

Summary Progress Report No. 4
For
Repairs for
Cutter
Tall Ships Condominium Project
Salem, South Carolina



MCA Architecture, Inc.
Forensics Division
August 9, 2016
MCA Project No. F11705.H

Table of Contents

1. Summary Progress Report No. 4
 2. Supporting Photographs
 3. Change Order 2
 4. Application for Payment No. 4
 5. MCA Invoice No. 5
-

Project Facts

This repair project scope at the Cutter Building includes the replacement of five (5) bow window stacks of three (3) each, two (2) end walls including the windows and the removal and replacement of adjacent EIFS (Synthetic Stucco) wall systems back to stud exposure.

Framing is inspected for rot and replaced as needed.

Gutters are removed and eave fascia are inspected and repaired.

Fifteen porch columns and four chimney stacks are also being inspected and repaired at the Cutter Building.

Southeastern Wall Systems, Inc., of Lexington, South Carolina is the General Contractor for the project. Southeastern was awarded the Contract in March 1, 2016 in the amount of \$564,592.00.

The Contractor was authorized to proceed with the repair of 5 tall columns and two end wall corners at the Cutter Building.

The Contractor was also authorized to repair all found wood rot at framing on a time and expense basis. The wood repair at Cutter exceeded the Contract Allowance amount. A Change Order No. 2 was approved in the amount of \$21,408.02. (See attached Change Order 2)

The present total project cost is as follows:

Original Contract	\$564,592.00
Add Change Order No. 1 (5 tall columns and wall corners)	\$24,080.00
Add Change Order No. 2 (Wood rot repair over allowance).....	<u>\$21,408.02</u>
Total Project Cost (at this time).....	\$610,080.02

Summary Progress Report

Submittal data on the windows and stucco materials were submitted and approved April 4, 2016. Scaffolding erection started March 25, 2016 and completed April 10, 2016. Demolition work began April 18, 2016 and is complete. Windows were delivered to the site June 2, 2016. Window installation was completed June 30, 2016. The exterior and interior finishes were completed August 1, 2016. Scaffolding removal and final clean up is in progress.

Mr. Jerry Bullard is the Owner and Project Manager. Mr. Elmer Solis is the Project Superintendent.

MCA Architecture, Inc., of Greenville, South Carolina is the Architect of Record and has prepared drawings with specifications indicating the scope of work and provided inspection and coordination during the construction process.

The demolition work exposed the typical multiple areas of moisture intrusion and wood rot similar to the previous buildings.

At the end walls, window and balcony header framing and significant stud framing were found to be rotted at the ends and at windows.

There was existing framing rot at many levels under the Bow Windows.

Additional wall framing alignment discrepancies are continuing to be found at each of the Bow Window areas at all floors. The Contractor was instructed to rework the window framing to fit the templates of the new Andersen Windows and include the extra time and material in the rot allowance. This procedure has become proto-typical.

Summary Progress Report

All existing windows and bow windows have been removed. Wood framing repairs and new sheathing installation are complete.

At the end walls, new exterior plywood sheathing and repair framing work is complete. Waterproofing coating has been applied over sheathing at the end walls and all bow window walls. All bow windows and end wall windows have been installed. Interior work at the windows is complete.

At the rear porch column work the framing has been repaired to assure structural load path is maintained floor to floor. Some columns required major rot replacement. Others were not rotted. The framing work is complete at all porch columns and the new concrete floor and curb has been poured. The urethane floor coating has been applied around the column.

EIFS veneer system installation is complete including foam board installation, EIFS base coat, mesh application and siliconized finish coat.

The repair work at the chimneys is complete.

The repair work at the fascia and gutter eaves is complete.

The work at the tall columns and corner walls is complete.

The scaffolding has been removed and stacked for removal from the Tall Ship sites.

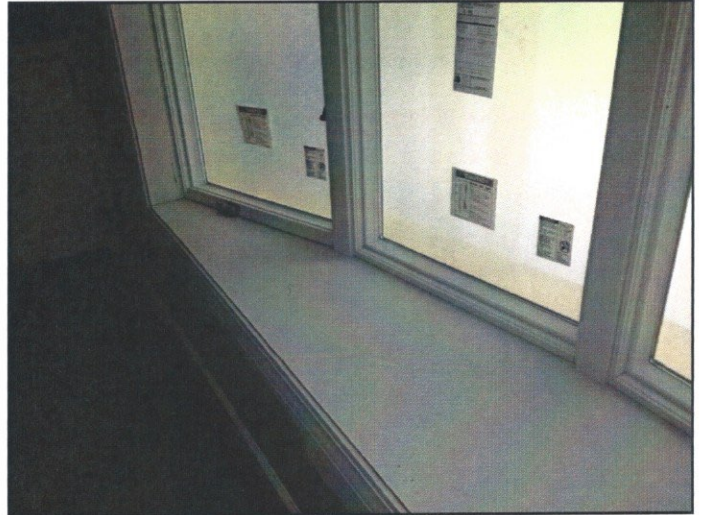
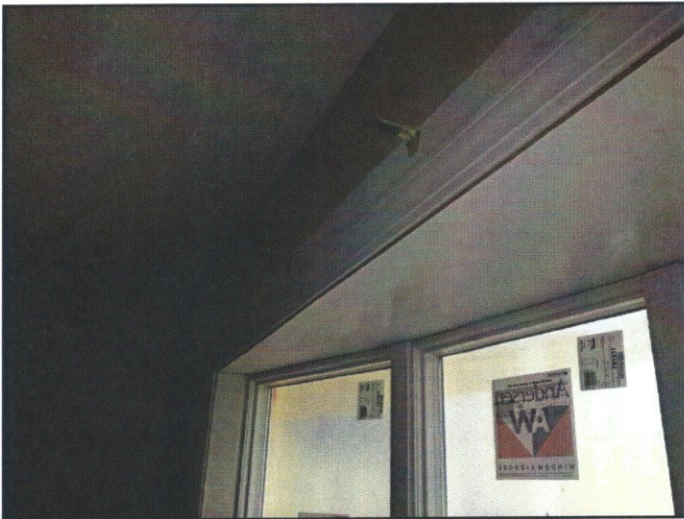
The foundation walls have been patched and coated as the scaffolding was removed.

The premises are being cleaned, ready for future site landscaping installation.

The Contractor continues to perform the work efficiently and with care.

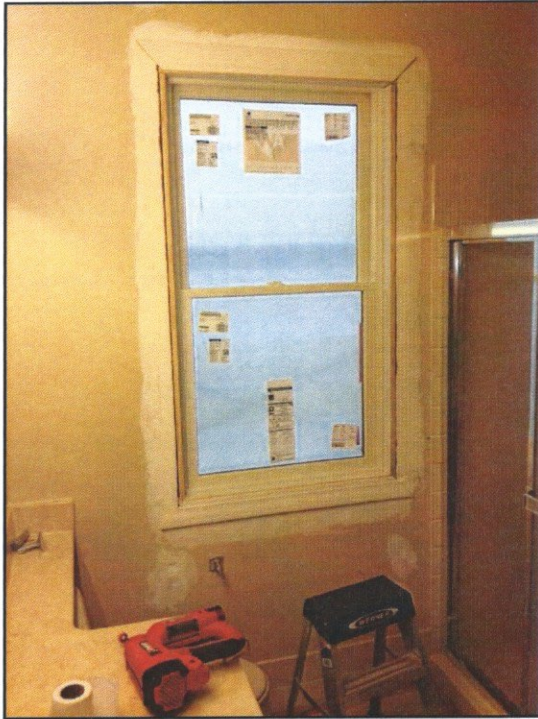
Photographic documentation follows.

Views taken July 12, 2016.



Views of new bow windows being installed with new head and seat boards.
New trim installation is in progress.

Views taken July 12, 2016.



Views of new bathroom windows being installed. New trim installation is in progress.



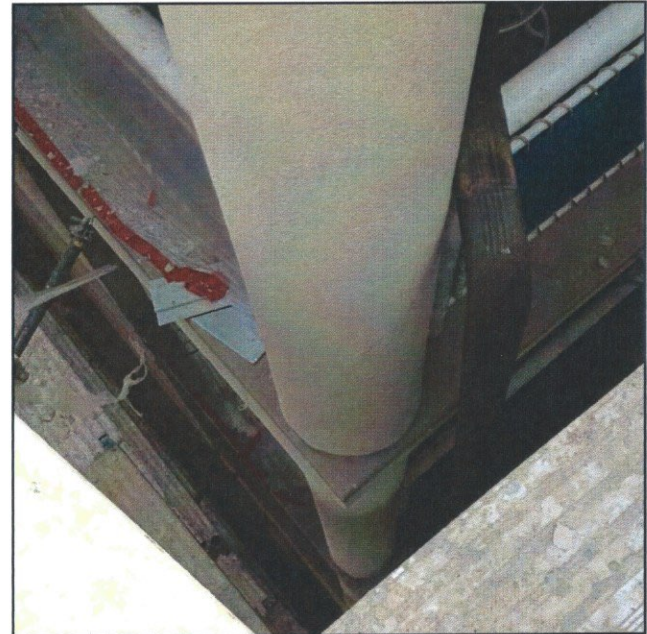
Views of new bedroom windows at end walls being installed. New trim installation is in progress.

Views taken July 12, 2016.



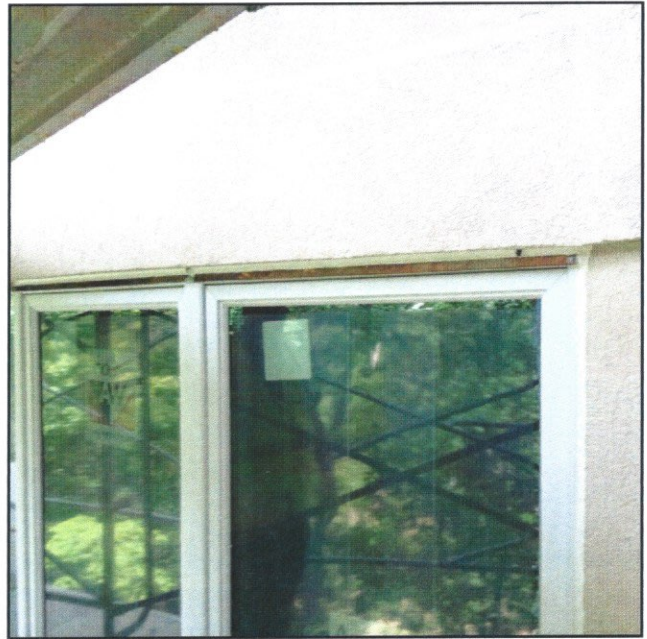
Views of new EIFS base coat application with accent banding in progress.

Views taken July 21, 2016.



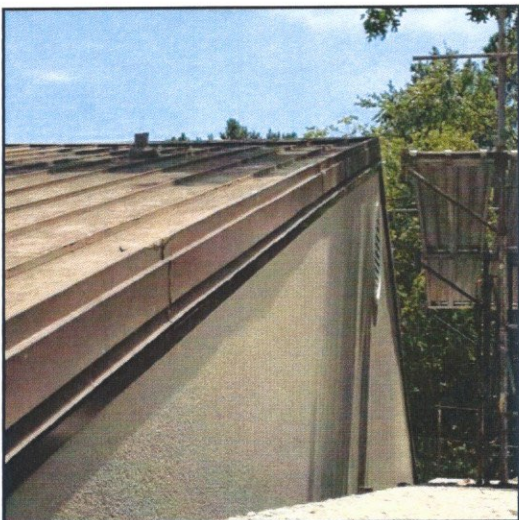
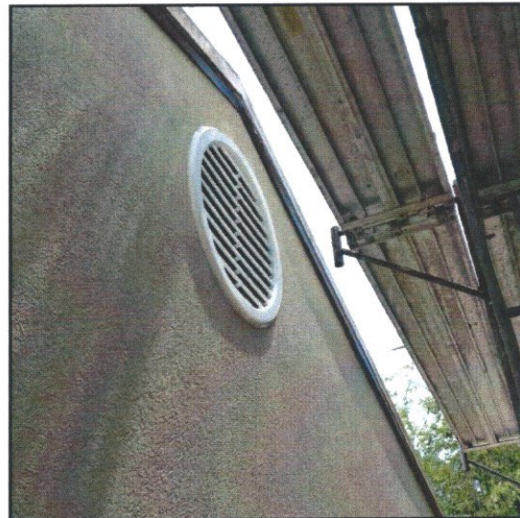
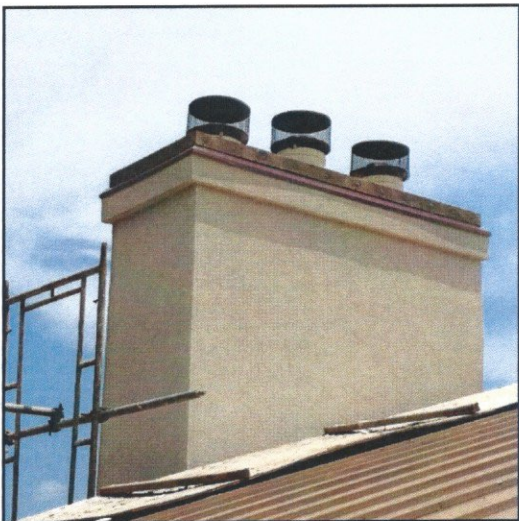
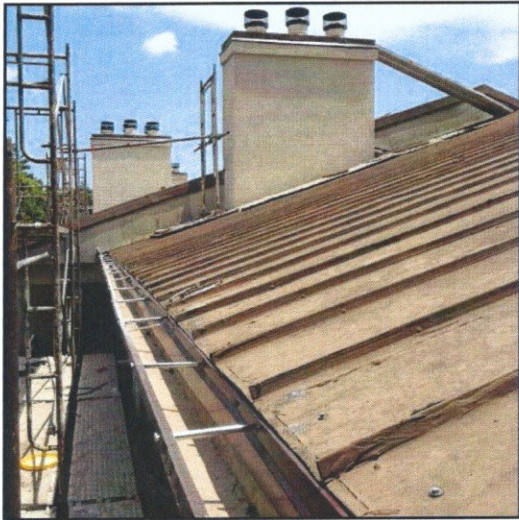
Views of repaired tall columns at front and rear unit porch columns.

Views taken July 21, 2016.



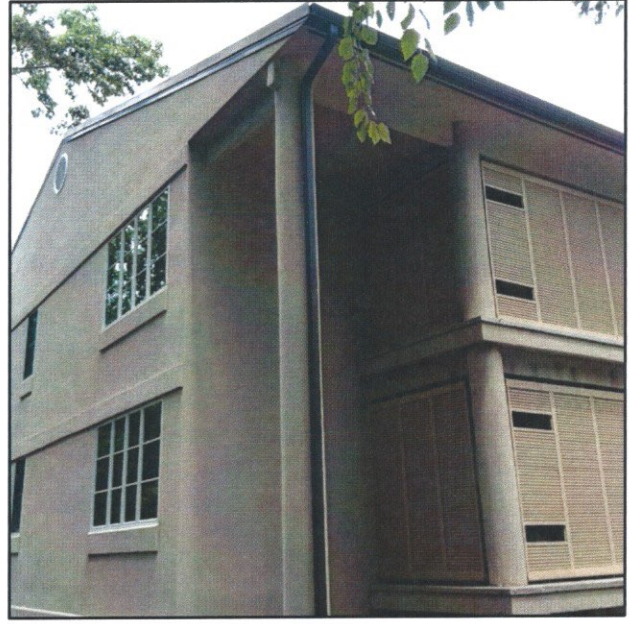
Views of installed copper flashings, joint backer rod application and final sealant application.

Views taken July 21, 2016.



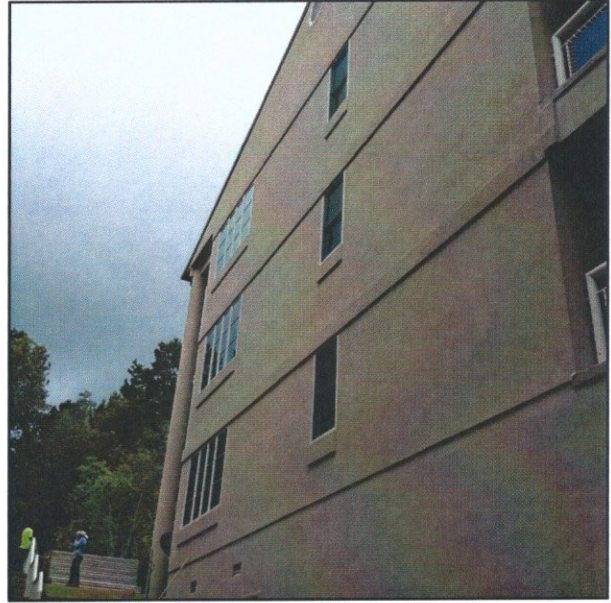
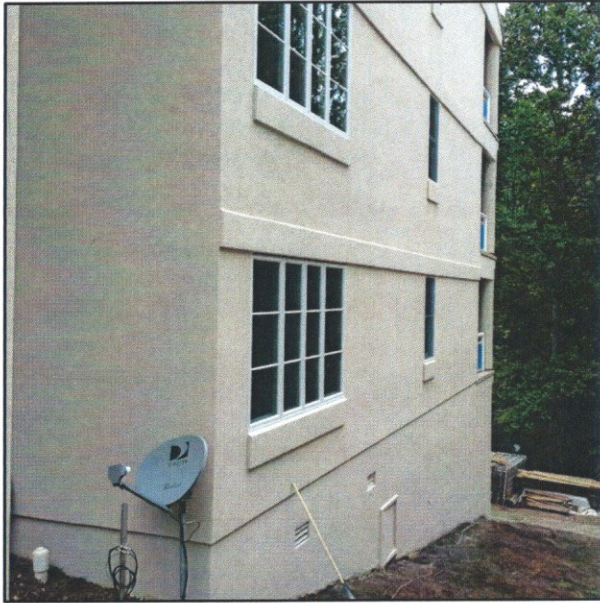
Views of repaired chimneys, installed aluminum flashing at roof eaves and new gutter straps. A new vinyl circular louver has been installed replacing the existing wood louvers.

Views taken August 4, 2016.



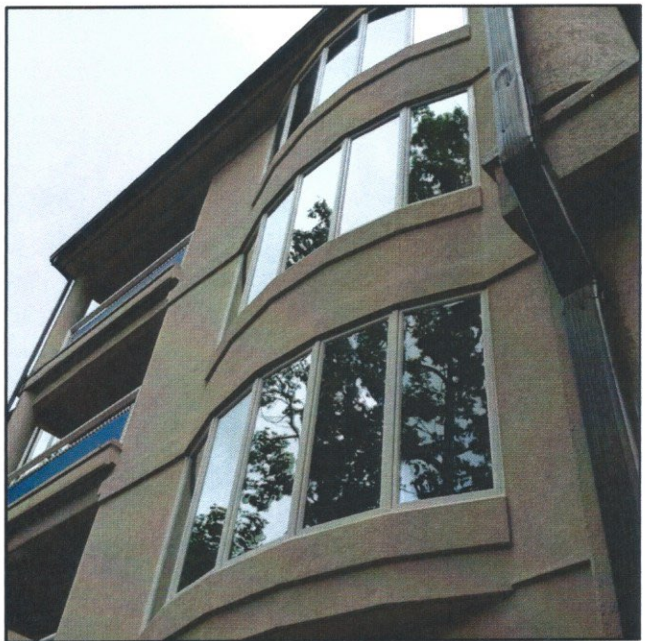
View of finished work at west end wall.

Views taken August 4, 2016.



Views of finished work at east end wall.

Views taken August 4, 2016.



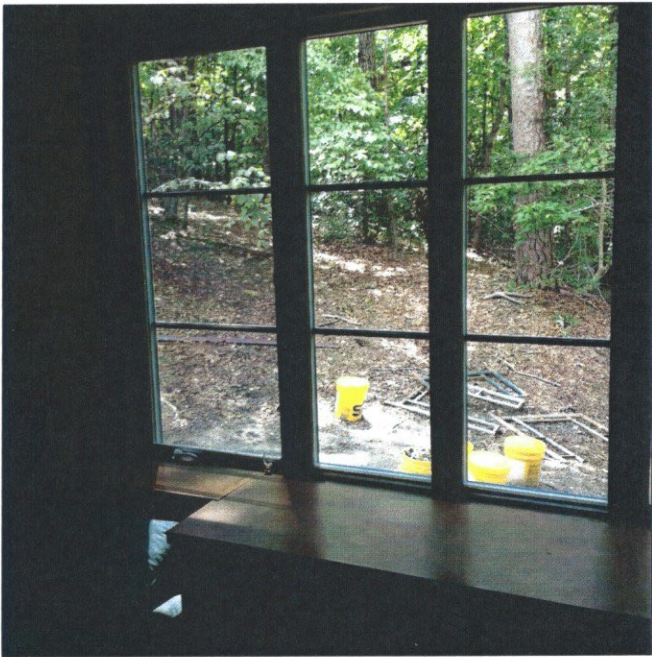
Views of finished work at bow windows and private porches at rear north wall.

Views taken August 4, 2016.



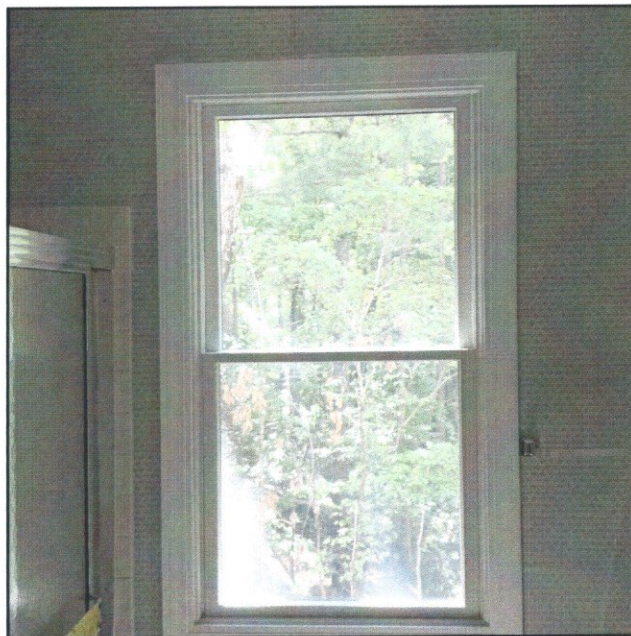
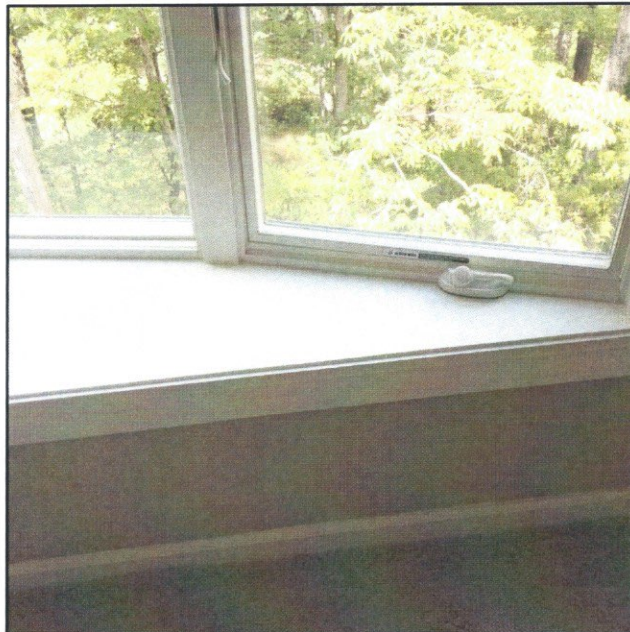
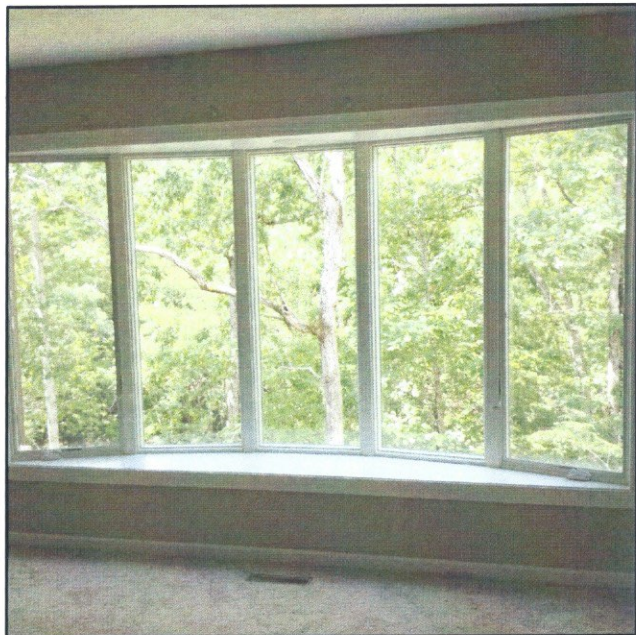
Views of finish work at Unit rear porches and corner columns.

Views taken August 4, 2016.



Views of completed interior finish work at Unit 121 windows with natural wood finish.

Views taken August 4, 2016.



Views of completed interior finish work at typical Unit windows with painted finish.

Forensics Division

MCA Architecture, Inc.

Views taken August 4, 2016.



Scaffolding has been removed. Views of scaffolding stacks ready for shipment to leave the Tall Ship Property.