

May 22, 2021

Here's the latest. As I'm sure everyone has observed, the west face of the elevator tower had quite a lot of delaminating stucco and related underlying concrete damages. The rooftop portions of the elevator tower also had significant similar damages. The concrete and stucco repairs are now done on these sections. The tower face is mostly primed, but we won't apply finish paint until the adjacent walls are stripped. We also want to add an additional coat of a high-build waterproofer (SW Loxon XP), prior to application of finish paint, since the tower has large shear-walls without designed control joints.

Both swing stages are now on the south end of the building (one on the end walls of the 01 units and the other on the south end of the tower). Work on the stages was cut short Friday, due to very high winds, but we were at least able to sound out the enough of the south face of the elevator tower to get a sense that it probably has major damages, similar to the west face. The invoice for repairs done so far on the elevator tower has been turned in. There's still a few small things yet to be billed on the west face and roof sections, but if you take the numbers already submitted and extrapolate them, you can see that there will be further large repair expenses to come.

As everyone already knows, the overall conditions on the building are quite bad, requiring lots of remedial work. When you add large amounts of concrete/stucco damage on top of the failures of existing coatings and sealants that we're working on, it becomes an even larger more complicated project. Unlike stripping and sealant replacement, concrete/stucco require a different crew. Our concrete/stucco guys already have an extremely high work load on other ongoing projects or ours. We are going to do our best to this sizeable restoration project to an already tight schedule, but there may be occasional delays, or the need to rearrange moves.

As always, I'll keep you posted.

David Arner

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