

Summary Progress Report No. 3
For
Repairs for
Emergency Repairs to Schooner / Frigate
Tall Ships Condominium Project
Salem, South Carolina



MCA Architecture, Inc.
Forensics Division
November 15, 2016
MCA Project No. F11705.J

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Project Facts

Schooner Building

This Project represents emergency repair requirements at the first floor front entrance porches at the schooner building. The scope of work includes complete removal the existing concrete and wood structure supporting the floor at the front of Units 101, 102 and 103.

In lieu of replacing the wood structure the Contractor shall install a new concrete slab over new washed stone aggregate base fill.

Also included will be the repair of 18 first floor column bases supports. Finish veneers will be to match the existing stucco and EIFS materials. This work is part of the wood rot allowance in the contract.

A new mechanical crawl space venting system will also be provided at the crawl space of Units 101, 102 and 103.

New excavation of the existing crawl space under the elevator entrance area will be included to provide inspection access in the future. This work is part of an excavation allowance in the contract.

Frigate Building

This Project also includes a full repair at the north wall of the Frigate Building, Units 110, 210 and 310.

The full wall repair will follow the same design specifications that have been used at all end walls of other buildings. The existing wood framing will be exposed for inspection and any rotted and deteriorated structural wood would be replaced using pressure treated wood as part of the wood rot allowance in the contract.

Summary Progress Report

Clipper Building

It was determined that two additional stucco column bases needed repair at the Clipper Building. These columns are located at the first floor cross walkway next to the elevator lobby. A Change Order no. 2 was issued in the amount of \$6,000.00 to the Contractor. This work is complete.

Later it was determined that three (3) more stucco column bases needed repair at the Clipper building north stair first floor area. A Change Order no. 3 was issued in the amount of \$9,000.00 to the Contractor. This work is complete.

Project Costs

Southeastern Wall Systems, Inc., of Lexington, South Carolina is the General Contractor for the project. Southeastern was awarded the Contract on July 20, 2016 in the amount of \$147,195.00 which included the work at the Schooner Building and only a cosmetic repair of the Frigate north wall.

The present total project cost is as follows:

Original Contract	\$147,195.00
Add Change Order No. 1 (Frigate North wall full repair).....	\$54,882.00
Add Change Order No. 2 (Clipper Repair 2 columns).....	\$6,000.00
Add Change Order No. 3 (Clipper Repair 3 more columns)	\$9,000.00
<u>Total Project Cost (at this time).....</u>	<u>\$217,077.00</u>

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.

Summary Progress Report

Frigate Building

At the Frigate building north wall, scaffolding erection started August 4, 2016. Demolition work was completed on September 7, 2016. Framing rot repair is in progress. New plywood sheathing, gold coat waterproofing, foam board insulation and the EIFS finish system is complete. New copper flashing was installed at critical intersections of the wall to floor and wall to chimney.

At the Frigate building north wall the demolition work exposed multiple areas of moisture intrusion and wood rot similar to the previous building end walls. Moisture intrusion at the north wall was occurring at the intersection of roof and walkway floors, attic louver and chimney to wall intersection.

The work at the Frigate building is complete.

Schooner Building

The work at the Schooner building first floor started the week of September 26, 2016. Structural shoring was installed at each column location. The existing concrete floor was removed. The existing earth crawlspace was exposed. A substantial amount of wood framing was found rotted and damaged by infestation of termites. All damaged wood framing has been removed. The existing concrete masonry foundation walls have been repaired and reinforced.

New washed stone gravel has been installed to support the new concrete floor slab. Reinforcing mesh and bars have been installed in preparation for the new concrete floor slab on grade. Wood forming work for the new floor slab edge is in progress.

The Contractor poured the new concrete floor slab starting Wednesday morning, October 12, 2016 and was completed on October 13, 2016. Control joints were installed the morning of October 14, 2016. Water spray curing procedures continued for three (3) days. Form work was removed the week of October 24, 2016.

(Note: The application of a paint floor coating over the concrete will be scheduled to be performed the first week of December, 2016. The concrete slab must be completely dry before a paint can be applied).

Summary Progress Report

Schooner Building - Continued

The repairs to the 18 stucco and wood columns and the five columns at Clipper Building are complete except for the application of the "rock art" floor finish at the entrance of the Schooner building.

The existing crack repairs at the columns and the final painting of the columns and the existing walls at the first floor will be accomplished the first of December, 2016.

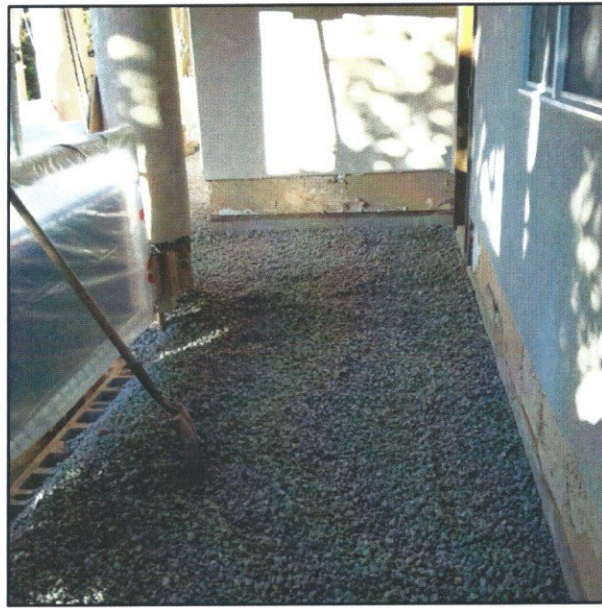
The new mechanical air ventilation systems located at the crawl spaces of Units 101, 102 and 103 have been installed and are in operation. The fans are designed to put outside air into the crawl space on a continuous basis. The electrical connections are tied to the house service panel at the Schooner building.

The premises have been cleaned and ready for future site landscaping installation.

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

Photographic documentation follows.

Views taken at Schooner Building October 11, 2016.



Views of installation of the washed stone sub base to support new concrete floor.



View showing wood edge forms and existing concrete masonry wall prepared to receive new concrete.



View showing wood edge forms and temporary wood walkway for Unit 101 access.

Views taken at Schooner Building October 11, 2016.



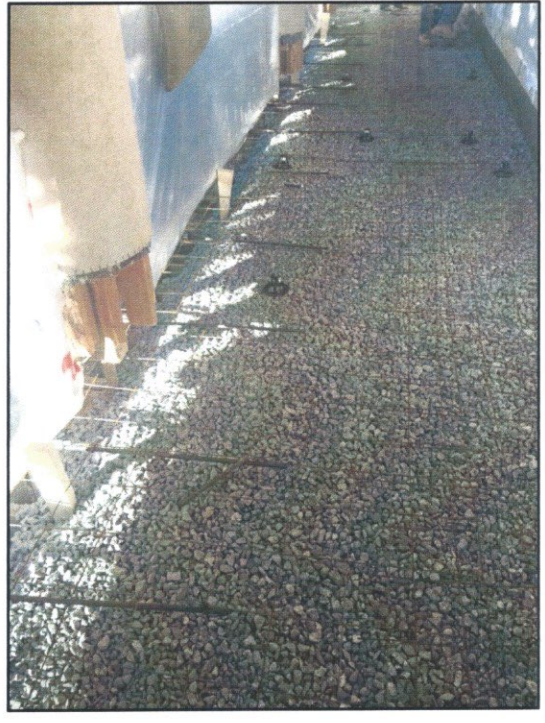
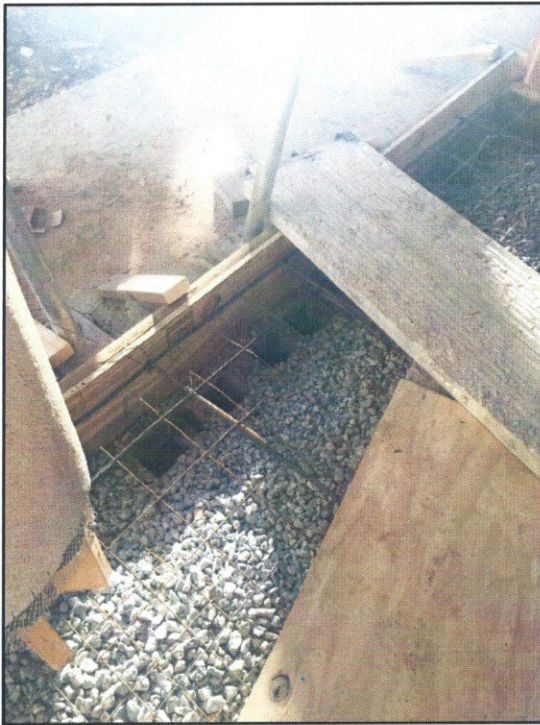
Views of installation of the washed stone sub base and edge form work.

Views taken at Schooner Building October 11, 2016.



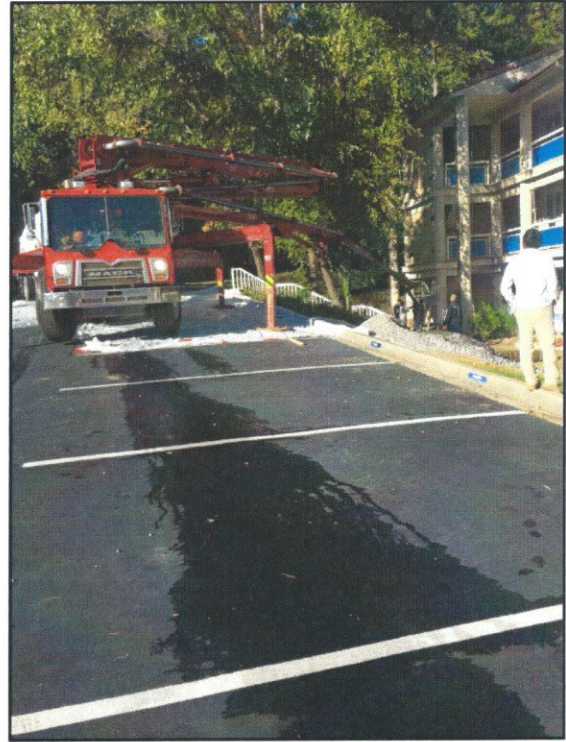
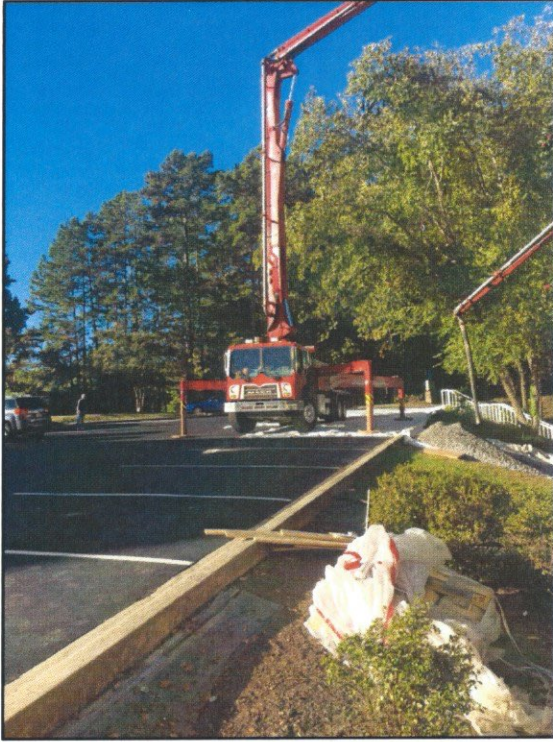
Views of column wood rot repair, application of new stucco lathe and the repair of the concrete floor at the base of the column.

Views taken at Schooner Building October 12, 2016.

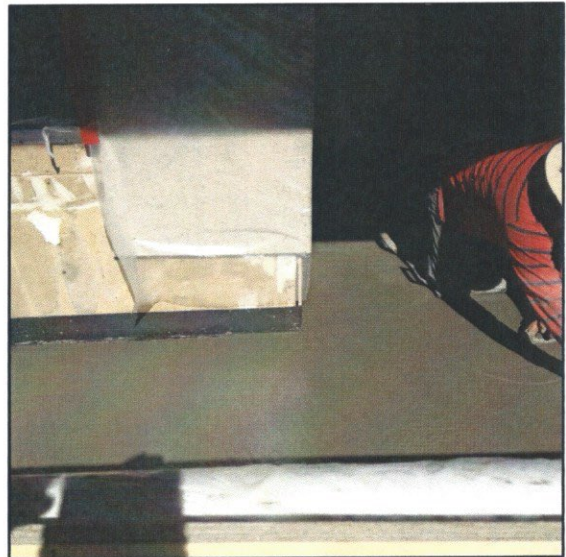
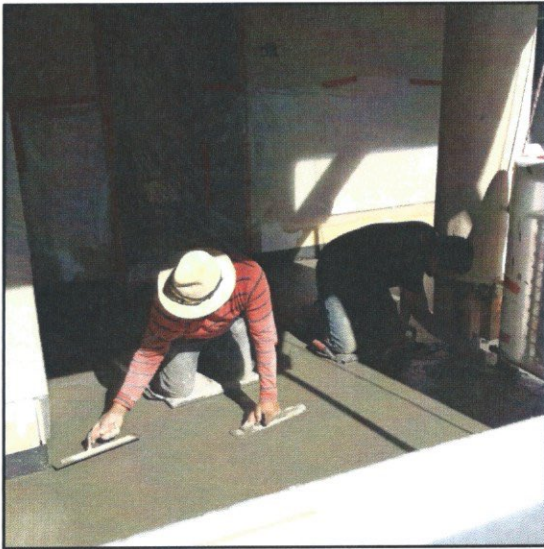


Views of reinforcing bars, washed stone and edge forms ready for pouring of concrete.

Views taken at Schooner Building October 12, 2016.



Views of concrete pumper truck ready to receive concrete.

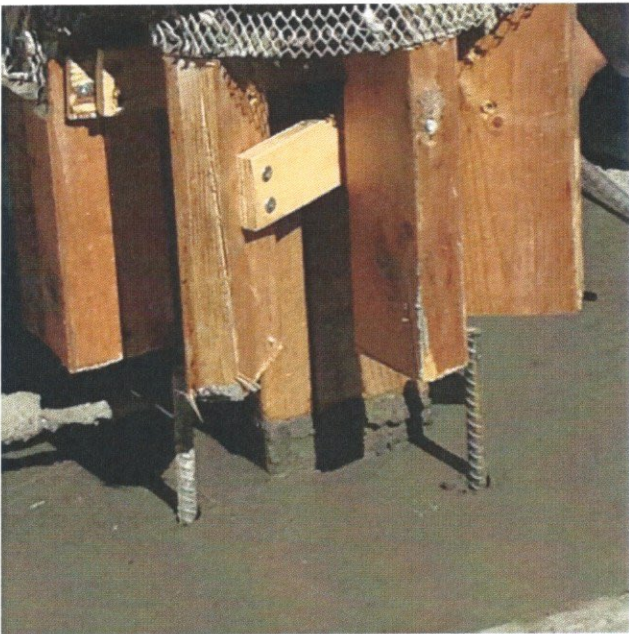


New concrete floor pour in progress.

Views taken at Schooner Building October 12, 2016.



Views of new concrete pour at corner columns.

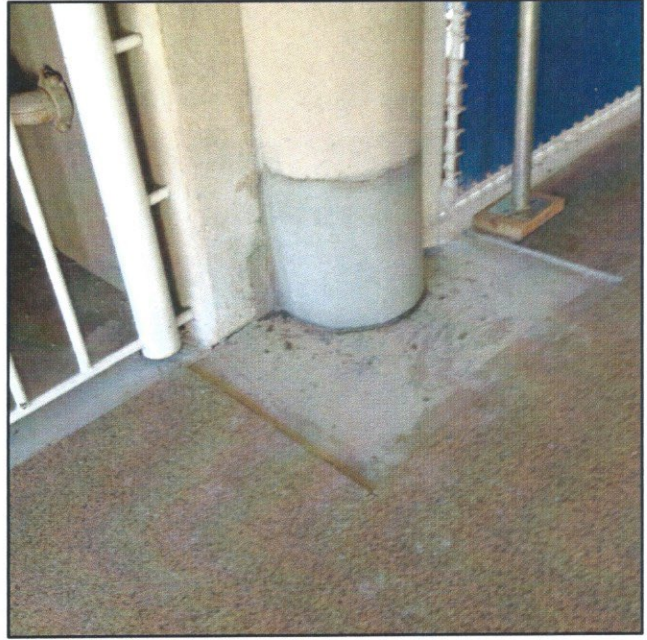


New concrete floor pour in progress.

Views taken at Schooner Building October 17, 2016.



Views of new concrete curb at corner columns.



View of new stucco applied to corner columns.

Views taken at Schooner Building October 17, 2016.

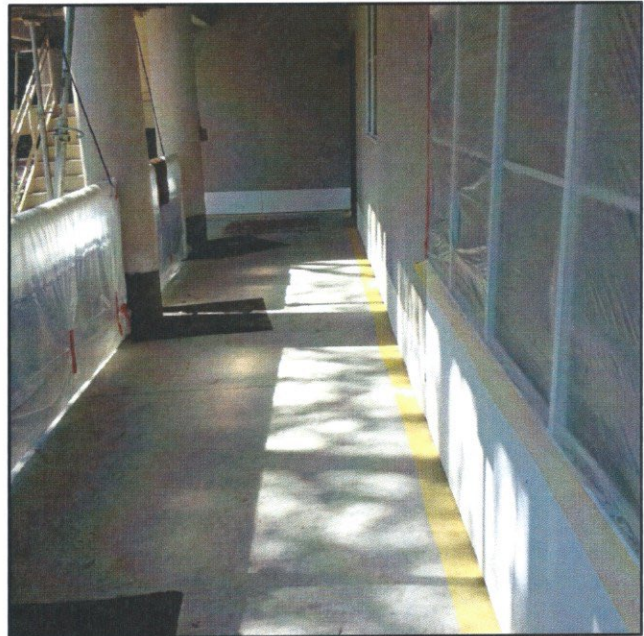


Views of new EIFS wall system being installed at floor.



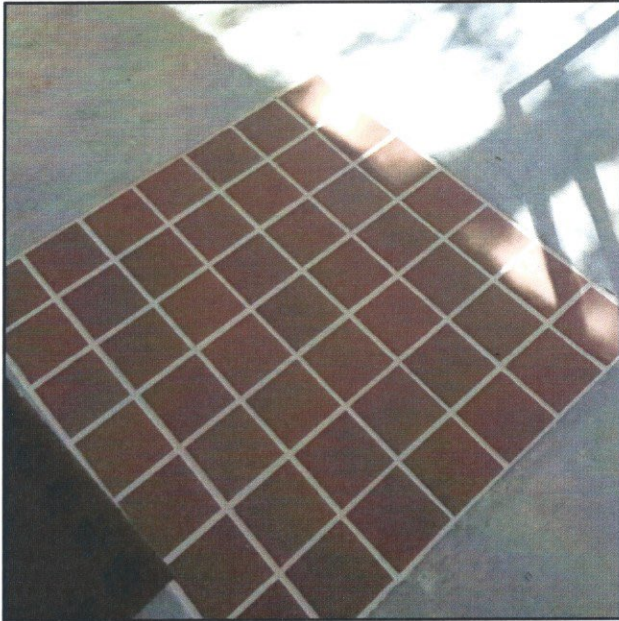
Views of floor cut out prepared to receive new terra cotta tile.

Views taken at Schooner Building October 18, 2016.



Views of terra cotta tile installation at the entrance doors of Units 101, 102 and 103. View at corridor showing work in progress to finish columns and new work at existing walls.

Views taken at Schooner Building October 25, 2016.



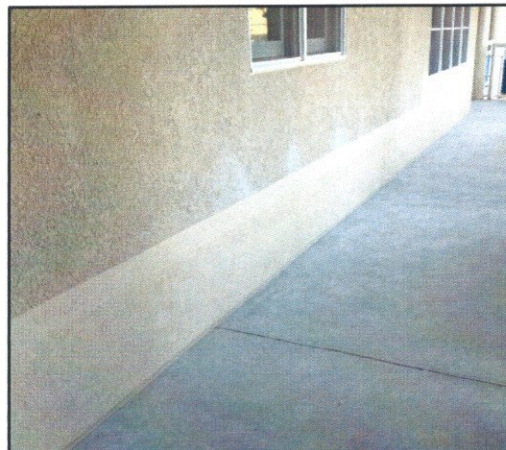
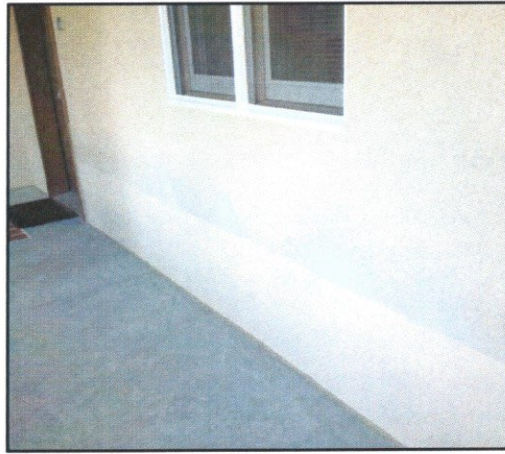
Views of finishing work in progress.

Views taken at Schooner Building November 10, 2016.



Views of new mechanical ventilation system at crawl space areas and the replacement of metal screen panels at stairways.

Views taken at Schooner Building November 10, 2016.



Views of finish work in progress.

(Note: Concrete slab and existing wall will be painted in December, 2016.)