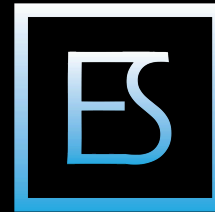


STAY CONNECTED WITH ES!

WWW.ES-ENGINEERS.COM



ENGINEERING
SOLUTIONS



Project Spotlight:

Rio España Condominium – Concrete Restoration

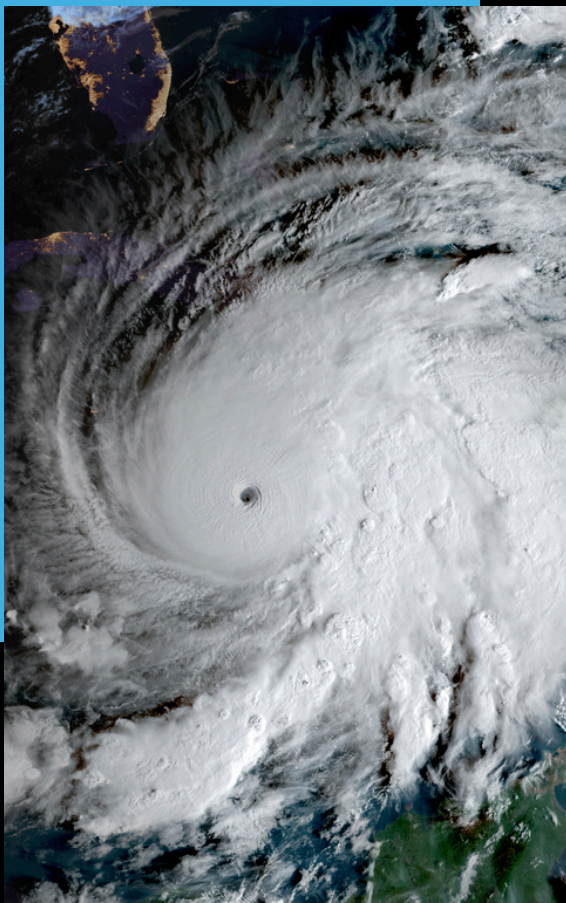
Engineering Solutions is proud to partner with the Rio España Condominium community on a concrete restoration project focused on improving the safety and longevity of the building's exterior balconies. Our team will begin with a detailed structural assessment and then prepare site-specific repair plans, drawings, and specifications that meet permitting requirements and comply with the Florida Building Code, 8th Edition (2023).

The scope of work includes general notes, partial plan views, structural repair details, and any required temporary shoring design and detailing. We will also provide threshold inspections, shoring inspections, and construction administration on an hourly basis as requested, ensuring consistent oversight and clear communication throughout the restoration process.

This project is designed to support long-term community resilience while ensuring the building remains safe, durable, and well-maintained for years to come.

Our Latest Projects:

- **2901 SW 145th Ave (Miramar, FL) – Commercial Building Conditions Assessment**
- **SE Neptune Street (Hobe Sound, FL) – Residential Slab Repair**
- **Seminole Ave (Palm Beach, FL) – Residential New Construction**
- **Perencal Building: 2419 E Commercial Blvd (Fort Lauderdale, FL) – Concrete Repairs**
- **Runaway Bay Condominium (Fort Lauderdale, FL) – Building Recertification**
- **N Lake Way (Palm Beach, FL) – Residential New Construction**
- **Vero Beach Museum of Art: 3001 Riverside Park Drive (Vero Beach, FL) – Structural Investigation + Temporary Shoring**
- **Seville Road (West Palm Beach, FL) – Residential New Construction**



Lessons From Hurricane Melissa: One of the Strongest Storms on Record

Hurricane Melissa became one of the most powerful storms ever recorded in the Atlantic during late October 2025, rapidly strengthening before making landfall in the Caribbean with sustained winds near 185 mph. Communities across the region faced devastating wind damage, widespread flooding, and significant power outages, with early estimates placing total losses at billions of dollars. Melissa's intensity was fueled by unusually warm ocean temperatures, reminding us how quickly storms can strengthen and how important preparation is for coastal communities.

From a structural-resilience perspective, Melissa offered a clear real-world test of how buildings respond to extreme wind and water. While many modern structures performed well, the storm highlighted common vulnerabilities, including roof damage, window failures, and issues with older building components. These types of damage are often what lead to larger problems, even when the main structure remains intact.

For communities like ours, Melissa serves as a reminder of the value of regular building maintenance, updated safety inspections, and proactive planning—especially in coastal South Florida. Stronger storms demand stronger preparation, and by understanding how weather impacts our homes, businesses, and shared spaces, we can help keep our neighborhoods safer and more resilient year-round.

News & Resources:

Winter Weather in South Florida: Why Cooler Months Can Be the Ideal Time for Structural Repairs and Concrete Restoration

As South Florida enters the cooler, drier months of December through February, communities are stepping into the best season of the year for structural repairs and concrete restoration. With lower humidity, mild temperatures, and reduced rainfall, winter provides the stable conditions needed for concrete curing, waterproofing, façade repairs, balcony restoration, and protective coatings to be completed efficiently, without frequent weather delays.

This climate advantage is especially important in coastal environments where salt, moisture, and UV exposure accelerate deterioration. Winter conditions help ensure better material performance, faster project timelines, and fewer interruptions—ultimately reducing long-term maintenance costs for condo and HOA associations.

For buildings planning milestone-related repairs or preparing for 2026 projects, now is the ideal time to schedule assessments, finalize proposals, and secure contractor availability. Taking advantage of the winter work window helps communities stay ahead of deterioration, improve safety, and enter the next storm season with confidence.

ANNOUNCEMENT

Approaching Deadline: Complete Your 2025 SIRS and Milestone Inspections on Time

As the State of Florida approaches the December 31, 2025, deadline for mandatory Structural Integrity Reserve Studies (SIRS) and milestone inspections, condominium and cooperative associations must ensure they are fully prepared. These requirements, established to enhance building safety and transparency, apply to many residential communities across South Florida.

Engineering Solutions is actively assisting associations in completing inspections, preparing reserve schedules, and developing reports that meet Florida Building Code standards.

Contact Engineering Solutions today to schedule your inspection before it's too late!