

2024 Irma / Ian Building Restoration Project Plan September 6, 2024



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	Original Plan			Actual /Current Plan			Comments
	Start	Days	Finish	Start	Days	Finish	
Stucco Repair	5-Feb	187	10-Aug	5-Feb	319	20-Dec	Now running 4 months behind original plan due to a 1 month delay on each of the four stacks having the balcony ceilings replaced
Remove & Replace 03 East Wall Stucco	5-Feb	47	23-Mar	5-Feb	53	29-Mar	Lost 1 week due to high winds and rain
Remove & Replace 03 North Wall Stucco	25-Mar	26	20-Apr	11-Mar	53	3-May	Started 2 weeks early but will finish 2 weeks late - 2 weeks - plan didn't allow for the three separate wall faces 1 week - high winds and rain 1 week -discovery of a minor structural issue.
Remove & Replace 03 Balcony Ceilings	22-Apr	26	18-May	6-May	51	26-Jun	A fiberglass underlayment found in each 03 ceiling will double the estimated time for ceiling removal and replacement for each stack from 4 weeks to 8 weeks.
Remove & Replace 02 Balcony Ceilings	20-May	26	15-Jun	27-Jun	68	3-Sep	weather delays throughout the work totaled 2 weeks.
Remove & Replace 01 Balcony Ceilings	17-Jun	26	13-Jul	4-Sep	51	25-Oct	Walkway outside of automatic pool exit door will be covered and this exit will remain open. Walkway outside manual pool exit door near the lobby bathrooms will not be covered and this exit will be closed during working hours.
Remove & Replace 06 Balcony Ceilings	15-Jul	26	10-Aug	28-Oct	53	20-Dec	

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		Original Plan			Actual /Current Plan			Comments
		Start	Days	Finish	Start	Days	Finish	
Painting		22-Apr	222	30-Nov	6-May	291	21-Feb	
Crew 1	03 East Wall	22-Apr	26	18-May	6-May	11	17-May	start delayed 2 weeks due to stucco delays but finished on time due to simpler than planned painting on this wall
	03 North Wall First Pass	20-May	26	15-Jun	20-May	25	14-Jun	Due to limited availability of Dow AllGuard Paint, the first pass was limited to painting around windows only where shutters had been removed so that they could be reinstalled.
	05 Balcony Walls, Ceilings & Railings	12-Aug	26	7-Sep	24-Jun	60	23-Aug	Walls & ceilings were finished on July 12. Started railings on July 15, but have suffered continued weather delays. All railings completed August 23.
	04 Balcony Walls, Ceilings & Railings	15-Jul	26	10-Aug	26-Aug	32	27-Sep	We can still meet the 32 day window for this and future stacks if we're able to avoid the significant weather delays we had on the 05 stack.
	03 Balcony Walls, Ceilings & Railings	17-Jun	26	13-Jul	30-Sep	32	1-Nov	
	02 Balcony Walls, Ceilings & Railings	9-Sep	26	5-Oct	4-Nov	32	6-Dec	
	01 Exterior Walls, Balcony Walls, Ceilings & Railings	7-Oct	26	2-Nov	9-Dec	39	17-Jan	Added 1 extra week to allow for the holidays. Discussing holding off until March or April but this will depend on AI Porter availability.
	06 Balcony Walls Ceilings & Railings	4-Nov	26	30-Nov	20-Jan	32	21-Feb	Discussing holding off until March or April, but this will depend on AI Porter availability.
Crew 2	03 North Wall Completion	-	12	-	12-Aug	32	13-Sep	An additional swing stage and a separate crew was brought in to paint the exterior walls of the 03 and 05 stacks. Original 2 week estimate for each stack was not adequate to allow for swing stage movements to the various walls and the plan was updated to allow 3 weeks. The original plan allowed for 2 coats of paint which is adequate for existing stucco, but this 03 wall was newly applied stucco and requires 3 coats which has added another week.
	05 Exterior Walls	-	12	-	16-Sep	18	4-Oct	Inspection and repair of possible stucco issues causing leaks in units 1805, 705, 505 and 305 will be done during this painting. Schedule may be impacted by what we find.
	04 Exterior Walls	-	12	-	7-Oct	18	25-Oct	This schedule is tentative and will depend on the extent of the 05 stucco issues and the continued availability of the second crew.

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	Start	Days	Finish	Start	Days	Finish	
Cooling Tower Replacement	4-Mar	333	31-Jan	4-Mar	333	31-Jan	
Stage Material & Equipment on Roof	4-Mar	307	5-Jan-25	4-Mar	307	5-Jan-25	
Old Tower Demolition/Removal	6-Jan-25	6	12-Jan-25	6-Jan-25	6	12-Jan-25	
New Tower Installation	13-Jan-25	18	31-Jan-25	13-Jan-25	18	31-Jan-25	
Paving							
Repair / Repave North Driveway Area	3-Feb-25	8	11-Feb-25	24-Feb-25	11	7-Mar-25	Delayed until 06 balcony painting is finished and swing stages are removed. Further delays possible depending upon drainage solutions for lower garage flooding.

2024 Irma / Ian Building Restoration Owner Inconveniences September 6, 2024

Description	Original Plan			Actual /Current Plan			Comments
	Start	Days	Finish	Start	Days	Finish	
Intermittent 8:00AM - 3:30PM noise	5-Feb	187	10-Aug	5-Feb	319	20-Dec	Ongoing Stucco Removal Somewhere in the Building
Manual Exit Door (Near the Lobby Bathrooms) to the pool closed	17-Jun	26	13-Jul	4-Sep	51	25-Oct	To Allow for Swing Stage and Material Movements During 01 Balcony Ceiling Work
01 Balconies Closed & Balcony Windows Covered	17-Jun	26	13-Jul	4-Sep	51	25-Oct	Stucco Removal/Replacement of Balcony Ceilings
01 Balconies Closed	7-Oct	26	2-Nov	9-Dec	39	17-Jan	Painting of Exterior & Balcony Walls, Ceilings, and Railings
02 Balconies Closed & Balcony Windows Covered	20-May	26	15-Jun	27-Jun	68	3-Sep	Stucco Removal/Replacement of Balcony Ceilings
02 Balconies Closed	9-Sep	26	5-Oct	4-Nov	32	6-Dec	Painting of Balcony Walls, Ceilings, and Railings
03 Balconies Closed & Balcony Windows Covered	5-Feb	103	18-May	5-Feb	142	26-Jun	Stucco Removal of North & East Walls & Balcony Ceilings
03 Balconies Closed	-	12	-	12-Aug	32	13-Sep	Painting of North Wall
03 Balconies Closed	17-Jun	26	13-Jul	30-Sep	32	1-Nov	Painting of Balcony Walls, Ceilings, and Railings
04 Balconies Closed	15-Jul	26	10-Aug	26-Aug	32	27-Sep	Painting of Balcony Walls Ceilings, and Railings
04 Balconies Closed	-	12	-	7-Oct	18	25-Oct	Painting of Exterior walls
05 Balconies Closed	12-Aug	26	7-Sep	24-Jun	60	23-Aug	Painting of Balcony Walls Ceilings, and Railings
05 Balconies Closed	-	12	-	16-Sep	18	4-Oct	Painting of Exterior Walls
06 Balconies Closed & Balcony Windows Covered	15-Jul	26	10-Aug	28-Oct	53	20-Dec	Stucco Removal/Replacement of Balcony Ceilings
06 Balconies Closed	4-Nov	26	30-Nov	20-Jan	32	21-Feb	Painting of Balcony Walls, Ceilings, and Railings
All AC Off for Cooling Tower Replacement	6-Jan	25	31-Jan	6-Jan	25	31-Jan	