

EXHIBIT G



**Brevard County, FL
Bird Watching Tower
Structural Assessment**



July 8, 2022

MEMO

TO: Brevard County Facilities Department

ATTN: Michael Dunlap – Facilities Construction Coordinator

FROM: Nikos Moschovakis E.I.

DATE: July 8, 2022

RE: Structural Inspection

Bird Watching Tower
Viera Wetlands, West of 10001 N Wickham Rd,
Melbourne, FL 32940

On June 19, 2022, I, Nikos Moschovakis E.I. performed an inspection of the bird watch tower at the above-mentioned address to provide an assessment of its structural condition.

Based on the visual inspection of exposed structural members, the birdwatch tower NEEDS STRUCTURAL REPAIRS. There was no destructive testing done at this building and none of the covered structural members could be visually inspected. As a routine matter, and to avoid misunderstandings, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structures based on careful evaluation of observed conditions to the extent reasonably possible.

Inspection subject:

The subject of the birdwatch tower inspection was to perform a structural visual condition assessment of the current condition of the tower.

Structural System:

The 2 story birdwatch tower is a wood structure that consists of round wood foundation piles under the water table, wood beams, and floor planks. Also, wood stairs and wood railing on the stairs and the perimeter of the structure. Members are connected with Simpson connections, nails, and bolts.

Inspection Map



Required Structural Repairs:

1. The structure should be prohibited to the public in any case, as coordinated previously. The current conditions can cause human injury or death. Operation of the structure can continue after all the required repairs are performed or replacement of the structure.
2. Repair/replace all the wood railing in the structure.
3. Replace all wood floor planks.
4. Repair/replace stair girder and all defected wood beams.
5. Replace all rusted nails and bolts.
6. Replace all rusted and damaged Simpson connections (Hurricane ties and beam bucket connections).
7. Additional special inspection and analysis are required for the wood piers and columns. Visual inspection cannot guarantee the adequacy of the members.
8. Repair/replace wood stairs.

Pictures



Picture 1

Damaged wood planks from weather and moisture.



Picture 2

Bended railing posts.



Picture 3

Damaged railing top plywood.



Picture 4

Damaged and "dry" floor planks.



Picture 5

Rusted Simpson hurricane ties and floor beam connections
nails all over the structure.



Picture 6

Rusted Simpson hurricane ties in multiple locations.



Picture 7

Broken floor plank. Many planks appeared at risk of collapse.



Picture 8

Excessive moisture and mold in multiple wood members.



Picture 9

Excessive moisture and stains on wood members and rusted Simpson hurricane ties.



Picture 10

Surface damaged on the round wood column. Larger core shear cracks might occur.



Picture 11

Wood column surface damage and rusted Simpson hurricane ties.



Picture 12

Damaged and deflected stair girder.



Picture 13

Cracked wood plank.



Picture 14

Round wood piles. Additional analysis and special inspection are required for the pile adequacy.



Conclusion

The structure must remain closed to the public in any case until further structural repair or replacement takes place. At this time the structure can cause a human injury or death.

The wood railing appeared unstable all around the building on both stories and on wood stairs. Wood floor planks appeared damaged and in bad condition. Multiple steel connections appeared rusted and inadequate. Some floor beams appeared damaged from moisture in addition to deflect. Surface damage on the wood columns and possible core cracks. Structural repairs or tower replacement is required in order to continue the operation of the birdwatch tower. Replace the superstructure with a new superstructure is recommended.

Should you have any questions or concerns, please do not hesitate to contact us.

Respectfully submitted

Master Consulting Engineers, Inc.

Nikos Moschovakis E.I.