

Excelsior Restoration Update

8-27-2021

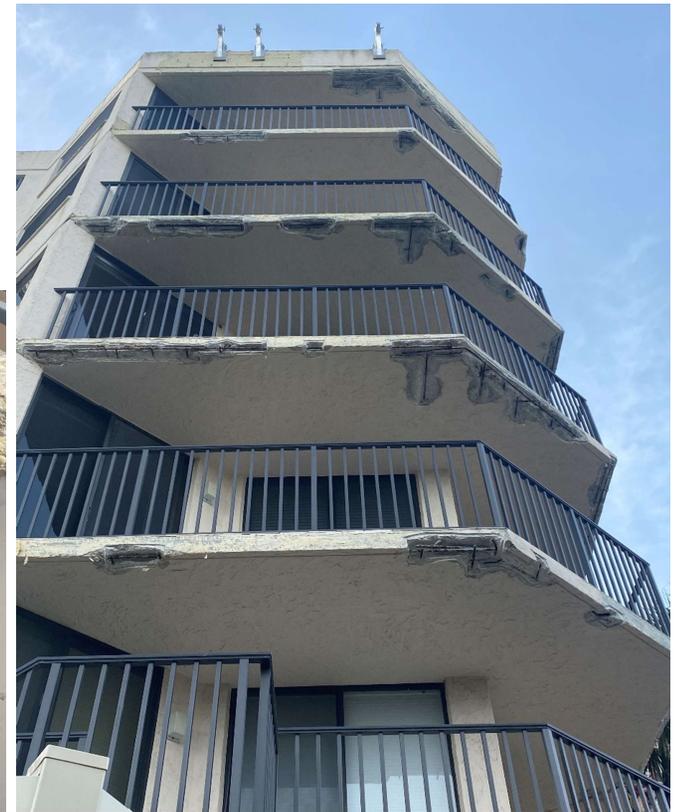
- Painting on Building #5 should be completed by 8/30.
- Punch list walk around both on Building #5 and the Villas on 8/31 and 9/1.
- Next in line on Building #5
 - Power washing the walkways, lobby, stairs
 - Window cleaning
 - Landscaping repair
 - Sidewalk repair

- Pool House has been painting, but in doing so, a leak was found around the rubber membrane roof and the block wall during a heavy rain. Dan is working to get a roofer in to correct the issue.

- Restoration work on the Gulf Building has started.
- D&D has brought in a hanging scaffold to mount to the roof and work from above. This will allow them to do repairs much faster due to the size of the platform.
- D&D are finding a great deal of leading edge issues on all of the lanais and walkways as can be seen in the photos below.
- Our Engineer from Kerins has required us to get a shoring engineer to help us safely shore a column along a slab on the west end.
- We are finding rusted rebar runs nearly full length under at least one lanai.
- Just an FYI, when rusted rebar is found, it is a code requirement that you chip out the concrete around the rebar under “clean” rebar is found. If you don’t, within a couple of year, you will be fixing the issue again.
- We also have one stair landing with significant water damage and shoring has been added until the repair can be made. This west stairwell is closed until repaired and can only be used for emergency purposes.
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- Couple of things we have learned from D&D and the Kerins Engineering
 - Very few, if any condos, put tile down on exposed lanais or walkways. The membrane under the tile only has about a 10yr life at best and there is no way to replace it without removing the tile. Our tile floors on the lanais are 40yrs old and a couple of broken tiles popped out and there was water underneath them. This may account for the rusted rebar towards the center of one lanai.
 - Same thing on the walkways. It is clear that the waterproofing membrane has failed and letting water seeping into the concrete along the leading edge.
 - We need to in the future, inspect and repair the beginning of stucco and concrete spalling issues every few years and not wait until a painting cycle at 10-12yrs.
- While lanais are being worked on, D&D is blocking off access to the lanai from the outside until repairs are made for safety purposes.

Gulf Building Photos Restoration



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Gulf Building Photos



Gulf Building Photos

