BOCA ROYALE FACILITIES ENGINEERGING REVIEW
EXECUTIVE SUMMARY – MAY 12, 2022

In November 2021, The Transition Committee engaged the engineering firm of Wilson Girgenti, LLC to perform an engineering report that would evaluate the existing conditions of the mechanical (M), electrical (E), plumbing (P), and fire safety (FS) systems of the Boca Royale clubhouse and associated structures. This report is often referred to as a "Facilities Engineering Report".

On December 9th, 2021 Wilson Girgenti delivered their report and participated in a follow up conference call allowing Transition Committee members to ask questions, etc. of the engineers who authored the report.

The Facilities Engineering Report indicated the present locations and conditions of the existing MEP and FS systems. Several systems and their subcomponents were found to be in need of repair, reconditioning and/or replacement. The report was forwarded to Neal for their review and implementation as necessary, so as to coordinate with Neal's proposed renovations to the clubhouse. Some of these conditions are to be addressed by Neal, and others would be addressed by the efforts of the future ownership of the clubhouse and therefore, may be subject to the negotiation of an equitable purchase price if the community moves ahead with such a purchase.

An overview of the report according to category can be found below. The full report has been posted to the Transition Website.

MECHANICAL

The clubhouse is serviced by approximately 20 HVAC (Heating, Ventilating and Air Conditioning) units which are scattered throughout the building some above the existing ceilings. The associated condensers to same, are located in a grouping at the south end of the building with a few placed on the existing roof. Many of the air handling units serving the interior spaces were found to not be mixing in outside air. These units may have met code at the time of their original installation. Some are vented to the existing plenum above the ceiling. Based upon Wilson Girgenti's on site review and subsequent preparation of calculations, the report stated that the building was negatively pressurized, which has allowed humid air to be brought into the building through building openings. This was found to be a direct result of the incorrect air balancing associated with the kitchen exhaust system. This corrective work has begun. A handful

of the units utilize R22 refrigerant, which is no longer manufactured or code compliant. When in need of repair, these units will require a complete flushing of the existing refrigerant and replaced with R410A refrigerant as accomplishable or the units would need to be replaced in their entirety. Some units are nearing their life expectancy and should be considered for future planned replacement.

PLUMBING SYSTEMS

The existing plumbing systems were found to be in generally good working order, but many of the fixtures are at their end of their useful life expectancy, and therefore are considered for replacement based upon the Neal plan for the clubhouse renovation.

ELECTRICAL SYSTEMS

The existing electrical systems were found to be in a problematic condition. The age of the building and the numerous renovations undertaken in the past have left certain conditions that require immediate attention. Neal has reviewed the report and its findings and several transformers and electrical service and distribution panels require replacement, which fall under Neal's efforts in the planned renovation.

FIRE PROTECTION SYSTEMS

The Wilson Girgenti team identified several areas of concern that required corrective and/or additional work to be accomplished so as to meet NFPA code requirements. This work has now been completed by Neal Communities.

This summary is intended as an overview of the actual report The full report is available on the Transition Website.