

Building Remediation Biweekly Update – July 15, 2020

- Schedule:

R. L. James' overall progress on active buildings is in line with the June 23, 2020 schedule chart which is currently posted on the Vintage Grand website. An updated schedule will be posted to the website later this week.
- Building 5 Status:

R. L. James' work is substantially complete. There are a couple of required window repairs that need to be performed by PGT before the building will be accepted by the Association. All post-remediation work has been completed by the Association except for some fixes to the building drainage system that should be finished by the end of this week.
- Building 23 Status:

R. L. James' work is substantially complete. There are couple of window issues and an attic problem in unit 2325 that need to be addressed by R. L. James before the building will be accepted by the Association. The Association is arranging for the required post-remediation work including the installation of new gutters and downspouts, installation of a new ground drainage system, irrigation system repairs, exterior termite prevention treatments and new plantings. That work will take place over the next several weeks,
- Building 21 Status:

Caulking and painting of the exterior walls has been completed on the west gabled end (elevation H) and is progressing on the west end of the back side of the building (elevation G). Stucco cement application is in progress on the middle and east end of the back side of the building (elevations F and E, respectively). Plywood sheathing and Tyvex building wrap has been installed on the east gabled end of the building (elevation D) and new windows will be installed on that elevation this week. Wood frame repair work and the installation of hurricane straps and bracing is in progress across the parking lot side of the building. The building should be sufficiently complete to be safe to occupy in a category 3 or lower hurricane by mid August (hurricane straps/bracing, plywood sheathing and hurricane resistant windows will be in place on all elevations) and substantially complete (including stucco, caulking and painting) by mid-September.
- Building 20 Startup:

Scaffolding will be erected on the north gabled end (elevation H) and the parking lot side of the building (elevations A, B and C) during the week of July 20 to support the start of stucco demolition work before the end of July. An updated detailed schedule for all phases of work on building 20 will be posted to the Vintage Grand website later this week.