

Building Remediation Biweekly Update – July 1, 2020

- Schedule:

R. L. James' overall progress is in line the June 23, 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:

R. L. James still needs to complete one interior drywall repair correction identified during "punch-list" inspections in early June. Westcoast will be performing some additional work to correct problems experienced with the new drainage system that they installed earlier. All other building remediation and post-remediation work has been completed.
- Building 23 Status:

All building exterior wall sealing and painting has been completed and all breezeway work has also been completed. Interior drywall repairs and repairs to the attic trusses for units 2323, 2324, 2325 and 2326 were delayed due to other priorities but will be addressed within the next two weeks. Installation of balcony railings and lanai screen enclosures are scheduled to be completed by Friday, July 3rd. A punch list inspection of the entire exterior of the building will be completed during the week of July 6.
- Building 21 Status:

New windows have been installed on the west gabled end (elevation H) and back side of the building (elevations E, F and G). The installation of black paper, lathe and various stucco accessories has been started on those elevations and should be completed within the next two weeks, allowing stucco cement application to be completed by late July. Stucco demolition has been completed on the east gabled end (elevation D) and the parking lot side of the building (elevations A, B and C), and damage discovery work is in progress. Everything appears to be on track for substantial completion of all of R. L. James' work on this building by mid-September.
- Building 20 Startup:

The June 23, 2020 schedule document projects that scaffolding will be erected on the north gabled end (elevation H) and the parking lot side of the building during the week of August 17. It now appears that R. L. James will be able to start that work a few weeks earlier. This will be resolved before our next biweekly update and a new schedule document will be produced and shared with owners through the Vintage Grand website.