

PROJECT STATUS REPORT

PROJECT SUMMARY

REPORT DATE	PROJECT NAME	PREPARED BY
December 9, 2025	Phase II Restoration	Frank Frois

STATUS SUMMARY

IMPORTANT UP-DATE – PLEASE READ

I am writing to provide a comprehensive update on the SCI project schedule, recent inspection findings, completed improvements, and the financial implications of the revised work plan.

Work at the SCI site continues on several fronts. While our contractor had previously expressed confidence in meeting the January 2026 completion date, inspections made by Southern Post Tension of the post-tension cables revealed extensive damage to at least **41 cable lock-offs**. The findings were further verified by our engineer. The damaged lock-offs are located near the elevator tower and along the north side lower walkways.

Our contractor, WKM has informed us that Southern Post Tension Inc., the company responsible for repairing the post-tension cables, has firm job commitments in 2026 and will not be able to add additional crews to SCI to attempt to complete the work by the January deadline. This limitation, combined with the scope of repairs, means our contractor will not be able to meet the January deadline. The amount of time needed to complete the additional work would be 6-8 weeks. WKM requires 4 weeks to do concrete repairs and Southern Post Tension will need an additional 4 weeks to repair the cables. This still leaves Gemstone requiring at least 6 weeks to finish the walkways.

We recognize that the post-tension cables are integral to the structural integrity of the building, and this work must be completed to ensure long-term safety. At the same time, we are mindful that owners have rental commitments during the high rental season. As a Board, we want to ensure that the need to complete this additional work does not interfere with those commitments.

With this in mind, we propose to **defer the outstanding work after January** and re-mobilize in **mid-August 2026**. The contractor, WKM has indicated that approximately **3 to 3.5 months** will be required to complete the cable repairs, finish the concrete repairs, and apply the Gemstone waterproofing coating on the walkways. Based on this timeline, we anticipate completion in **late November 2026** if we close the building around mid August. This short deferral will not impact the structural integrity of the building according to our engineer.

Before the contractor de-mobilizes in mid-January, several key improvements will be completed:

- The building will be fully painted.
- Problematic columns in the garage will be repaired.
- Windows in the Owners Suite by the pool will be replaced with new high-impact glass.
- The front entrance doors will be replaced.
- The lobby refresh is now complete.
- The pool and rear grounds will be open to owners & guests.
- A new canopy will be installed shortly after de-mobilization, requiring only one day of downtime, and will add to the renewed look of SCI.

The only items that will remain incomplete and visible to owners and guests are the walkways and elevator lobbies. Notices will be posted advising guests that renovations are ongoing to further improve SCI.

Financial Implications

The additional scope of work will have financial impacts. Replacement of the 41 lock-offs/ plates, extended concrete repairs, and the deferred Gemstone waterproofing will increase overall project costs. While exact figures are being finalized with the contractor and Southern Post Tension., owners should anticipate:

Category	Estimated Cost Range	Notes
Lock-offs/ Plate Replacement	\$46,000- \$48,000	Includes fabrication, installation of 41 plates, and specialized labor.
Concrete Repairs	\$55,000 - \$75,000	Additional concrete & repair work before waterproofing can begin.
Gemstone Waterproofing	Budgeted	Six weeks of coating application across walkways and elevator lobbies.
Contractor Mobilization (Aug)	\$ TBD	Costs for re-mobilizing crews and equipment after January deferment.
Contingency Reserve	\$40,000	Allowance for unforeseen conditions or material price fluctuations.
Total Estimated Impact	\$141,000 – \$163,000	Final figures pending contractor negotiations and reserve adjustments.

The Board is committed to transparent financial management and will provide a detailed breakdown of revised costs once negotiations with the contractor are complete. Our priority remains safeguarding the structural integrity of SCI while minimizing disruption to owners and ensuring long-term value for the community.

We appreciate your understanding and cooperation as we move forward with this plan.



Damaged cable



Spliced/repared cables



Repaired cable



Illustration of a lock-off plate

Additional 41 lock-offs were identified as requiring repairs at SCI.