

PROJECT STATUS REPORT

PROJECT SUMMARY

REPORT DATE	PROJECT NAME	PREPARED BY
December 11, 2024	Sandcastle 1 Restoration	Frank Frois

STATUS SUMMARY

A site visit and project up-date meeting was held at SCI with Dave from WKM, Joseph from Karins Engineering, Heather from Leading Edge and Board Member Frank Frois to discuss the current state of Phase 1 renovations as well as work that will need to be deferred to Phase 2 in August of 2025.

On the date of the site visit, WKM had a total of 20 men working at SCI. Dave is confident that he will complete the work committed to SCI by January 2025 even though approximately 6 weeks of construction was lost due to the hurricanes.

Below is an up-date on the status of current renovations and where we all agree will be completed by January 2025.

1. By the end of Phase 1 construction (January 2025) the following will be completed:

- All concrete repairs including post tension repairs on all balconies
- All stucco repairs
- West exposure wall painted
- Rails installed in balconies on the 01 and 08 riser
- Garage electrical lines covers in place
- Garage pipe hangers replaced. Removal of old rusted hangers & concrete repair deferred to Phase 2
- North stairs completed and painted
- South stairs steel work and painting completed by end of January
- Balcony sliders framing caulked
- CIT application on balcony concrete floors applied to provide some waterproofing before gemstone applied

2. Potential Issues that will need addressing after January 2025:

- Balcony handrail top cap - The fabricator that made the balcony railings for the 01 & 08 riser is having an issue fabricating the railing top cap due to a broken die. The new railing will meet current code and WKM will install a temporary over cap painted the same color as the railing until such time as the permanent cap can be installed. Owners will not notice any difference, but the temporary top cap will provide a more finished look. Once the new cap is available, WKM will make arrangements to install on all 01 & 08 balconies.

Post Tension Cable Up-Date:

Our building is unique because it's one of the few that was constructed using post tension cables back in 1974. As a result, special attention is required to ensure that none of the support tension cables are damaged or cut. It's estimated that there are over 500 post tension cables at SCI under pressure. These cables run north/south/east/ west and are capped using lock-offs where the cable is tightened and placed under pressure. The post tension work to date on the west side has identified 6 broken cables which are being repaired and 14 lock-off replacements. Over the years several cable repairs have been made, but considering the age and number of units, both the engineer and contractor are very encouraged with the low number of post cable work needed. One broken cable was identified as having been damaged during building construction. When the cable utility drilled their hole on the 506 A/C closet to run their conduit, they drilled through the cable. Spectrum is having to come out 50 years later to re-route the cable conduit so the cable can be repaired. This was only identified due to a concrete spall in the closet.

Concrete spalls are a common occurrence in all buildings. Often moisture penetrates through cracks leading to the premature rust forming on post tension cables that are under tension as well as re-bar on non-post tension cable buildings. Repairs to post tension cable is a multi-step process often involving 8 different steps. It is a time consuming process, but one that must be performed.

Patio Door Installation:

A number of unit owners will be replacing their balcony patio sliders. Prior to any door being installed, a GPR (Ground Penetrating Radar) scan will be required to identify the location of the post tension cables near the area where the new door track will be installed. Contractors generally use long (6" to 8") tapcon screws and the possibility of drilling and damaging a post tension cable near the door is a great possibility. Before any door can be installed, the following proceed must take place;

1. Every unit owner must hire a company at their cost to perform, locate, and mark the location of all post tension cables on their balcony near the areas where the door base track is to be installed.
2. Tapcon screws will have to be used or approved hardware suitable for beach installations.
3. All doors must be permitted and final inspection performed by the local town inspector.

Armortech has been contacted to provide me with a list of all units that are scheduled to have new sliders installed. A bulk rate will be obtained from the Geo-Technical company who previously performed the GPR for renovations to come out and scan and mark the location of the post tension cables on all balconies scheduled for patio door replacement. The cost for this service will be divided by the number of units and passed on to individual owners for payment. Armortech has been advised today that they cannot proceed with any slider installation without a GPR scan. All owners will need to be notified of this requirement including those who opted not to order through Armortech. The potential of an installer damaging a post tension cable is EXTREMELY high according to the engineer because most of the cables run near the location east & west near the balcony doors.

Balconies:

As previously indicated, all concrete and stucco work will be completed by January according to WKM. But what does that mean to owners that rent their units;

1. Balconies will still be in a raw concrete condition with only a CIT application (waterproofing primer). This will help protect the concrete until it's time to apply the Hybrid Gemstone coating in August 2025.
2. I strongly recommend owners purchase outdoor rugs/mats at Home Depot or Lowes and place them down on their balcony floor. It will hide the raw concrete and provide a nice aesthetic looking floor that is easy on your feet. The cost is minimal and will go a long way in hiding the balcony floor.
3. The final waterproofing application (Hybrid Gemstone) will be applied after all balcony railings are installed in Phase 2 in the fall of 2025. All patio door sliders should also be installed by this time to ensure a proper seal.

Windows & Doors:

Armortech is in the process of applying for permits to install windows & doors ordered by owners. This will most likely take place over the next 2-3 months. The engineer indicated that a significant number of window sills will need rebuilding. He also commented on several damaged windows including one with foam spray around the frame to prevent leaks. The contractor indicated that if the sill needs repair/replacing, there is no way it can be done properly with a damaged window. It will be up to the Board to convince the owner to replace the window. The same applies to spall repairs along the bottom of rusted door frames.