

PROJECT STATUS REPORT

PROJECT SUMMARY

REPORT DATE	PROJECT NAME	PREPARED BY
August 27, 2025	Phase Restoration	Frank Frois

STATUS SUMMARY

The Sandcastle I phase 2 restoration project commenced August 4th with the mobilization of equipment by WKM. Phase 2 will involve 3 construction areas of the building by WKM construction crews as well as sub-trades. Phase 2 work is schedule to be completed by the middle of January 2026 if no severe down time is experienced due to major weather events or any other circumstances.

Balcony Railings: During the first phase of work in 2023/2024, only the corner stack balcony railings were replaced. In phase 2, all the remaining balcony railings will be replaced. In August, all the old railings on the 02 & 03 stacks were removed and at the moment, most balcony railings have been replaced in these risers. In September, one of the swing stages will be moved over to the 04 & 05 stacks to start removing the old railings. It is estimated that all the railing work will be completed by early November.

Balcony Waterproofing: Once the new balcony railings are installed, the contractor will do concrete sloping/repairs and seal the balconies before the Gemstone waterproofing application is applied. This will be done by a 3rd. party contractor and the 01, 02 & 03 riser balconies will be done first. This is to take advantage of the 2nd. swing stage that is still over the stacks. The same process will repeat for the 04 & 05 risers.

Stucco Repairs: Our contractor is currently working on the north wall performing stucco repairs in areas identified by our engineer. There's considerable de-bonding/delaminating of the stucco from the wall. It is anticipated that the south wall will contain more damage than the north wall since most storms come from the south and impact the wall. A swing stage is currently over the south wall by the 01 stack to address repairs as well as provide access for the waterproofing application on the 01 riser wrap-around balconies.

Garage: WKM has 2 crews working on the garage columns and ceiling deck. Extensive damage was identified on several support columns when they were scanned. The damage is so extensive that it requires engineer oversight as well as additional shoring of the area around the damaged column including possible shoring the concrete deck on several floors above the column. This would involve shoring the ceilings on the 2nd through possibly the 4th floor to support the weight load of the building until the column is re-built/replaced. This is a delicate process and the damage was anticipated considering the amount of cracks and spalling evident during the visual inspection. Work in the garage will continue right up until the end of the year.

Weight Load Shoring: The engineer will have to prepare shoring plans/diagrams for WKM to properly shore the affected areas. Depending on the condition of the column, owners of units above the columns will need to be notified that their unit ceiling will need shoring. This will involve installing shoring posts to reduce the weight load on the column. The number of floors that will require shoring support will be determined by the engineer after load calculations are performed.



Extensive damage & corrosion to the re-bar cage as well as cables. This columns will most likely have to be re-built.



Significant corrosion below grade. This column had several spall cracks at ground level. Moisture was allow to penetrate and Corrode the re-bar and rods.

Shoring of severely damaged columns will probably extend to units above to support the weight load of the building.



Walkways & Elevator Lobbies: During the month of August, all the walkways except for the 2nd.floor had been stripped of the old waterproofing material and lobby tile. The engineer is now performing sounding tests to determine areas where concrete repairs are required in the hallways and looking for spalls and cracks along window sills and walls. Concrete work will begin on the 10th floor. Once a floor is complete, the painters will then come in and paint the walls, ceiling, and doors. After this is done, the waterproofing will be done. Gemstone crews prefer to do several floors at a time and owners will be notified when their floor will be done.

Waterproofing: It generally takes one week for the waterproofing material to fully cure/dry. After application, the product is surface dry in 5-7 hours depending on outdoor temperature and humidity levels. Owners will be able to walk along the walkway to the elevator lobby once the product is surface dry, but should not place any outdoor furniture on the balcony or use a luggage or grocery cart until the product is fully cure. I would encourage owners to use the north & south staircases during the day that their floor is being done.

Every attempt will be made to notify owners on each level the week that the painting and waterproofing is being applied.

Parking: Parking at Sandcastle I is limited. During the construction period, a number of parking spots will be taken up by the contractor. During the construction period owners are advised that there is no assigned parking. Please park where you can find a spot. Owners should also be aware the landscaping along Gulf Blvd. is planned to be done late August into September and the landscaper will need to park his equipment adjacent to the road. This will also take up some parking spots. This project will likely take place on weekends so it does not interfere with the general contractor. Owners are asked to display their Parking Pass if they park on SCl property during this time and in the future. Parking control is a problem and the Board is looking at best practices to address this.

Lobby & Elevator Cab Refresh: The interior of the elevators will be re-done after repairs to the elevators are completed. At the moment the Board is looking at color and material for the cab interior. The selection will most likely complement the colors being used in the lobby.

The lobby is scheduled for a refresh in early November. The lobby walls take considerable abuse from guests. Luggage carts, grocery carts as well as contractor materials all contribute to the damage we see on the walls. The type of material to be used in the lobby walls need to be durable able to withstand the wear & tear we see every day. The intent with the lobby refresh is to improve the general aesthetics/appearance while using materials that wont damage so readily.

Beach Re-nourishment: We've been advised that beach re-nourishment will take place at the Sandcastles in the next 2-3 weeks. The exact date is still fluid and might change. This will be a positive for the Sandcastles as it will add about another 200 feet of beach. Hopefully the project will be completed by the time some owners come down to celebrate Thanksgiving.

Next General Up-Date will be in Late October. Owners of individual floors will be up-dated when painting and Gemstone application is scheduled for their floor.