

Overlook Condominium

Phase 3 Atrium Renovation – Project Update

Date: October 3, 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: **Completed.**
 - Slab edge concrete repairs: **Completed.**
 - Swing stages removed, except one relocated in front of the 16/15 stack catwalk.
 - Expansion joint nosing and window threshold grouting/caulking: **Completed on all catwalks.**
 - West breezeway slip joint repairs: **Completed.**
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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 remain in place around catwalks (Floors 7–2), and are being removed as permanent railings are installed.
- Railing core drilling: **Completed.**
- Railing installation:
 - **Completed** on Stacks 5, 4, and 3 (railings covered in protective plastic).
 - **In progress** on Stacks 1, 16, 15, 14, and 12 (railings delivered).
- Work continues westward once the next batch of railings is delivered (TBD).



Railing Shop Drawings, Permitting & Fabrication

- Final shop drawings for North & South perimeter railings scheduled for delivery by the **2nd week of October**.
 - Railing fabrication ongoing; second batch currently in paint.
 - **First batch delivered:** August 20, 2025.
 - **Second batch delivery:** anticipated by 2nd week of September.
 - **Railing installation:** began 2nd week of September, starting with Stack 2, 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 **end of October 2025**.
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Painting

- Atrium painting scheduled to commence in **East breezeways (Floors 2–7)** during the 2nd week of October in preparation for tile work.
 - Pressure washing to begin **Monday, October 6th**.
 - Preparation and masking to begin the following day, with crews completing one entire floor at a time starting from the 7th floor downward.
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Waterproofing & Tile Installation

- Mortar build-up to begin as soon as **Change Order #9** is approved, which will determine the start of waterproofing and tile installation.
- Waterproofing anticipated to begin **3rd week of October**, starting in East breezeways (Floors 2–7).
- Tile installation anticipated to begin **4th week of October**, also starting in East breezeways (Floors 2–7).



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