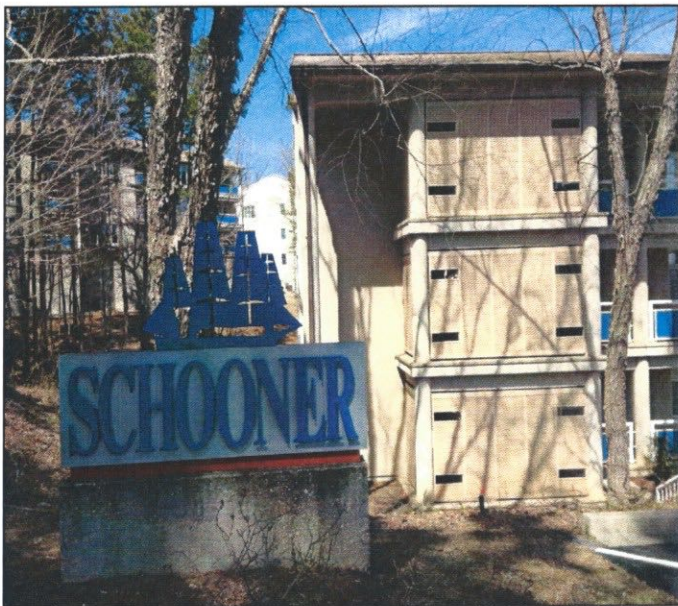


Summary Progress Report No. 2
For
Repairs for
Emergency Repairs to Schooner / Frigate
Tall Ships Condominium Project
Salem, South Carolina



MCA Architecture, Inc.
Forensics Division
October 10, 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.

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

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 an allowance of \$3,000.00.

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.

Summary Progress Report

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
Total Project Cost (at this time).....	\$208,077.00

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.

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.

Summary Progress Report

Schooner Building

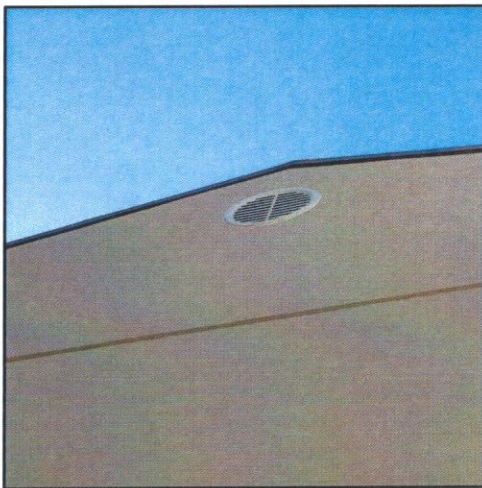
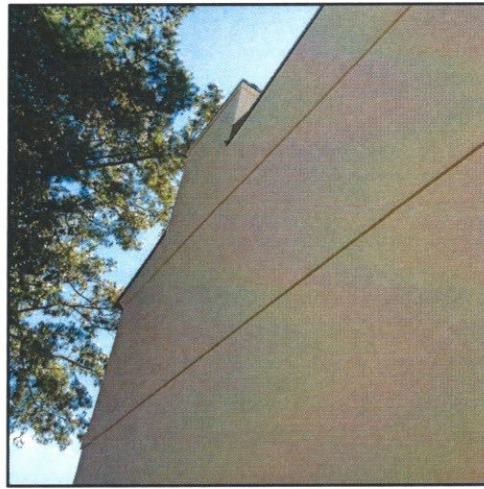
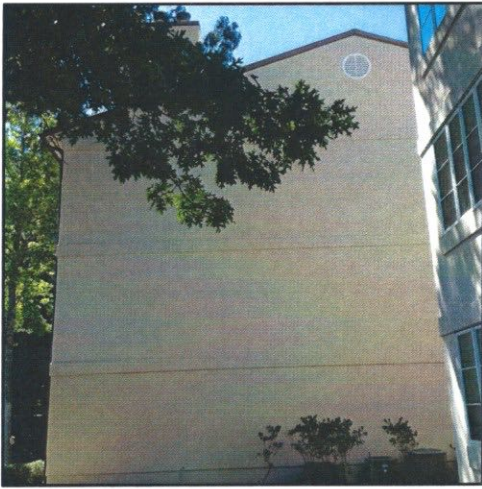
The work at the Schooner building first floor started the week of September 26, 2016. Structural shoring was installed at each column location. The existing concrete floor was removed. The existing earth crawlspace was exposed. A substantial amount of wood framing was found rotted and damaged by infestation 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 expects to pour the new concrete floor slab starting Wednesday morning, October 12, 2016 and continue October 13, 2016.

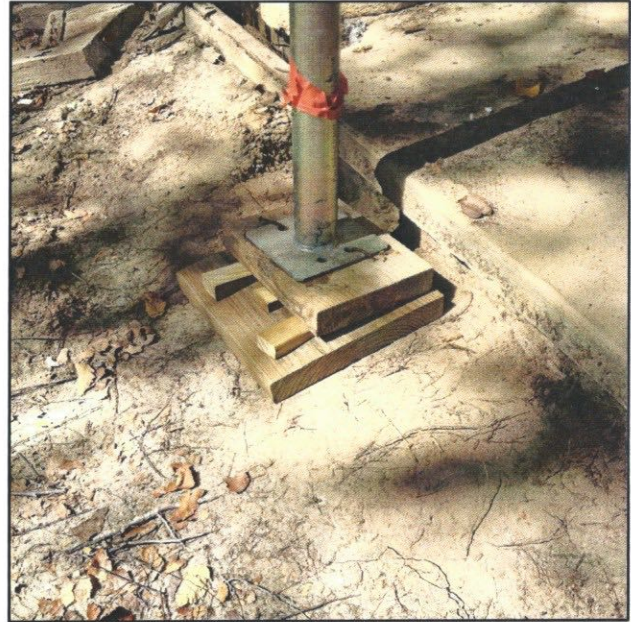
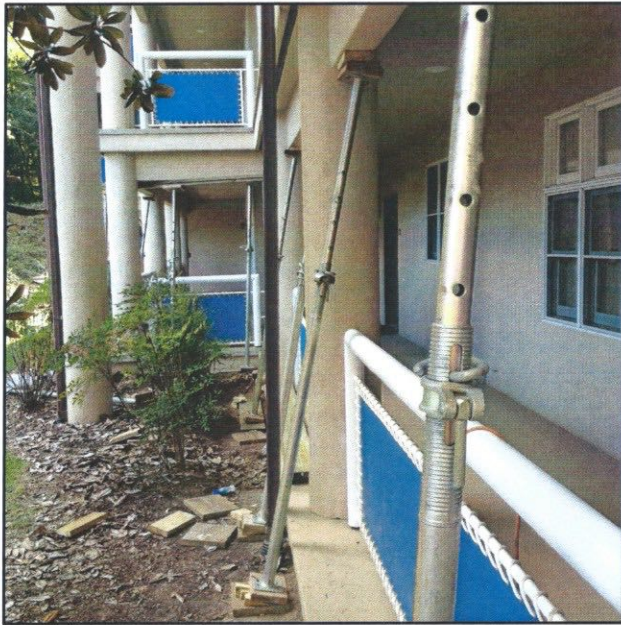
The repairs to the 18 stucco and wood columns and the two columns at Clipper Building are in progress.

Views taken at Frigate Building September 21, 2016.



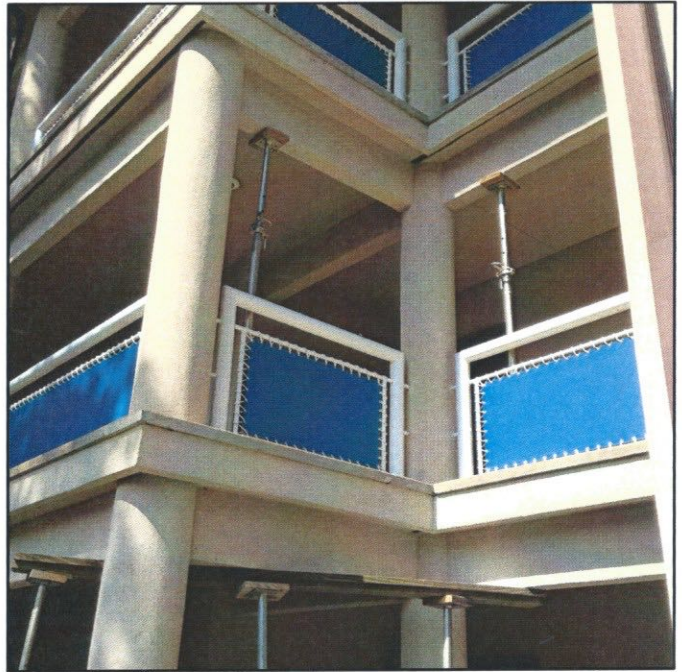
Views of the finished work at the north wall of Units 110, 210 and 310.

Views taken at Schooner Building September 21, 2016.



Views of shoring posts installation in progress.

Views taken at Schooner Building September 26, 2016.



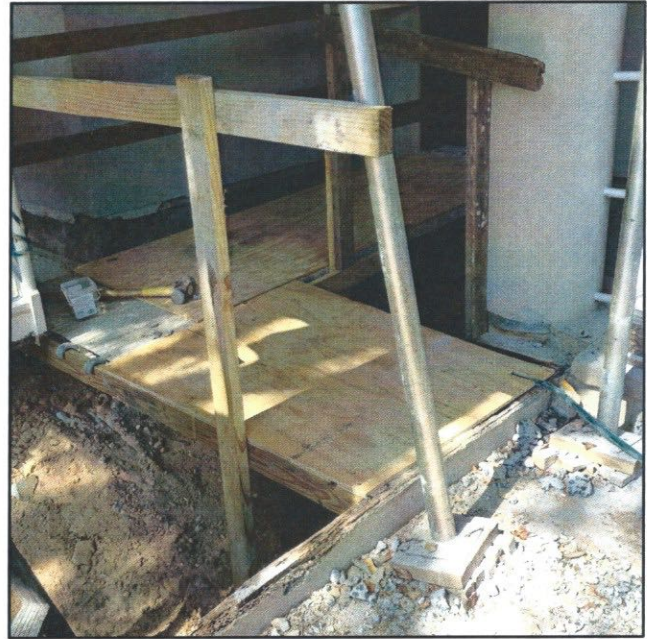
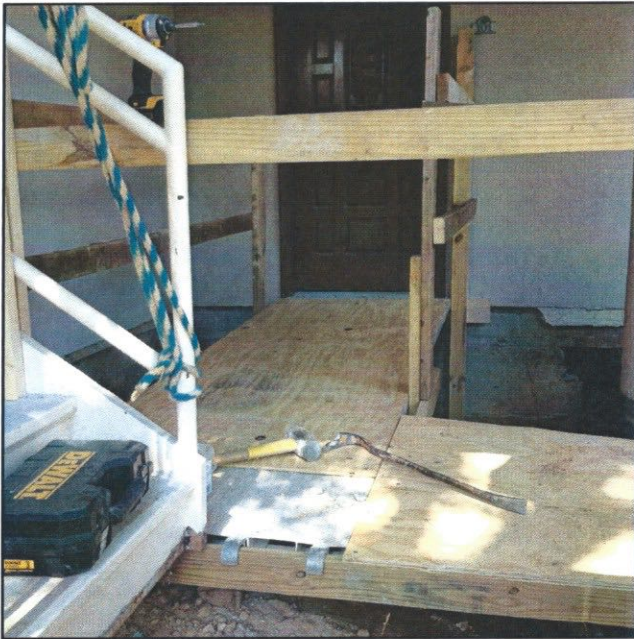
Views of shoring systems secured in place. Temporary dust barriers are in place.

Views taken at Schooner Building September 26, 2016.



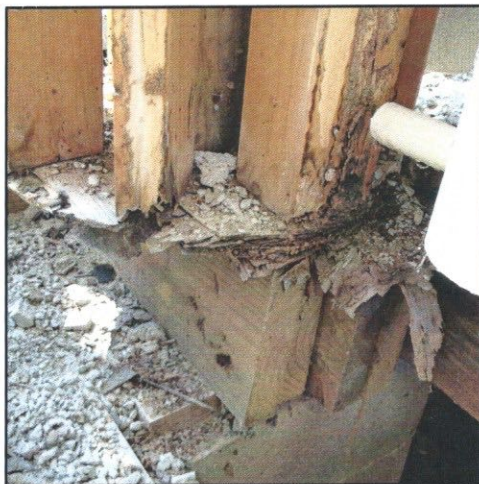
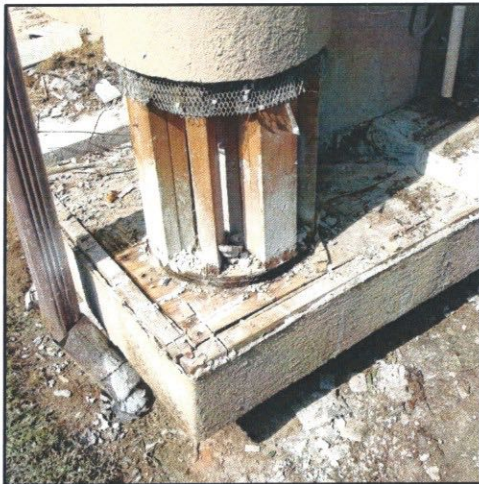
Views of rotted wood framing and concrete removal in progress.

Views taken at Schooner Building September 26, 2016.



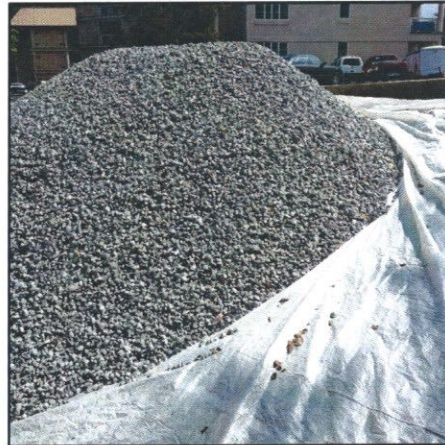
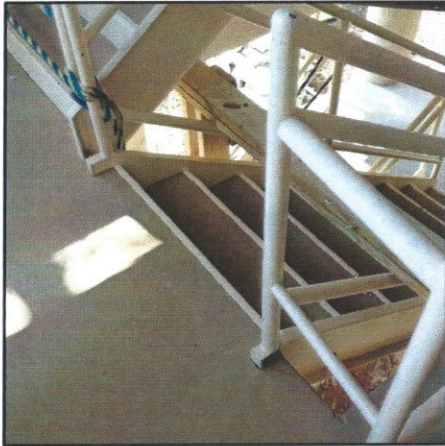
Views of temporary access walkway to Unit 101. Views of deteriorated wood condition under columns and at wall.

Views taken at Schooner Building September 28, 2016.



Views of work in progress at column bases and removal of floor wood framing.

Views taken at Schooner Building September 28, 2016.



Views of temporary support for existing stair. Evidence of an abandoned termite home in the existing foam board of the wall. Views of concrete removal and delivery of new washed stone fill material. Termite treatment will be applied to all soil before gravel is spread.