

05/08/2026 Water View Rehabilitation Project Update

Re: Project management team review on 5/08/2026.

- West Bldg
 - West Bldg garage open
 - West Bldg Gemstone complete except for ground level – to be addressed after both buildings are complete
 - All west building water proofing is complete
 - Planning to begin North Stairs in West building early/mid-June.
 - Work to be completed yet:
 - stairs
 - South stairs complete ETA 6/1
 - Balance of handrails for south stairs to replace knee wall in coating
 - North stairs to begin as soon as south stair open, landings in process
 - Unit entry door paint – tbd schedule
 - Lighting replacement tbd
 - Vent cleaning tbd
 - Front lot opened except area closed by WKM
- East bldg
 - Bulk floor demo east bldg. done, surface profiled, sloping required
 - Interior wall sounding complete, awaiting engineer review
 - Walkway floor sounding started 5/8/26
 - All walkway Railing removed, temp railing installed
 - North Stairs
 - Landings poured, final measurements for stringers by 5/11
 - Stringers in process east building going to coating next week pending no issues
 - Stucco repair for stairwells in process – required prior to stringer install
 - Swing stage scheduled to be installed 5/12/2026
 - 5th Floor Parapet wall removal/evaluation to begin week of 5/18 or sooner
 - Aug 24, 2026 – 2/20/27 – intercoastal balconies
 - Approx 2/20/27 – pool balconies
 - East Garage stucco repairs started
 - WKM staging area moved to east side of property/garage