

Building Remediation Biweekly Update – May 20, 2020

- Schedule:

R. L. James' overall progress is slightly ahead of the May 5, 2020 schedule chart which is posted on the Vintage Grand website. There appear to be no conditions or potential obstacles that would jeopardize completion of all buildings in the 2020 work plan on or ahead of schedule

- Building 5 Status:

Previously noted COVID-19 pandemic emergency-related obstacles to completing interior drywall repair work in several units have been removed and R. L. James will resume that work during the week of May 25. That work should be fully completed and inspected no later than Friday, June 5, allowing R. L. James' "punch list" for this building to be closed out.

A new drainage system that will collect building and ground runoff on the pool side of the building and ultimately deliver that water to the parking lot drain system is in the process of being constructed by Westcoast Landscape and Lawns. That work should be completed this week allowing Westcoast to focus on landscape restoration/new plantings and irrigation system repairs. All Association managed post-remediation work should be completed by mid-June.

- Building 23 Status:

- Elevation H (north gabled end) and Elevations E, F and G (lake side of building): Crews have completed the installation of black paper, lathe and the various stucco accessories. Stucco cement application will begin within the next few days and should be completed by Friday, May 29
- Elevation D (south gabled end) and Elevations A, B and C (parking lot side of building): Crews have completed the installation of black paper, lathe and the various stucco accessories on the south gabled end of the building (elevation D) and are working across the parking lot side of the building (elevations A, B and C, in that order), with completion expected by May 27. Stucco cement application will then transpire with completion expected no later than Friday, June 5.

- Building 21 Status:

- Elevation H (west gabled end) and Elevations E, F and G (back side of building): Stucco demolition and damage discovery work has been completed on this half of the building and crews are now finishing wood frame repairs and the installation of hurricane straps and bracing on the west gabled end of the building (elevation H). Crews have also started some framing repairs on the back (north) side of the building. A significant amount of termite damage has been found on the north outside wall of the first floor unit at the northwest corner of the building (unit 2112) which might require that crews enter that unit to expose and repair the full extent of damage.