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Project Spotlight:

Emerald Isle at Laguna Lakes – West Palm Beach, FL

We're excited to highlight our Structural Integrity Reserve Study (SIRS) for a 17-building condominium complex located in West Palm Beach, Florida. This comprehensive project is aimed at providing a detailed reserve funding analysis for both structural and non-structural components of the building. This includes everything from electrical and plumbing systems to fire safety, roofing, and windows. The study will help ensure the long-term health of the property by assessing the funding required for capital expenditures and deferred maintenance.

The resulting Reserve Analysis Report will offer clear recommendations on reserve amounts, timelines, and funding strategies based on the life expectancy of each component. It will also address any reserve deficits or surpluses, providing a path to amortize shortfalls over time. This study is crucial for making informed decisions about future maintenance needs and ensuring financial stability for the community.

We look forward to the outcomes of this detailed study and how it will help us secure a sustainable and resilient future!

Our Latest Projects:

- **Emerald Isle at Laguna Lakes (West Palm Beach, FL)** – Structural Integrity Reserve Study (SIRS)
- **South Beach Road (Town of Jupiter Island, FL)** – Residential New Construction
- **Plaza Center (Palm Beach, FL)** – Parking Garage Rehabilitation
- **Dania Beach Distribution Center** – Commercial Structural Assessment
- **Salzedo Street (Coral Gables, FL)** – Commercial Structural Investigation and Modification Details
- **Summa St. (West Palm Beach, FL)** – Front Entry Gate Pilaster Foundations
- **La Petite Academy (Margate, FL)** – 25-Year Building Inspection & Recertification (Structural & Electrical)
- **Boca Medical Arts (Boca Raton, FL)** – Commercial Wall Repair



Luxury condos to rise where Champlain Towers South building collapsed in Florida

A Dubai-based developer, DAMAC International, is constructing a 12-story luxury condominium, The Delmore, on the site of the Champlain Towers South building in Surfside, Florida, where a tragic collapse in June 2021 killed 98 people. The Delmore, designed by Zaha Hadid Architects, will feature 37 “mansions” with units averaging 7,000 square feet, priced starting at \$15 million. The development will include upscale amenities like a private restaurant, wellness spa, and resort-style features and is expected to be completed by 2029.

The collapse of Champlain Towers South remains one of the deadliest in U.S. history, with only a few survivors. While the exact cause is still under investigation, issues like corroded steel columns, column punching, and pool deck deterioration are being considered. A \$1 billion settlement for the victims has been approved, but the tragedy continues to affect the community. The new development makes no mention of the disaster, instead focusing on delivering an ultra-luxury product for the South Florida market.

News Source: The Associated Press

News & Resources:

Florida Lawmakers Say No Financial Bailouts for Condo Owners Amid New Laws

Florida lawmakers have made it clear that condo owners should not expect financial bailouts to help cover the increased costs of complying with new state laws following the 2021 Champlain Towers South collapse in Surfside. Key lawmakers, including House Speaker Daniel Perez, R-Miami, and Rep. Vicki Lopez, a Miami Republican working on the issue, emphasized that proposed changes to condo laws will not involve direct taxpayer-funded assistance. While the legislature is preparing to introduce new legislation this session, which begins March 4, they stressed that condo associations, like homeowners, are responsible for funding necessary repairs and maintenance on their properties.

The laws passed after the Surfside tragedy require milestone inspections of older buildings and studies to ensure adequate reserve funds are in place for major repairs. Condo associations are facing hefty assessments as they work to meet these requirements, alongside rising property insurance costs. While lawmakers, including Senate President Ben Albritton, hope to find solutions that benefit condo owners, there will be no financial bailouts for those struggling to comply.

News Source: WUSF

Celebrate World Engineering Day 2025!

World Engineering Day 2025 is just around the corner! On March 4, 2025, we celebrate the visionaries behind the innovations that shape our world. From groundbreaking technologies to sustainable solutions, engineers are at the heart of addressing global challenges and driving positive change.

Let’s honor their creativity, impact, and dedication to building a brighter, more resilient future for all. Mark your calendars and get ready to celebrate the power of engineering!