

# Carlton Tower

The Carlton Condominium Association, Inc

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## CONSTRUCTION UPDATE #1

By now, for those of you residing at Carlton Tower, you have probably guessed that we have finally begun our long awaited re-construction project. As of today, we are 25 days into the work and are making good progress. We thought we would take this opportunity to bring everyone up to date on what is happening, and what to look forward to.

Our contract for the entire project is estimated to take 210 days from the completion date of mobilization (23 March 2014), which is approximately 23 October 2014. Notwithstanding any major weather delays due to storms or high winds, it is our objective to complete the project before the end of September.

The project consists of a number of phases, the first being the repair and painting of the building exterior. This process began at the beginning of March, with the MOBILIZATION phase. The contractor began by establishing an on-site office in the container on the west side parking area. On the roof, we have added special electrical hook-ups for the motor operation of the “swing stages”, (the platforms on which the workers ride up and down the face of the building to complete their repairs and painting), as well as special attachment points to secure the cables and safety lines for the swing stages. When we are at full strength, at the beginning of the week of 21 April, we will have 8 swing stages in operation, with 17 men working.

The next phase is the “determination of damage” phase. For those of you that are here, you may have noticed red squares randomly painted over the west and north faces of the building. These are the areas that have been determined to be spalling (concrete cracking due to the rusting and expansion of the iron reinforcing rods in the columns and slabs) which causes the exterior stucco to crack and permit water to intrude. The areas requiring repair are determined by our structural engineer, by taking a hammer, and sounding every square inch of the exterior of the building, as well as all of the balconies. The engineer works for the association, and is monitoring the repairs on our behalf. This insures that the contractor is not randomly selecting areas for unneeded repair and running our costs up. Our contract for repair is based on the square footage and the depth of the needed repair, and we are billed monthly for work completed. Our contract provides all of the details and specifications of how the repairs are to be performed and what materials are to be used. A photographic record of every repair is maintained, and a substantial number of these photos will be available on the Carlton Tower web site for your review.

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When the concrete is repaired, new stucco is applied to match the texture of our building. Then, the entire exterior side of the building is pressure cleaned, and all windows are inspected and re-caulked where needed. The newly repaired areas, in turn, are sealed and paint primed. It is at this point that we are able to begin the painting of the building surface. We have selected a Benjamin Moore paint product with an 8 year warranty; however, we expect to get a 10 year life from the paint. We are applying 2 coats of paint, the first being a pigmented primer, followed by the finish coat. The paint thickness is being monitored by our engineers and the paint company, to insure that we have applied the product properly and that our warranty will be in effect.

At this time we are happy to report that the damage uncovered thus far is as expected, and in keeping with what would be expected on the west and north elevations of our building. This is because the prevailing winds for our area are from the southeast, thus the north and west sides are shielded from the salt water spray from the ocean. We expect to be finished with the west side of the building and to be removing the plastic coverings and swing stages from the building by 25 April. On 28 April, the swing stages will be relocated to the east side of the building and we will continue repairs. Once we have assessed the damage here, we will be able to give a better idea of our expected time of completion for the east side.

The north elevation of the building is progressing, and on 21 April, 2 additional swing stages will be added. In addition, since the parking area in the front must be closed for this work, we will begin the restoration phase of the front driveway and entrance. This work will take approximately 60 days with an estimated completion date of 15 June, which will coincide with the completion of the painting of the north elevation.

The front drive restoration is a complex undertaking and will require the construction of a wall on the northeast corner of our property, new front wall cap with new electrical conduit for the new lighting, planters, removal of the front sidewalk, and the re-grading of the entire hill to the front entrance. This all will be culminated with a new brick drive entrance.

On approximately 15 May, the first swing stage will be transitioned to the southeast side of our building. It will be at this time that we will be closing the pool and beginning that phase of our repairs. The estimated time of completion for the pool area is 15 July; however, this date will be adjusted as we determine the extent of damage to the building as well as the pool.

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We hope that this information has been of help in your understanding of what, why and how we are progressing with our repairs. There is a progress chart (Gantt chart) in the manager's office for your reference if you wish to follow the progress of these projects, and it is updated weekly. Additionally, we will be updating our web site [www.carlontowercondos.com](http://www.carlontowercondos.com) with photographs and commentary as often as is practical, and will try to give a report on the progress of each phase, and any problems encountered, every 30 days.

As always, we appreciate your patience with the noise, dirt, and the daily inconveniences of parking and access to your home. We are doing everything possible to properly execute this project and complete it early, and on budget. Hopefully the results will exceed your expectations.

If you have any questions or suggestions, please contact John Camaioni, our manager, and we will get back to you immediately.

Sincerely,  
Bob Dean