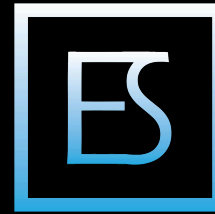


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## Project Spotlight:

### Congress Grove Apartments Parking Garage Repairs

Engineering Solutions is supporting the continued safety and longevity of the Congress Grove Apartments in Delray Beach, Florida, through ongoing structural engineering services for critical parking garage repairs. Our team conducted a detailed structural assessment to identify areas requiring attention, including corroded precast stitch plates and deteriorated expansion joint sealant, and coordinated closely with the contractor to develop an efficient repair strategy.

Following the assessment, we prepared permit-ready construction documents outlining the required repairs, including restoration of the expansion joints and a custom angle-iron retrofit to reconnect the precast system. The project is now in the active repair phase, with our team providing ongoing coordination to ensure all structural elements are implemented accurately in the field.

All repairs were designed in accordance with the Florida Building Code, 8th Edition 2023, to support a smooth permitting process and long-term structural performance. Projects like this play a key role in maintaining safe, functional, and resilient residential communities across South Florida.

## Our Latest Projects:

- **Congress Grove Apartments (Delray Beach, FL)** – Structural Assessment & Garage Rehabilitation
- **Seville Road (West Palm Beach, FL)** – Residential New Construction
- **Tortuga Music Festival (Fort Lauderdale, FL)** – Temporary Stages
- **Esplanade Condominium (Boca Raton, FL)** – Structural Assessment
- **Blue Cypress Lane (Wellington, FL)** – Residential Renovation
- **W Boynton Beach Blvd. (Boynton Beach, FL)** – Structural Assessment
- **Circle-K – US 441 & NW 6th Street (Gainesville, FL)** – Structural Design & Construction Documents
- **Sunbelt Rentals – W State Rd 84 (Davie, FL)** – Structural Design & Construction Documents
- **N Tradewinds Ave (Lauderdale-By-The-Sea, FL)** – Residential Renovation
- **SE Federal Highway (Jupiter, FL)** – New Residential Construction



## Spring Maintenance Checklist for Coastal Structures in South Florida

Spring is a great time for property owners and associations in South Florida to take a proactive approach to building maintenance. Coastal conditions like salt air, humidity, and seasonal rains can accelerate deterioration, especially in concrete and exposed structural elements. Identifying small issues early can help prevent more costly repairs later.

### Spring Maintenance Checklist:

- Inspect balconies and railings for cracks or corrosion
- Check concrete for spalling, rust staining, or exposed rebar
- Evaluate expansion joints and sealants for wear
- Review waterproofing systems for damage or ponding water
- Inspect parking garages for slab or coating issues
- Clear drains, scuppers, and gutters to ensure proper drainage
- Look for signs of water intrusion around windows and façades
- Assess coatings and finishes for deterioration

Staying ahead of these items helps maintain safety, extend the life of your structure, and keep your property prepared for the months ahead.

*Image by FreePik*

## Missed the December 31 SIRS & Milestone Deadline? Here's What to Do Next

If your building missed the December 31 deadline for Structural Integrity Reserve Studies (SIRS) or Milestone Inspections, it is important to act quickly. Many South Florida municipalities are actively enforcing these requirements, and delays can result in violations, fines, and increased pressure from insurers or lenders. These inspections are ultimately in place to protect the long-term safety and performance of your building.

The next step is to engage a qualified structural engineering firm, such as Engineering Solutions, to complete the required inspection or study. This typically includes an evaluation of key structural components followed by a report outlining current conditions and any recommended repairs or reserve funding needs. Acting now helps restore compliance and gives property owners and associations a clear path to plan and address issues efficiently. Taking a proactive approach today can help avoid more costly repairs, extended timelines, and unnecessary stress down the road.

If your property needs to get back on track, contact Engineering Solutions today to schedule your inspection and take the next step toward compliance with confidence.

