



# THE RESORT

AT GULF SHORES PLANTATION

Construction Progress Meeting

12/3/2021

## Buildings 1, 2, & 3

- Entry Door Replacement Status – There are 12 units left to replace doors, primarily in building 1.
- Exterior parking lot lights have been replaced on buildings 1 and 2, building 3 is scheduled to be worked and completed next Mon-Wed.
- Claremont has relocated all the rock beds, but they are still working to backfill all the holes created by the downspouts. They are also backfilling some of the areas where sand settled back under the buildings since removal of the plastic around the crawl space.

## Building 4

- Fire alarm approvals were granted Monday of this week by the engineer and county engineer. The fire alarm contractor installed the new wiring design on the 5<sup>th</sup> level of the east tower Tuesday, and it was inspected and approved by the County on Wednesday. The fire alarm wiring is moving at a pace of a floor per day, and they are planning to be completed with all levels of the east building units by the end of the day today. Claremont has called in inspections of the remaining 4 floors for Monday.
- Rough-in work on the west tower has continued while we waited for fire alarm approvals to be completed. HVAC is 90% complete on all floors and Electrical and Plumbing is completing level 5 this week. At the current pace the MEP and Fire Alarm contractor should be able to pace ahead of the insulating and sheetrock hanging crews.
- Sheetrock and insulation crews are currently mobilizing and plan to start work Monday on the 5<sup>th</sup> floor of building 4 east tower. They plan to hang out all the east tower by Christmas break and all the west tower by end of January.
- The other trades/crews that follow the sheetrock hanging have been contacted to plan mobilization over the next 2 weeks.
- The siding crews are working on the south elevation of building 4 west. The other elevations are completed with minor exceptions that will be completed once other trades are finished.
- Deck coating prep work has continued. The flashing at the balcony slab edges is now installed on all south balconies of the east building and all are ready for deck coatings. They have removed coatings from the north walkways on levels 5 and 4 working their way down. Once the prep work on the east tower is complete the contractor will begin deck coatings on balconies. This is being coordinated around the other work because the schedule to install the coatings is strict

due to weather and access. Claremont and the sub-contractors are coordinating to prevent delays of the other work.

- OTIS has completed both elevator installs to the point they are ready for state inspection. These inspections can not take place until the fire alarm system and all electrical is completed in the buildings. Due to all the buildings sharing these systems the elevators will be one of the last items completed and turned on.

#### Other Notes

- Owners continue to ask to not install tubs and half walls of 2BR kitchens. I'm at a loss of how to address this item any differently than we have already.
- The outdoor pool pump and restroom building painting is substantially complete and ready for us to perform a punch list walk thru.

#### Rec Building

- Exterior sheathing and waterproofing remain the same status as last report. Window frames for the indoor pool ground level have shipped but have not arrived on-site.
- The pentagon steel erection work is completed except for setting the structure on the Rec building. Hoisting has been delayed 2 weeks for interior finishes.
- Claremont has decided to insulate, frame, and install the interior ceiling panels to the structure prior to hoisting it into place. This has delayed the hoist but should provide fewer total weeks of finish due to the complexity of this work over the pool and elevated after the structure is installed.
- All Concrete pour backs are still not poured back. Claremont said yesterday that the concrete contractor has been delayed finishing other projects and is currently schedule for GSP next week.
- Air conditioner duct work for the Rec building is on-site and installation began yesterday.

#### Schedule Update

As stated in previous progress updates the schedule has been greatly affected by the necessary changes to fire alarm. Now that we have approval and have started gaining inspection approvals the overall schedule can be updated for the two condo towers. Claremont is verifying sub-contractor manpower and mobilizing these crews now so the schedule update should be able to happen early to mid next week. No exact dates have been determined yet, but substantial completion looks like first of May at this time.

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