

Gulf Shores Plantation

Construction Progress Meeting

3/17/2022

Building 4

- Interior painting has been completed in the east tower with exception to touch ups that will be completed once the entry doors are installed and the other trades are complete with trim out.
- Claremont received the replacement countertops this week for the ones that were damaged during shipping. Those crews were moved over to the west building to install interior doors but plan to start back on countertops in the east building on 3/19.
- Exterior siding continues to go up on the west building, mainly small areas that had been let off in various locations for one reason or the other.
- The crews are also making a lot of headway with the Trusscore ceilings on the west building as it is around 90% with Trusscore. They split some of the ceiling crew off on Monday and began installing soffits around the east building and they completed the east, west, and south side of the soffits and top floor balconies.
- All rough-in inspections are now completed, and all interior sheetrock has been hung in the condo units.
- Sheetrock finishing and texturing is running behind schedule as the contractor is trying to finish up other work. They had to pull off of this job while we waited on the last 3 floors of inspections to pass and sheetrock to be hung. Floors 3 through 1 are left to finish and texture in the west building.
- The newest update on delivery of the entry doors and electrical room doors is that they should arrive within the next 2 weeks. This has not stopped progress, but it has slowed progress due to not being able to control humidity as much as they would like.
- We finally received approval from the county engineer this week to release any holds with Baldwin EMC and allow power to be restored to the condo units in the east tower. All work necessary for this release was completed 2 weeks ago.
- The 1st layer of stairwell interior firewall sheetrock was completed this week.

Rec Building

- Rough-in inspections for mechanical, electrical, and plumbing will be reinspected following some minor code upgrade items that the inspector listed. These code upgrades are mainly fire dampers that did not exist from original construction.
- Window frame installation is set to begin for the pentagon structure next weekend and is expected to take 3 weekends to complete. The glazing contractor is only working weekends due to labor issues while having a lot of work on his books.
- The roofer is also running behind due to trying to finish up other jobs. We are ready for them to complete the TPO on the Rec Building and make electrical chase curb repairs to both condo towers.
- The standing seam metal roof on the pentagon is also ready to be completed.

Next Week

- Finish sheetrock finishing in the west tower.
- Resume countertop installation in the east tower.
- Resume plumbing trim out in east tower, following counter tops
- Begin interior painting for the west tower.
- Continue with Trusscore on oth buildings.
- Continue fire alarm installation.
- Continue stairwell firewalls.
- Continue with exterior electrical and fire alarm trim out.

Other

- Cabinets and counter tops for the west tower are scheduled to arrive the 2nd week of April.
- Entry doors and frames are scheduled to arrive over the next 2 weeks.
- Doors and frames for the stairwells, the Rec Building, and and the other common area doors for the towers have been ordered but the contractor still does not have an estimated delivery.