

Excelsior Restoration Update

6-18-2021

Restoration and Painter are well underway on multiple buildings simultaneously.

It is also important to note that D&D pH tests all of the stucco prior to painting to assure that the pH is at our defined specification to assure proper adhesion.

North Villa – This building is substantially completed with the exceptions of the five support columns that need repaired. These will be done when we have a few days of rain given they are weather protected.

South Villa – Painting is 70% completed, we did find a few issues with stucco and one column that needs repaired. The painters plan to be done on 6/23 if the weather holds. Like the North Villa, the single column will be repaired during a stretch of rainy days.

Maintenance Building – Once painting is completed on the South Villa, the painting crew will be moving to this building, giving the restoration team more time to work on Building #5.

Building #4 – As Wilson Window were installing a set of window on the lanai, they found significant concrete and stucco issues between the two lanai's that forced them to hold off the installation of the top window bracket. D&D sent a guy over to handle the restoration repair before the top bracket and roof window were installed.

Building #5 – The first section, the alcove between units X04 and X05 including both roof level area are fully exposed and stucco replacement has started. Once this area is fully restored, they will be testing the lanai's on the Units X05 and X06 on all four floors. The restoration process above the roof included an added layer of Tyvek behind the typical tar paper and lathe under the stucco. They have also added lathe under the stucco at each of the window repairs for added strength and increase life. At the same time the D&D's second crew have started on the parking lot side. Early on, they are finding little to no issues with the walls that are along our entrance doors, but the leading edge of the walkways are seeing failed stucco, but little exposed steel.

North and South Villa Photos



Exposed Rebar on N.Villa



Finished product, prior to paint.



Finished product

Building #5



Tyvek protecting the wood.



Proper edging, Lathe and underlayment, over the Tyvek.



Stucco has started on upper sections.



Lathe added around all windows for added strength of the stucco and sealants. Not there in the original construction.