

SHORES WATER INTRUSION PROJECT AND WALL REPAIR SUMMARY

Deck Packages

Four vertical posts installed with extruded recycled plastic with strands of fiberglass injected to add strength and stability to the material.

Old wood removed and ends cut out of stucco and patch with new like materials. This will provide a surface better to shed water by correcting areas that will allow water to enter the wall surface.

Horizontal rails will no longer be secured into the wall areas but will be secured to four new structural posts secured below the deck surface. The rails are 2"x8" structural plastic top and bottom with 2" spindles on 3 ½" spacing horizontally between the rails.

At the deck surface the stucco will be cut up 3 ½" from deck to expose the inner sheeting. An "L" metal would be installed against wall sheeting and sealed with deck coating and reinforced with polyester reinforcing matt.

Grind the complete deck surface of all dirt and debris and to level surface. The surface would be primed to create bondable surface. A two-coat application of a base coat and a topcoat with a quartz chip imbedded in topcoat to create non-skid and color to surface. The outside edge is grinded down so the new formed metal edging sides below the deck level so it does not impede the drainage of deck. The metal is then sealed with urethane with polyester reinforcement unit matt. All wall flashings are capped with new formed metal to protect the flashing materials.

Under doors a formed metal is installed and sealed with urethane and polyester and capped with new formed metal.

10 upper decks in each building

- **Building 1803** work completed **\$37,000.00 (paid)**
- **Building 1807** work completed **\$37,000.00 (paid)**
- **Building 1801** work completed **\$37,000.00 (paid)**

Exterior Building Package

Composite wood would be used to replace all handrails on exterior stairways, railings, support posts for railings, and balusters on building's exterior surface of structure. All window trims, exposed wood supporting handrails, wood beams would be removed, and stucco repaired. With these two different materials the exterior wood trims are covered

eliminating the need for painting.

- **Building 1803 work** completed **\$31,150.00 (paid)**
- **Building 1807 work** completed **\$31,150.00 (paid)**
- **Building 1801 work** completed **\$31,150.00 (paid)**

Composite Handrail replacement all entry ways 1803, 1801 and 1807

18 handrails **\$4,050.00 (paid)**

Stairway side wall caps – Install a field fabricated metal side wall caps that will protect wall tops from deterioration on all stairway sidewall areas. Metal would match the parapet previously installed. \$400.00 per entry.

\$3,600.00 (paid)

Arch/entry column extensions – Cut into wall area to allow tie-in to existing framing with new column framing. Existing stucco would need cut back at tie-in areas to receive new stucco. This would include twelve column extensions on three buildings.

\$4,800.00 (paid)

Entry step repairs – concrete repair, stucco repair, cutting joint at step/stucco wall to create movement joint, clear sealing step area, painting stucco to seal new repairs

\$11,700.00 (paid)

Arch repair where damaged wood needed replaced **\$780.00 (paid)**

Metal roof coverings over mailboxes **\$950.00 (paid)**

Building 1807

- Finish rails, spindles, 2 posts with composite material. Removal of old soffit new soffits and reinstalling work completed.

\$7,960.84 (paid)

- **1807 wall repair Unit #77 area** Demo of all damaged framing and stucco. Covering all wall areas with fire retardant densglas sheeting. The walls are covered with waterproofing and reinforcement. Foam insulation is adhered to new wall board and new EFIs base and topcoat applied to finish surface. Painted metal terminations finish out edge flashings in repair area.

\$44,500.00 (paid)

- **Installation of two vented soffit ceilings** **\$1,680.00 (paid)**
- **Remove two large wood beams on porch tops** **\$1,750.00 (paid)**
- **Repairs of railings where no composite was to be installed**
- **Large wall on end of 1807 by guard shack** **\$7,240.00 (paid)**
- **Building 1807 repair north and south walls of carport #88** – Removal of existing stucco on wall area down to particle board sheeting. Damaged sheeting would be replaced at an additional cost of \$1.50 per square foot. New treated wood blocking would be installed at roof areas and wall bases for proper termination. Expansion joints would be installed at every floor level to properly allow for building movement.

Over wall sheeting a moisture vapor barrier would cover exterior surface. A foam insulation board would be glued to wall surface. Over form a reinforced EFIS surface would be installed for a finished product. **\$14,480.00 (paid)**

Building 1801

- New composite plastic rails, post, spindles for third floor decks 1801
\$9,284.79 (paid)
- **Under soffit ventilation, metal fascia, and stucco repairs** (where railings were removed)
\$8,711.50 (paid)
- **Added framing to support posts under concrete framing.**
\$1,240.00 (paid)
- **1801 wall repair Unit #20 area and Unit #4 area** Structural supports to deck areas, demolition of deteriorated material and removal, replacement of deteriorated framing with new treated wood where needed, install 65 fire retardant exterior sheeting, install waterproof sheeting over exterior sheeting, install new EFIS overall replaced exterior sheeting
\$58,604.00 (paid)
- **Building 1801-#17 balcony and units below wall repairs** Structural supports to deck areas needed to support structure in repair, demolition of deteriorated materials and removal, replacement of deteriorated framing with new treated wood where needed, framing at sliding doors with interior drywall, raising concrete to proper height with proper support, install 55 fire-retardant exterior sheeting, install waterproof layer over exterior sheeting, install new EFIS exterior surfacing over all replaced exterior sheeting **\$72,400.00 (paid)**
- **1801 Additional work such as wood railing replacement, floor joist and all work not included in work scope during 1801 wall and balcony repairs.**
 - Unit #20 New vinyl soffit installed, 36-2x2 spindles, 4-4x4 treated Posts w/hardware 2 top and bottom rails 2x6 treated \$1,881.00
 - Unit #24 4-4x4 treated posts w/hardware, 36-2x2 spindles, 2 top and bottom rails treated, removal of 2-2x12 beams and patching holes
\$1,890.00
 - Unit #21 New vinyl soffit installed, 4-4x4 treated posts w/hardware
\$1,564.00
 - Unit #25 New vinyl soffit installed, 4-4x4 treated posts w/hardware, new waterproof plug cover
\$1,549.00
 - Unit #17 4-4x4 treated posts with hardware, 36-2x2 spindles, 2 top and bottom rails 2x6 treated, removal of ceramic tile on porch deck, new waterproof plug cover
\$1,304.00
 - Unit #13 New vinyl soffit installed, 2 new 2x10 floor joist repair, 4-4x4 treated posts w/hardware, 36-2x2 spindles, 2 top and bottom rails 2x6 treated
\$2,314.00

- Unit #12 New vinyl soffit installed, 4-4x4 treated post w/hardware, 36-2x2 spindles, 2 top and bottom rails 2x6 treated \$1,790.00
- Unit #16 4-4x4 treated posts w/hardware, removal of 2-2x12 beams and patching holes \$1,679.00
- Unit #8 Patch holes, 4-4x4 treated posts w/hardware, 1-2x12x14 floor installed, 1- 2x10x14 floor joist installed \$915.00
- Unit #4 4-4x4 treated posts w/hardware, patch holes \$507.00
- Unit #3 4-4x4 treated posts w/hardware, new vinyl soffit installed \$1,490.00
- \$16,883.00 (paid)**

- **Repairs of railing where no composite was to be used \$1,750.00 (paid)**
- **Building 1801 wall repair (summer 2023)**

Removal of damaged stucco, replacement of damaged wood framing including framing of rafter end and installation of treated 6' wood at roof/vertical wall area for termination of new EFIS and proper roof termination. This includes debris removal of damaged construction.

- EFIS demolition of damaged stucco, repaired and replacement of damaged framing **\$58,800.00 (paid)**
- Installation of new fire retardant densglass sheeting, installation of reinforced waterproofing over sheeting to protect framing and sheeting. Treated wood and formed metal flashing installed at all wall bases to keep new EFIS off floor or roof levels and provide proper flashing for roofing.
- 84 sheets densglass fire retardant barrier **\$6,720.00 (paid)**
- Existing porch ceilings were removed so concrete decks could be shored up and supported from underside. The ceiling areas were furred out with wood strips to provide proper securing of a new vented soffit porch ceilings.
- Removal of existing ceilings and damaged ½" fiberboard sheet under concrete. **\$1,400.00 (paid)**
- Install new blocking to provide support to upper concrete decks **\$850.00 (paid)**
- Provide furring over floor rafters to create proper securement for new ceiling soffit **\$2,800.00 (paid)**
- Install new vented vinyl soffit ceilings **\$14,101.00 (paid)**

Building 1803

- **1803 Patio End Wall, Five Patio Wall Repairs**

Structural supports to deck areas, Demolition of deteriorated materials including removal, Replacement of deteriorated framing, Installation of fire-retardant exterior sheeting, Installation of waterproofing layer, Installation of EFIS exterior surfacing, New 5" gutter with large downspouts, includes equipment rentals and labor costs **\$96,450.00 (paid)**

- **Stucco repair large wall area on west end of 1803 and large area of west end of 1807**
\$31,065.00 (paid)
- **Southeast corner of building 1803 at patio area below unit #58**
Removal of existing stucco on wall area down to particle board sheeting. Damaged sheeting would be replaced at an additional cost of \$1.50 per square foot. New treated wood blocking would be installed at roof areas and wall bases for proper termination. Expansion joints would be installed at every floor level to properly allow for building movement. Over wall sheeting a moisture vapor barrier would cover exterior surface. A foam insulation board would be glued to wall surface. Over form a reinforced EFIS surface would be installed for a finished product.
\$3,500.00 (paid)
- **Northwest and southwest corner of building (corner repairs) – patch only**
\$700.00 (paid)
- **Building 1803 walls and deck repairs around Unit #46 (summer 2024)**
Structural supports to deck areas needed to support structure in repair. Demolition of deteriorated materials and removal. Replacement of deteriorated framing with new treated wood where needed. Removal and replacement damaged and replacement over sliding glass door. Installation of fire-retardant exterior sheeting. Installation of waterproofing layer over exterior sheeting. Installation of new EFIS exterior surfacing over all replaced exterior sheeting. Waterproofing installed on top decks; composite wood also used on decks. \$73,250.00 (paid)
- **Completion of Unit #39 (three decks)**
Remove underside soffit. Only two composite posts were need per deck. Install wood blocking to properly secure concrete deck and drain entrapped water. Install two composite posts fastened with 8" galvanized bolts and nuts. Re-install vented soffit. Install new 2"x 6" composite rails and 2"x 2" spindles. (all three decks) \$11,800.00 (paid)
- **Buildings 1801, 1803, and 1807**
 - 3 large wood beam removal and stucco repair \$2700.00 (paid)
 - Three areas above sliding glass doors where wood surface was damaged from water leakage were removed and replaced with new wood like materials and sealed.
\$2,700.00 (paid)
 - Replacement of damaged railings for safety concerns, with treated wood properly secured 20 units \$5,579.00 (paid)
 - Replacement of porch lights where ceilings were replaced. Replacement of electrical outlets where EFIS was installed. 10 light replacements labor only \$400.00 (paid)
- **Complete Railing Package per Unit (Proposed Work)**
Removal of old railings and disposal. Cut approximately 2' of soffit to expose wood framing and provide access to secure vertical posts. This allows for the installation of 2'x

10 blocking needed to stabilize railing support. Damaged ½ existing particle sheeting will be removed so blocking can properly secure above concrete deck. Installation of formed metal to cover front face of deck. This includes drip channels to help push run off water away from structure. At deck trim metal which requires concrete to have a groove cut in concrete to recess edge metal and sealed to prevent water from running under new metal. Four new composite 4"x 4" vertical support posts bolted and secured to new wood blocking and through new corrugated metal. 2' exposed soffit area would be covered with new vented soffit to provide ventilation into under deck area. The four areas where railings were embedded into existing stucco will be patched and coated to stop water migration. Two composite 2"x 6" railings will be installed and secured to new composite 4"x 4" vertical posts. New composite 2"x 2" spindles will be installed between new composite railings. **Cost per deck \$3,925.00**

We will be doing ten in 2025 **\$39,250.00**. Paid **\$10,018.13** for composite material, owe **\$29,231.87 (\$2,923.19 per deck)**

Future building projects

- Replace existing gutters with 6" gutters.
- Replace all wood balcony posts, railings and spindles with composite.
- Replace all wood balcony fascia with metal fascia.
- Replace existing metal downspouts with PVC downspouts that have an air conditioner drain plug at balcony.
- Waterproof exposed second level decks.
- Remove wooden beams