to order and store the building components, i.e. doors, window, sliding glass doors, etc., that will take the manufacturer time to produce. Based on the desire to have the structure closed for as short a time period as possible, this construction start date will provide WKM the required time to have such materials manufactured and stored so that construction can proceed without delays caused by waiting for these components to be produced.

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We look forward to providing our structural engineering services to you. If you have any questions, please contact our office at 813.908.7203.

Sincerely,

Billier Reinhart Structural Group, Inc.
State of Florida Certificate of Authorization No. 9149



Michael H. Biller, P.E., President
Florida P.E. No. 49972



Lee Levoir, E.I.
Structural Engineer



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Structural Engineer

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