

# Overlook Condominium

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Phase 3 Atrium Renovation – Project Update  
Date: December 12, 2025

Updates and Projections from my on-site visit with TDC, Aluminum Solutions and the Flack's paint crew

The following reflects discussions, observations and estimated projections based on walk-throughs, coordination and efforts from all parties noted above.

## Tile Work

- Tile installation, including grout has been completed on the East breezeways of floors 7, 6, 5, 3 and 2 as of Tuesday, December 9<sup>th</sup>.
- Tile installation was completed from units 701 through 705, as well as units 715 through 712 on December 12<sup>th</sup>. \*TDC's secondary crew completed preparation for grout installation on Friday, December 12<sup>th</sup> with plans to work Saturday, December 13<sup>th</sup> with plans to complete grout installation at units 701 through 705.
- Red Guard application is scheduled for Monday, December 15<sup>th</sup> at the East side of unit 705 through to the East breezeway opening beyond unit 706. Tile installation to follow in these locations with an estimated completion date of Wednesday, December 17<sup>th</sup>.
- Red Guard application is scheduled for Wednesday, December 17<sup>th</sup> at unit 712 through to the East breezeway opening by unit 708. Tile installation to follow in these locations with an estimated completion date of Friday, December 19<sup>th</sup>.
- Notes:
  - TDC is estimating completion of grout installation in the areas noted above by Tuesday, December 23<sup>rd</sup>.
  - Initial floating of the 7<sup>th</sup> floor was completed by the Flack's crew on Friday, December 12<sup>th</sup>.
  - Initial floating of the 6<sup>th</sup> floor began on Friday, December 12<sup>th</sup>.

## Painting

- 7th Floor: Painting of all ceilings and walls was completed on November 12<sup>th</sup>, including all common area doors.
- 6th Floor: Painting of all ceilings and walls was completed on November 20<sup>th</sup>. Common area doors were completed on Wednesday, November 26<sup>th</sup>.
- Blue film protection was removed from floors 7, 6 and 5 on Thursday, December 11<sup>th</sup>.
- 5<sup>th</sup> Floor: Painting of all ceilings and walls were completed on Wednesday, December 3<sup>rd</sup>. \*Touch-up and clean-up was completed Friday, December 12<sup>th</sup>.

- 4<sup>th</sup> Floor: Painting of all ceilings and walls are in progress and estimated for completion by Thursday, December 18<sup>th</sup>. \*All common area doors will be completed at this floor, as well as the 5<sup>th</sup> floor.
- The N.E. tower painting is estimated for completion by Thursday, December 18<sup>th</sup>.

### Railings

- Core drilling at Phase C was completed last week and rails have all been delivered.
- Final preparation of cored holes was completed Monday, December 8th.
- Rails were set at their designated areas (at each floor) Tuesday, December 9th.
- Removal of temporary rails are in progress as the new rails are secured.
- Floors 7, 6 and 5: Leveling and connections were completed on Friday, December 12<sup>th</sup>. \*Pouring of pockets to secure the rails began on Friday, December 12<sup>th</sup> at these locations and is estimated for completion by Monday, December 15<sup>th</sup>.
- Floors 4, 3 and 2: Leveling and connections began Friday, December 12<sup>th</sup> and estimated for completion by Monday, December 15<sup>th</sup>. \*Pouring of post pockets to secure the rails at these to begin Tuesday, December 16<sup>th</sup>.
- Note: Completion of ALL rail installation at this Phase is estimated for completion and clean-up by Thursday, December 18<sup>th</sup>.

### Holiday Closure Schedule

- Holiday Break: We will shut down for the holidays beginning at noon on Friday, December 19th with crews returning on Monday, January 5th, 2026.
- Site Preparation: Prior to each closure, the jobsite will be properly secured and tidied up to ensure clean, safe, and orderly conditions during our absence.