



EXCELSIOR
BEACH TO BAY CONDOMINIUMS

Restoration and Painting Update
6/12/2021

- June 2st Painting started on N. Villa, Restoration started on Building 5.
- Within one day, issues were being found on the N. Villa.
- Restoration crew was pulled off Building 5 for one week to work on exposed rebar, loose stucco and column support issues under the bayside section of the building.
- With the exception of the columns, the remaining issues have been corrected and the North Villa is nearly completed pending last engineering inspection.
- Due to the exposed rebar, inspection is required by code by a certified engineer ensuring the repair is corrected to specifications.
- All of these issues are beyond the scope of work quoted.

North Villa Issues

Column Failure



Column Failure



Exposed Rebar



Exposed Rebar

North Villa Final Product



- As work and testing began on Building 5, we are finding issues identical to the N. Villa beyond the original scope.
- Loose stucco around windows and on the roof sections above the fourth floor roofs.
- Damage under the loose stucco caused by many years of exposure.
- Fortunately, the water exposure around the window has not rotted any of the wood framing around the window, but has caused mortar to be washed out leaving gaps.

Building 5 Examples



Building 5 Window Details



Before View



Stucco
Removed

Building 5 Window Details



Mortar washout



Sill under a window
Mortar washout



Just below a window

What's next – South Villa

- South Villa painting has started.
- We have found only a few stucco issues on the South villa.
- Repaired in a few hours
- No exposed rebar has been found at this point.
- Have not found any structural issues with the columns.
- Painters will take a couple of weeks on this building before moving to the repaired portion of Building 5.
- We are looking at waterproofing both Villa columns below grade to greatly extend their life expectancy.

What's next – Building 5

- Continuing to repair the issues and work clockwise around the building. They are currently in the recessed area north side, just east of the pool.
- The restoration company is expecting to be on Building 5 for another 6-8 weeks, followed by the painters for 6 weeks.
- The painter will start on the building once the restoration crew gets far ahead of the repairs and they complete the South Villa

What does this all mean?

- We will all most likely be having an assessment on a building by building basis, depending on what is found.
- We don't have an answer for you on the assessment cost per owner, until the work is nearly completed.
- The buildings will be brought back to their original state if not better and hopefully these repairs last us another 40yrs.
- The painting and Florida paint product that has been done on schedule every 10yrs has definitely saved us from major issues at this point and it needs to continue.
- In the future, we need to have a restoration company look at potential issues we find instead of the caulking and painting method.

What happens if we put this off?

- The next opportunity for significant repairs would be at the next painting cycle 10-12yrs out.
- The issues we are seeing, especially around windows is a \$150-\$350 repair now, would turn into a \$2000 repair years from now as the wood could have significant rot.
- The exposed rebar we are finding is rusted now and by taking off the rust, we can coat it and repair the concrete for a few hundred dollars. If the rebar is rusted out, we have to cut a significant portion of the wall out around the damage and replace it for thousands.

How are we protecting ourselves from “not needed” repairs?

- The contractor marks off all issues in an area after conducting the “sounding” test.
- I went up on the 60’ boom lift at Building 5 and retested what was marked off and was very comfortable that the work needed to be done.
- We have in the budget for Karins Engineering to inspect not only the damaged areas, but to confirm the repair was done to county code.
- Karins is also conducting a “quantity” check and keeping the records for the amount of repair that is done.
- Our contract has defined unit pricing for the outside of scope work.

Why now?

- Our buildings are at or over 40yrs old.
- A number of other associations on the Key are finding it is time to reinvest into the properties from plumbing issues, roofs, structure, etc.
- This association has been fortunate to not have to issue many assessments over the 40 yrs and unfortunately it is the time.
- Examples:
 - Peppertree – Restoration and painting (2021-2022) - \$6k-\$8k/owner
 - Crystal Sands – Plumbing (2021) - \$8k/owner
 - Anchorage – Plumbing (2020) - \$7k/owner

- As we move forward, I'm estimating we will only get Building 5 and the Gulf Building completed this year along with the North and South villas.
- We will start on Building 4 next in 2022 along with Building 1 and progress thru the buildings at time permits.
- I am meeting with the contractor every other Friday and will produce an update that will be found on our Excelsior website in the "Owner's Corner" under "Building Committee Update" button.