

# PLAZA SOUTH Association, Inc.

## CONCRETE RESTORATION & PAINTING & WATERPROOFING **REVISED** ESTIMATED TIMELINE & WHAT TO EXPECT - 10/14/19

Carousel Development and Restoration, Inc has been contracted by Plaza South to complete concrete restoration including balcony concrete knee wall removal on the A Tower & F Tower, concrete restoration on the P Tower balconies, concrete restoration everywhere else, as needed and painting & waterproofing. Carousel's normal work schedule will be Monday - Friday, 7:30am - 4:30pm. However, they will be working on some Saturdays, as needed to stay on schedule.

\* Carousel will begin their mobilization in the middle of October 2019. **The Concrete Restoration work is scheduled to begin on the A Tower balconies on November 1st and this work is anticipated to take 4 months: November 1, 2019 through April 9, 2020. Staging has commenced.**

- All A Tower Balconies will be blocked and not available for use during the entire restoration and painting process.

- As the project continues, other impacted balconies and specifically the F Tower and P Tower can expect to have their balconies blocked during the restoration and painting work on their respective tower. F Tower concrete and balcony restoration will begin after the completion of the A Tower which is estimated for **March 2, 2020**. The P Tower restoration is estimated to start **May 14, 2020**.

- Windows will be covered and protected, *as needed*. In some cases, windows may not need protection. In some cases, this will involve protective film covering the windows. In some cases, it will involve the temporary placement of plywood over the windows. In all cases, Carousel will do their best to minimize completely blocking light from entering the windows.

- Tile Flooring - A Tower & F Tower Balconies that have tile flooring can expect that their tile flooring will be impacted. At the minimum, the edge of balcony where the new railings will be installed, the tile will have to be saw cut and removed to allow for the placement of the new railings. *If* concrete spalling is found on the balconies, the tile flooring will have to be removed in order to make repairs. If 50% or more of the tile will need removed to make repairs, all of the tile may be removed. Owners are responsible for the repair and replacement of balcony tiles. Tile flooring on balconies will not be repaired or replaced by Plaza South or Carousel. *As a reminder, tile flooring is NEVER recommended to be placed on balconies due to increased possibility of water intrusion damage to the concrete.*

- Hurricane Shutters Removal and Reinstallation Guidelines - This will apply to ALL owners that have hurricane shutters that *HAVE* to be removed to complete concrete restoration.

1) If the hurricane shutters are NOT permitted or the owner cannot prove that the hurricane shutters were permitted will NOT be reinstalled. Hurricane shutters permitted before 1994 cannot be reinstalled.

2) If the hurricane shutters are deemed by the Structural Engineer (in their professional opinion only) to be in disrepair or unfit to provide safety as designed, these hurricane shutters will NOT be reinstalled.

3) A Tower & F Tower owners that have shutters installed on the outside edge of their balcony are more likely to need to have their hurricane shutters removed due to the concrete knee wall removal and installation of the new railings.

\* Painting & Waterproofing will begin shortly after the start of concrete restoration on the West Elevation of the property. This is the front of the building facing A1A It will proceed around the building, next to the E/F Towers and then the catwalks overlooking the North Lot and so on.