

Summary Progress Report No. 2
For
Repairs for
Cutter
Tall Ships Condominium Project
Salem, South Carolina



MCA Architecture, Inc.
Forensics Division
June 13, 2016
MCA Project No. F11705.H

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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 will be removed and eave fascia will be 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 also authorized to proceed with the repair of 5 tall columns and two end wall corners at the Cutter Building. (See Change Order No. 1 attached in the amount of \$24,080.00 with attached MCA drawing no. A700 indicating the limited scope of work.)

The present total project cost is as follows:

Original Contract	\$564,592.00
Add Change Order No. 1 (5 tall columns and wall corners)	<u>\$24,080.00</u>
Total Project Cost (at this time).....	\$588,672.00

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.

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 will provide 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

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. All end wall windows have been installed. Interior work is in progress.

All existing windows and bow windows have been removed. Wood framing repairs and new sheathing installation are complete at the 15 bow windows. Waterproofing coating application is in progress over sheathing at the end walls. Interior work at the bow windows has not started.

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 concrete will cure for 30 days and then the urethane floor coating will be applied.

The repair work at the chimneys is in progress and is 80% complete.

The repair work at the fascia and gutter eaves has not started.

The work at the tall columns and corner walls has not started.

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

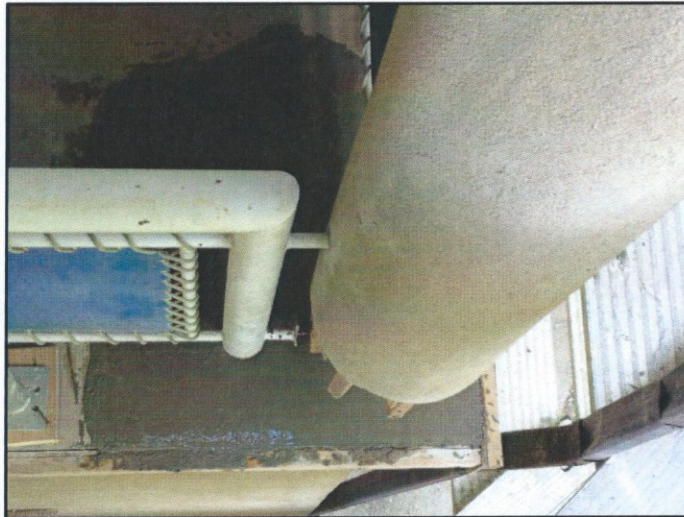
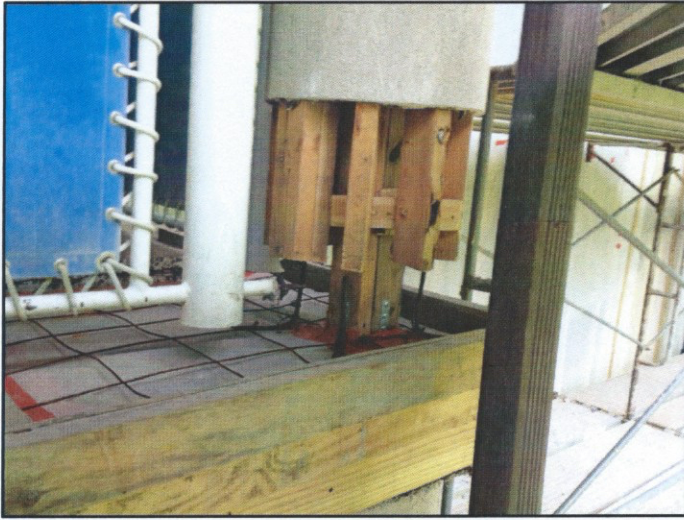
Photographic documentation follows.

Views taken May 10, 2016.



Views of end wall and bow window stack indicating waterproof coating (STO Gold Coat) and new framing at bow window openings .

Views taken May 10, 2016.



Views of rear porch column base repairs in progress.

Views taken May 10, 2016.

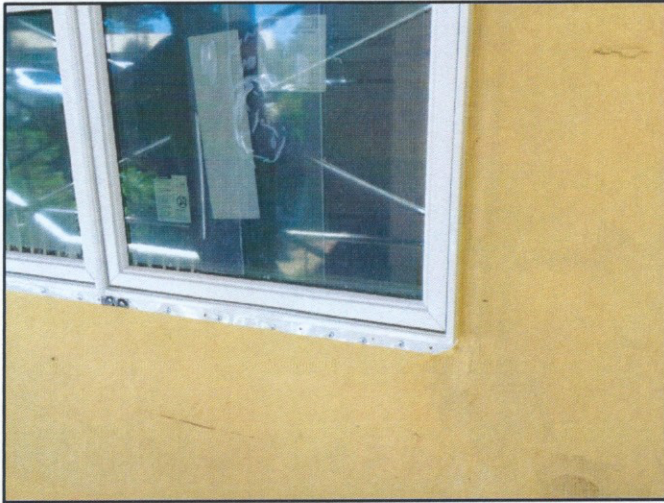


Views of existing condition of front corner tall columns.



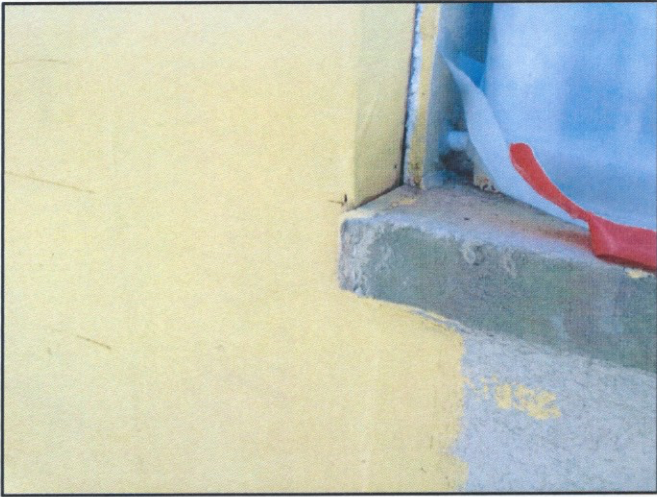
View of application of wind-lock fasteners being applied to front corner wall behind the tall columns. This wall is ready for the application of a new EIFS base and finish coat.

Views taken June 8, 2016.



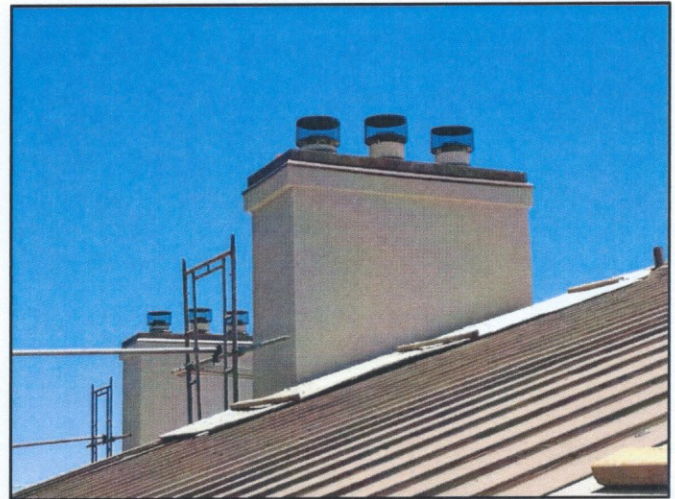
Views of end wall window installation showing the waterproof coating correctly over the window flange at the jamb and showing the window flange at the sill installed correctly over the waterproof coating. Also shown is the termination vinyl drip screed installed at the bottom for the EIFS system.

Views taken June 8, 2016.



Views of porch column base stucco application in progress and the detail where the end wall veneer system turns into the Unit rear porches. Sealant will be applied at these intersections prior to the EIFS system application.

Views taken June 8, 2016.



Views of chimney veneer repairs. New flashing at the top has been installed. EIFS veneer application is in progress.



Views of roof eave drip line and gutter. This flashing metal was found to be in very poor condition. The drip flashing will be replaced and new gutter straps will be installed.