



What to Expect When Your Building is Under Construction

The entire process to remediate a building takes about 4 months. When your building is set to be remediated there are a few phases in which the work will be performed.

- 1) The first notice that you see will let you know that scaffolding will be erected on your side of the building and to clear all of your furniture, plants etc., from your balcony or lanai. This is to prevent your personal effects from being damaged and it allows the construction crew the ability to remove railings/screens without any obstructions.
- 2) The next process that you will see is the removal of the stucco and sheathing from the exterior of the building. There will be an orange safety fence bordering the construction area to prevent anyone from entering the “construction zone”.
- 3) Once the stucco has been removed, there will be inspections, repairs, new plywood sheathing, and white plastic Tyvek building wrap will be attached. The repairs will include the addition of metal hurricane straps and bracing to make the building compliant with current hurricane-resistant building construction codes in Florida.
- 4) Then it will be time to replace the windows. You will see a notice letting you know that the contractor will be starting to replace your windows. Your sliding patio doors will not be replaced. You will be responsible for removing your window treatments (blinds, curtains) to allow them to remove the old windows and install the new windows. This will be a three-step process:
 - The first step will be to remove the windows you currently have installed. When your window has been removed, they will reinstall it and cover with plastic to seal it.
 - The next step will be to remove the existing window and enlarge the opening to accommodate the new energy efficient and hurricane rated window. Here may be repairs to the wood framing required at this point.
 - The new hurricane-rated windows will be installed. To do this, contractors will need to have access to your unit for a relatively short period of time. You will receive notice of this scheduling. The window installation process will cause some damage to the existing drywall around your windows which the contractor will repair later. You can re-hang your blinds and drapes after these repairs have been made.
- 5) Next, it's time to apply new stucco to the exterior of the building. Typically, the stucco-related work is done by two different crews, the first crew applies the paper and lath (the metal framework that the stucco will be stuck to) while the second crew applies the stucco cement.



- 6) After the stucco work has been completed, construction crews will grind down the balcony and stairway railings, clean the stair treads and repaint them. Once the stairways are painted it is time to paint the entry door of each unit, the breezeway walls and, finally, the breezeway floor. You may need to keep your entry door slightly open for a few hours while the paint dries.
- 7) At about the same time, construction crews will be going back through each unit to repair all of the drywall that may have been damaged during the earlier work, such as repairing drywall around the windows, reconstructing windowsills, patching nail holes etc. The contractor will then spackle and apply a prime coat of paint. You can replace your blinds and window coverings now. The unit owner will be responsible for the finish coat of paint.
- 8) If you own an interior second floor unit (unit numbers that end with 23,24,25 and 26), the contractor will need to access your unit again to get up into the attic to make attic truss repairs. That is typically an all-day job for each unit. Engineering inspectors will need to go up into your attic a few days later to inspect and approve the truss repairs. This attic truss repair work could occur at any time in construction sequence (it is not tied to any work that is being performed on the outside of the building).
- 9) The final step is to paint the exterior of the building, including the balcony and lanai walls and reinstall the balcony railings and screen enclosures. Once this is complete you may place your patio furniture on your balcony or lanai. The engineering firm and Vintage Grand management will then do a final inspection of both the interior of all units and the exterior of the building.
- 10) During the overall construction process, you may not be billed by NES for your water consumption because the NES meter reader was not able to access the meter box on the outside of your building. You would be billed only the flat monthly delivery rate of \$22. However, after construction and a meter reading you would be billed for all your water consumption that occurred during the construction period. You should plan and budget to have this larger bill to pay at the end.