

Building Remediation Biweekly Update – April 22, 2020

- Schedule:
R. L. James work is progressing in line with the April 7, 2020 schedule document which is posted on the Vintage Grand website.
- Building 5 Status:
R. L. James work on this building is nearing a substantial completion status. All exterior and breezeway painting has been completed and crews are now completing the lanai screens and balcony railings on the parking lot side of the building. A “punch list” inspection of the exterior of the building will be performed on Thursday, April 23, to identify any needed corrective items that R. L. James will be required to address before the Association formally accepts their work. It should be noted that interior drywall repair work in several units was deferred because of resident resistance to allowing workers to enter their units during the current COVID-19 pandemic emergency. R. L. James will return to complete that work when it is feasible to do so.

The Association has installed new gutters and downspouts on this building. Other Association managed post-remediation work, including drainage system improvements, landscape restoration and exterior termite prevention treatment will be completed over the next several weeks.

- Building 23 Status:
 - Elevation H (north gabled end) and Elevations E, F and G (lake side of building): Plywood sheathing, Tyvex building wrap and new windows have been installed on all of these elevations and crews are now installing black paper, lather and the various stucco accessories. Stucco cement application will follow.
 - Elevation D (south gabled end) and Elevations A, B and C (parking lot side of building): Stucco demolition and damage discovery work has been completed on all of these elevations and crews have started wood frame repairs on the south gabled end of the building (elevation D).
- Building 21 Startup
R. L. James plans to begin erecting scaffolding on the west gabled end (elevation H) and back side of this building (elevations E, F and G) during the week of April 27 to support the start of stucco demolition work on Monday, May 4. It should be noted that, contrary to labeling on the April 7, 2020 schedule document, the plan now is to work first on the back side of the building rather than the parking lot side. The next edition of the schedule document, which should be published on or around May 5, 2020, will reflect this revised plan