

Summary Progress Report No. 3
For
Repairs for
Square Rigger
Tall Ships Condominium Project
Salem, South Carolina



MCA Architecture, Inc.
Forensics Division
March 7, 2016
MCA Project No. F11705.G

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Project Facts

This repair project scope at the Square Rigger 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 Square Rigger Building.

Southeastern Wall Systems, Inc., of Lexington, South Carolina is the General Contractor for the project. Southeastern was awarded the Contract in October 6, 2015 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 Square Rigger Building shown in Change Order No. 1 in the amount of \$24,080.00)

The Contractor has completed all rotted wood framing. The base bid allowance of \$15,000.00 was exceeded by the amount of \$20,286.88 issued as Change Order No. 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 (Rotted wood framing replacement)	\$20,286.88
Total Project Cost (at this time).....	\$608,958.88

Submittal data on the windows and stucco materials were submitted and approved October 21, 2015. Scaffolding erection started November 10, 2015 and completed December 1, 2015. Demolition work began December 1, 2015 and completes January 1, 2016. Windows were delivered to the site on December 17, 2015 and installed in January and February, 2016.

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

Summary Progress Report

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 multiple areas of moisture intrusion and wood rot similar to the previous buildings.

At the end walls, window and balcony header framing and some stud framing were found to be rotted. Extensive moisture and some termite damage has occurred on the west end of stack 26. Also extensive moisture damage has occurred on the east end of stack 30 from water leaks starting at the attic louvers.

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.

At the end walls, new exterior plywood sheathing and repair framing work is complete. Windows have been installed. Wood framing repairs are complete at the 15 bow windows. All bow windows have been set in place.

Waterproofing coating has been applied over sheathing. Copper flashing work is complete. EIFS finish system is 40% complete.

At the rear porch column work the framing has been repaired. Some columns required major rot replacement. Others were not rotted. Repairs are complete. Concrete curb and floor is installed. Stucco work at column is complete.

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

Interior work at the end wall windows is 80% complete and at the bow windows is 40% complete.

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

Photographic documentation follows.

Forensics Division

MCA Architecture, Inc.

Views taken February 9, 2016



EIFS veneer system foam board insulation is being installed on the east end.



Water resistive coating has been applied over the entire building work area.

Views taken February 9, 2016



Repair work at front tall columns and corner walls is in progress.



Private balcony corner column wood repairs are complete. Concrete floor and curbs are being installed. Stucco is being reapplied at the base of the columns.

Views taken February 9, 2016



Selected views of water resistive coating with new windows installed at end walls and rear bow window walls.

Views taken March 2, 2016

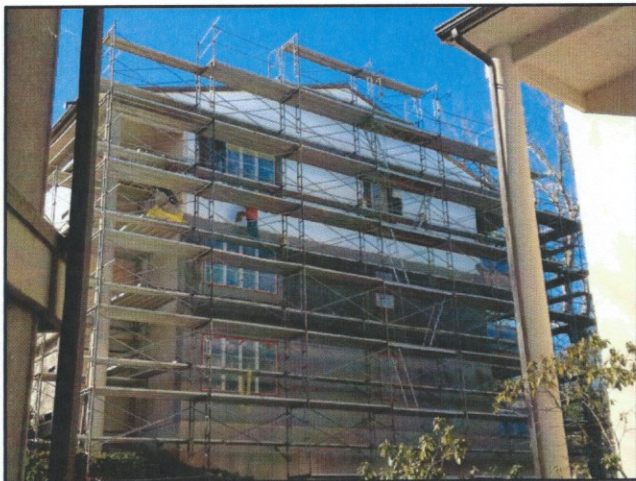


Selected views of water resistive coating with new windows installed at rear bow window walls.



Private balcony corner column wood repairs are complete. Concrete floor and curbs are being installed. Stucco is being reapplied at the base of the columns.

Views taken March 2, 2016



EIFS base coat is being applied over foam board at the east end wall.