

Building Remediation Biweekly Update – May 6, 2020

- Schedule:

R. L. James has furnished an updated work schedule, dated May 6, 2020, which has been posted on the Vintage Grand website.

- Building 5 Status:

R. L. James work on this building is substantially complete. All corrective items identified during an April 23 “punch list” inspection of the exterior of the building have been addressed. The only work that remains is interior drywall repair work in several units that 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.

Association-managed post-remediation work is in progress. D&D Seamless Gutters has installed new gutters and downspouts on this building. Next week, a new building sign will be installed, and Hall’s Pest Control will perform termite prevention treatment work around the perimeter of the building. Competitive bids have been solicited for needed drainage system improvements. After that work has been awarded and completed, Westcoast Landscape and Lawns will complete landscape restoration and irrigation system repairs.

- Building 23 Status:

- Elevation H (north gabled end) and Elevations E, F and G (lake side of building): Crew are completing the installation of black paper, lathe and the various stucco accessories. Stucco cement application is scheduled to begin next week.
- Elevation D (south gabled end) and Elevations A, B and C (parking lot side of building): Plywood sheathing, Tyvex building wrap and new windows haven been installed on the south gabled end of the building (elevation D). Wood frame repairs and the installation of hurricane straps and bracing are in progress across the parking lot side of the building (elevations A, B and C). Installation of plywood sheathing, Tyvex building wrap and new windows on those elevations is schedule to begin next week.

- Building 21 Status:

- Elevation H (west gabled end) and Elevations E, F and G (back side of building): Scaffolding has been installed and stucco demolition and damage discovery work is in progress.

Prepared by Dave Carter 5/6/2020