

Overlook Condominium

Phase 3 Atrium Renovation – Project Update

Date: August 22, 2025

Tile & Waterproofing Progress

- Tile removal is complete from the 7th floor down to the 1st floor.
 - Substrate inspections were conducted by John (TDC) and Larry (Custom Building Products – RedGard). All catwalk slab preparation from the 7th to 2nd floors passed inspection.
 - Minor slab edge detailing remains and will be completed by John following railing removal and final edge repairs.
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Concrete Repairs

- All overhead, vertical, full-depth, and partial-depth concrete repairs are complete.
 - **Slab edge concrete repairs** are in progress and anticipated to be completed by the end of September.
 - Swing stages are being relocated westward to continue edge repairs on the next available stacks.
 - **Slip joint repairs** are underway:
 - All joints have been excavated and exposed.
 - Approximately 80% require replacement; 20% are in acceptable condition and do not require replacement.
 - Rebar cleaning and coating is in progress, with stainless steel slip joint installation scheduled.
 - Forming will begin during the first week of September.
 - Concrete pour targeted for **September 9th, 2025**.
 - Expansion joint nosing installation has been completed on all catwalks.
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Railing Work & Access

- Railing removal completed on Stacks **1, 2, 3, 4, 5, 12, 14, 15, and 16** (Floors 7–2).
 - Temporary safety railings are in place around catwalks (Floors 7–2).
 - Railing layout and core drilling:
 - Stacks **14, 15, 16, 1, and 2**: complete.
 - Stacks **3, 4, and 5**: in progress.
 - Work continues westward in coordination with slab edge repairs.
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Railing Shop Drawings, Permitting & Fabrication

- Final shop drawings for **North & South perimeter railings** are scheduled for delivery by the end of August.
 - Railing fabrication is underway; second batch currently in paint.
 - **First batch delivered**: August 20, 2025.
 - **Second batch delivery**: anticipated by the 2nd week of September.
 - **Railing installation**: targeted to begin **2nd week of September**, starting with Stack 2, then progressing through Stacks 3, 4, and 5.
 - **Front entrance drive-through railings**: change order pending for aluminum railing.
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Door Deliveries & Installations

- **FPL Door**: Shipping scheduled for September 3, 2025, from Tampa.
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Painting

- Atrium painting to commence in **East breezeways (Floors 2–7)** during the 2nd week of September in preparation for tile work.
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Waterproofing & Tile Installation

- Waterproofing and tile installation anticipated to begin the **1st week of October**, starting in the East breezeways (Floors 2–7).

