

Coating Report

March 12, 2026

Randy Ditch and Robert Mayer attended the progress meeting on March 12, 2026. Kirk Parsons, Zack Croft, Tristan Keen, Darrell Ramsey and Will Garcia from ETC and Ev-Air were present.

Completion Schedule

A new schedule shows that the overall completion date is still May 22, 2026. The eight tiers (except for the 13th floor units) will be completed before that. The present estimated date for tiers 03-08 is April 28, 2026 to clean up and demobilize. Tiers 01 and 02 will be two weeks later. The balconies will be open for use and the lifts removed when the tier is completed. It remains weather dependent — rain, snow, wind and humidity.

Costs

The concrete work will put us over budget. There is a lot more concrete repair work than was originally estimated. A lot of that is on the 14th floor on the first four units. The existing parge coating has not been removed from the remaining four units. The new change order increases the allowance for concrete work from 1,000 sq. ft. to a total of 3,500 sq. ft. The rate for the allowance in the contract is \$105 per sq. ft. Ev-Air is requesting an additional 18.6% to account for general conditions. The general conditions line item in the contract is, basically, overhead not specifically allocable to particular line items. Tristan of Ev-Air says that the original general conditions did not include increased concrete work of this magnitude. General conditions include items such as room rent for the workers, per diem expenses for the workers, travel and consumable items such as gloves, rags and power cords. Tristan said that there are no costs that are duplicative in the \$105 rate and the general conditions. The change order would be for \$262,500 plus 18.6%, or an additional \$48,825, for a total of \$311,325 vs. \$262,500 without the addition.

This is an allowance. If there is less concrete work than the additional 2,500 sq. ft., we will not be charged the full amount of the change order. Similarly, if there is more than an additional 2,500 sq. ft., we will be charged for it. This change order is based on what has been seen do date and extrapolated out for the remainder of the project.

The Change Orders previously agreed to or in process are:

1. Change Order 1 — \$7,500. Water infiltration for units 808 and 1002 (\$4,700) and 6th floor elevator lobby coating (\$2,800).

2. Change Order 2 — \$15,867. PVC covers on Drops 1 & 4, elevator tower (\$450); ground level exhaust cover replacements (\$2,062); soffit panel hatch replacements (\$5,400); column corner bumper replacements (\$8,730); window replacement credit (\$775).
3. Change Order 3 — \$40,000; Parge removal.
4. Change Order 4 — \$4,100; Credit for window and glass door replacements.
5. Change Order 5 — \$264,300; Increase in allowance for vertical concrete repair (\$262,500) and rout and seal (\$18,000). The general conditions addition is in Change Order 8.
6. Change Order 6 — \$30,500; Balcony deck issue on unit 1302 (\$4,600); Dens-Glass for Tiers 01 and 08 and unit 1104 (\$11,000); ground level piping enclosures (\$6,800); sign painting (\$8,100).
7. Change Order 7 — In process for credit for fully enclosed balconies with sliding doors removed.
8. Change Order 8 — In process for general condition for concrete quantity increase
9. Change Order 9 — In process for painting lobby, replacing ceiling fan and light fixtures, adjusting electric.

Ev-Air's payment requests for work through February total \$1,262,874.17. ETC's invoices through February total \$146,079.52. There are additional costs for East Coast Shutters to remove the shutters and 5 Star Plumbing for plumbing work. There is a broken waste line that will need to be repaired. It was found during the construction but is not a project cost. It should be paid for from the Reserve Account.

There are sufficient funds on hand in the Reserve Fund to pay all the projected bills when they arrive.

Construction Progress

Removal of Parge Coat. The old parge has been removed from most of the building. The main areas that the old parge has not been removed from are on the 13th and 14th floors (principally 1305 to 1308) and the south wall of the tower.

Concrete Work. The concrete work is substantially finished on the west wall of the tower and tiers 03 to 08. The concrete work on the 13th and 14th floors, the south wall of the tower and around the Delmarva doors on the first floors is in process.

New Parge Coat, Paint and Balconies. Ev-Air is beginning to apply the new parge coating. Ev-Air estimates that 15% of the new parge coat has been applied to tiers 03 to 08. After the parge coat is applied, the walls will be painted. The balcony roofs and decks will be the last items to be completed.

Thirteenth Floor. The work on the 13th and 14th floor is being handled separately from the first 12 floors. It requires handing a swing from the roof to reach the 14th floor. There are two swings presently being used. Ev-Air intends to install an additional swing next week to move the work along more quickly. This may move the overall completion date up by one or two weeks.

Ground Level Rolling Doors. Four doors on the ground level are being replaced. The old doors have been removed and temporary wooden doors installed. The new fire doors for the trash room and the domestic water room are ready for installation. The concrete work and the parge have been completed. They are waiting to be painted. Right now, there is too much moisture for the walls to be painted. As soon as the weather permits, the walls under the new frames will be painted and the doors can be installed. The concrete work around the two Delmarva doors needs to be completed. The two Delmarva doors will only have a crank to open them. They will not have a motor. Clark and Sons reduced its quote to remove the motor that was in the original quote.

Respectfully submitted,

Robert Mayer