

**Sea Monarch Condominium Association
Property Construction Updates
May 18, 2024**

PHASE 1 – ELSS-FIRE SPRINKLERS-FIRE PANEL-STAIRWELL PRESSURIZATION

No completion date available.

Core drilling in the emergency exits for the stairwell pressurization will begin towards the end of the week. Stacks 1, 9, 10 and 14, will be very loud. There is no estimated completion date. An update will be provided once the job is underway.

Hallway Ceiling Asbestos Abatement (Floors 12-19)

Abatement for minimal asbestos detected in the popcorn ceilings on Floors 12-19 must be completed before work for Phase 1 commences. The attorney has reviewed the AIA contract and minor corrections are made by the contractor. No date has been set to abate until all parties sign the contract. Please note a testing lab will be set up onsite and the abatement completed within 12 hours. **You do not need to sleep somewhere else**, but you will have to either remain in your unit for 12 hours or leave your unit for 12 hours. **Residents are responsible for informing any trades, contractors, nurses, or cleaning people working in their unit of this schedule. Once the contract is executed, a more detailed plan will be provided. No contractors or outside personnel will be allowed to work unless they adhere to the schedule.**

(All materials for this project are currently stored on property)

PHASE 2 – 50-YEAR STRUCTURAL CONCRETE RESTORATION – NORTH SIDE

(North side parking is closed until further notice)

The tentative completion date for the North side concrete restoration project is July 31, 2024, weather permitting.

All balconies on Stacks 1, 2, 3, 5, 7, and 9 will be permanently closed off until the demo on the window drops and balcony repairs are completed, stucco replaced, concrete poured back, caulked, waterproofed, and painted.

STACK 1

Window Drops - the demo, concrete pour back, stucco removal and reapplication are 100% completed.

Balcony repairs have been completed. Stack ready for final stage of painting.

Estimated completion date is Mid-July 2024.

STACK 2

Window Drops – Work completed.

Balcony Repair – Demo and pour back 75% completed. completion by the end of the week.

Estimated completion for stack and painting is Mid-July 2024.

STACK 3

Window Drop – Demo and concrete pour-back is 100% completed.

Balcony Repair – Demo and pour back 100% completed.

Estimated completion for painting is Mid-July 2024.

STACK 5

Window Drops – Demo and pour back is completed.

Balcony Repair – Minor balcony repairs

Estimated completion for painting is Mid-July 2024.

STACK 7

Window Drops – Concrete repairs completed.

Balcony Repair – Repairs in progress. Estimated completion is early June.

Estimated completion for painting is -July 31, 2024.

STACK 9

Window Drops – Work in progress.

Balcony Repair- Engineer has marked the balconies and work is currently in progress.

Estimated completion for painting East wall is by Memorial Day, 2024.

STACKS 9-10 EAST FACING WALL

Window Drop-East Facing Wall – Concrete demo and pour-back are 100% completed. The stucco removal and reapplication are also 100% completed. After the stucco application, the caulking will begin followed by pressure cleaning, paint priming and two coats of paint.

This is a large (width) window drop and the contractor has scheduled this completion by Memorial Day, 2024.

No date to begin work on the south side of the building has been provided.

Once a date is determined, you will be notified.

PHASE 3 – HALLWAYS-TOWER REPLACEMENT

Hallway Request for Bid (RFP) is completed and will be sent to bidders on June 2, 2024. This project remains on schedule.

The AC tower replacement is the final portion of this phase. No information is currently available.