



# THE RESORT

AT GULF SHORES PLANTATION

Construction Meeting Update as of 11/12/2021

## Building 4

- All 5 floors of the east tower are ready for inspection except for fire alarm. All approvals have been given to contractor and they are waiting on availability of fire alarm manpower to begin installation. Once they fire alarm wiring begins the overall schedule can be adjusted to fit the pace of installation.
- Rough-in work on the west tower has begun. HVAC work is complete on 3 floors, Electrical has completed balcony exterior rough-in prior to siding and has started first floor of interior, and plumbing is 90% complete with drain riser replacement and new condensate concrete coring.
- There are 3 windows on each tower that are fire rated where the Contractor is waiting on the back ordered frames to arrive, glass for these locations is on hand.
- There is one damaged sliding glass door and one unit window that arrived damaged, replacements have been shipped for these.
- All other windows and glass doors are installed on both condo towers.
- Sheathing waterproofing is complete with minor areas around elevators.
- Balcony deck coating rep work is now complete, all existing coating has been removed from the balconies. The contractor will begin prep work on the north walkways after Thanksgiving.
- OTIS elevator increased manpower following last week's update and completed all work that can be done prior to siding installation. The contractor is now working on the siding around the door frames.

## Other Notes

- Owners have asked if they can contract with contractors on-site to make changes to framing, plumbing, electrical, etc. prior to the installation of sheetrock. *The contractors are all struggling to maintain manpower like most everyone right now. No hard commitment can be made because the overall schedule is running behind and until pace is caught up it would be counterproductive to pull these labor resources.*
- Owners have asked for specific dimensions of cabinet spaces, wall spacing, etc. so prior ordering of appliances can be done and for planning renovations. *As stated in previous updates, the exact dimensions, and locations of electrical outlets, plumbing valves, etc. cannot be provided. Plumbing and electrical for appliances will be installed within the open space dimensions of the cabinet drawing supplied previously. Wall dimensions on a renovation are close but not exact because the contractor is working around existing items.*

## Rec Building

- Exterior sheathing and waterproofing remain the same status as last week. Window frames for the indoor pool ground level are set to ship on 11/15/202.
- The pentagon steel erection work stayed on schedule this week. All components of the main structure were completed. Final welding of the structure, roof decking installation, and structure painting is set to take place next week. The structure is scheduled to be flown into place follow the previously mentioned work remaining.
- Following the pentagon structure installation, all remaining roof work to the building will be scheduled for completion.
- All Concrete pour backs around repaired columns and slab topping areas for indoor pool are scheduled to happen next week.
- Air conditioner duct work has been measured and fabrication is underway for the north portion of the Rec building.
- Once the Contractor starts work on the east condo tower, the interior work of the Rec building can begin.

## Schedule Update

The Overall schedule has been greatly affected by the fire alarm approval and installation delays. As previously stated, all contractors involved will be asked to provide updated schedule information once the fire alarm work begins. As per the current schedule the overall project is 5-6 weeks behind schedule. The contractors that are being held up (Insulation, Sheetrock, and Sheetrock finishing) have all confirmed that they are available to start and can possibly pace to help catch up the schedule.

The following milestone dates will be published once the project pace is regained:

- East Tower Completion
- West Tower Completion
- Rec Building North Completion
- Rec Building South Completion

One last thing, Pickle Ball lines have been added to ONE court at the tennis courts.