



May 1, 2026

Seaside Retreat Condominium Association
C/O Mr. Michael Austin
Amelia Island Management
5440 First Coast Highway
Amelia Island, Florida 32034

via email: michael.austin@omnihotels.com

**Exterior & Below-Grade Renovation Project Completion Report
(Project Completed May 1st 2026)**

Seaside Retreat Condominium Association
Amelia Island, Florida 32034



Project Start Date: March 17, 2025
Project Completion Date: May 1, 2026

The exterior renovation at Seaside Retreat has been successfully completed. The original two projects (Below-Grade Waterproofing and Exterior Renovation) were consolidated into one comprehensive scope. All work has been finalized, including the resolution of several significant unforeseen conditions discovered during the project.

The building envelope has been fully restored and upgraded, providing improved long-term protection against water intrusion in a coastal environment.

Project Scope Summary:

The combined project encompassed the full scope of work and bid schedule items, including:

Below-Grade & Site Work:

- Mobilization & General Conditions
- Performance and Payment Bond
- Remove existing grass, vegetation, irrigation system, and soil from all below-grade garages.
- Repair existing CMU knee walls and west CMU retaining wall.
- Concrete Repair Allowance.
- Landscape Allowance.
- Replace garage exhaust fan systems.
- Excavate, waterproofing, and reinstall landscaping in west side planter beds.

Exterior Renovation Scope:

- EIFS Repair Allowance (1,000 SF)
- Chair Repair Allowance (50 EA)
- Remove and replace all plane changes, penetrations, and perimeter sealants. (Window and door glazing not included)
- Apply coating system to all previously coated surfaces.
- Remove and replace all balcony waterproofing systems.
- Remove and replace core mounted guardrails with new surface mounted guardrails (color to match existing).
- Remove and replace all existing vent covers with Special Copper Wind Defender 4inch with. Damper and No Throat (DWVC 4WD HDO) from Luxury Metals.
- Replace all outlet covers with new Stainless-Steel hardware.
- Install waterproofing system on east side stairs.
- Close in existing CMU openings into garages, waterproof, and finish to match building.
- Remove and replace all stairwell swing doors with new marine grade SS hardware.
- Install HVAC system in fire pump room with dehumidification system.

All work was completed in accordance with the contract documents.

Key Unforeseen Conditions & Additional Work Performed:

- Cool deck beneath the existing waterproofing system. CSI recommended removal of the Cool Deck down to clean concrete substrate before applying the new traffic coating system. Deferring removal of the cool deck would have risked membrane delamination and potential premature waterproofing failure.
- Balcony sloping once the cool deck was removed, the team performed flood testing of the balconies and observed bird baths and improper sloping. CSI recommended re-sloping all balconies to ensure positive drainage. Deferral would have allowed ponding water and potential for increased leak risk.
- EIFS system deficiencies at wall base. CSI inspection revealed that the EIFs system at the lower perimeter of the walls lacked proper back wrapping. The foam insulation was left unencapsulated (without mesh and base coat), and the specified perimeter sealants were chemically incompatible with the exposed foam. This condition created a high risk of sealant failure and water intrusion at the wall base and balcony transitions. The Board of Directors requested repair recommendations for the areas of improper back wrapping and exposed foam. After review, the BOD selected the “Best Option” Remove EIFS at wall base.

This scope included –

1. Cutting and removal of the EIFs at the bottom of the wall perimeter 6-8 inches to expose the densglass sheathing. Once the EIFs was removed, Fields prepped the base of the wall and balcony slab interface to accept new sealants.
2. Apply NP1 sealant at wall to floor transition and all joinery.
3. Apply base coat application of the fluid applied traffic coating system with broadcasting sand.
4. Installation of a factory pre based starter EIFs and baseboard feature.
5. Application of base coat with fiberglass reinforcing mesh.
6. Application of finish coat to top of baseboard and paint.
7. All new balcony to new EIFs band sealants.

Recommendation for Future Work: When the next balcony waterproofing project commences, the general contractor should be very methodical when removing sealants to avoid cutting the EIFS mesh and exposing raw foam, which would return the system to its original deficient condition.

- Post Tension Repairs – During balcony concrete repairs, post-tension cables required significant attention. A 3rd party vendor made multiple site visits working closely with Fields GC to ensure all repairs were conducted appropriately.
- Landscape design and drainage modifications were performed around the building's perimeters to improve drainage and direct water away from the structure.

Recommendation for Ongoing Maintenance:

Door Hardware - To maximize the service life of all new hardware installed during this project, it is recommended that a regular maintenance program be implemented. All exterior door hardware (hinges, closers, locks components) should be periodically cleaned to remove salt deposits and protected with a high-quality dry film lubricant. Consistent application of dry film lubricants every 6 months (or after major storms) will help prevent pitting, rust, and corrosion in the harsh coastal environment.

Wall Coatings (DowSil All Guard) - The new DowSil All Guard wall coating provides excellent water repellency and UV protection. To maintain its performance, it is recommended that the walls be inspected annually and the coating be re-applied as needed (typically every 7–10 years) to ensure continued protection against moisture intrusion and coastal weathering. Refer to manufacturers' recommendations for cleaning and maintenance. Pressure washing is typically performed every 2 years to maintain a clean surface.

Traffic Coatings (Sikalastic 220/225) - The new Sikalastic 220/225 traffic coating system on balconies and east staircases is designed for high durability and waterproofing under foot traffic. Regular inspection will ensure the waterproofing system is performing as intended and providing protection to the buildings' structural components. Refer to manufacture recommendations for cleaning and maintenance.

Handrails - The new Kynar (PVDF) coated handrails installed during this project offer excellent long-term durability and color retention. To maintain their appearance and protect against corrosion in the coastal environment handrails should be periodically cleaned with mild soap and water to remove salt deposits, bird droppings, and airborne contaminants.

Phase Map



GENERAL SCHEDULE

Dates may vary based on weather and unexpected conditions.

Below Grade Waterproofing		
Estimated Duration		
	Start	Complete
Building 2 South (Phase 1)	March, 2025	May, 2025 - Completed
Building 2 North (Phase 2)	May, 2025	July, 2025 - Completed
Building 1 South (Phase 3)	May, 2025	July, 2025 - Completed
Building 1 North (Phase 4)	July, 2025	September, 2025 Completed

Exterior Envelope		
Estimated Duration		
	Start	Complete
Building 2 South (Phase 1)	March, 2025	June, 2025 Completed
Building 2 North (Phase 2)	July, 2025	October, 2025 Completed
Building 1 South (Phase 3)	September, 2025	May, 2026 Completed
Building 1 North (Phase 4)	September, 2025	May, 2026 Completed

CHANGE ORDER REQUESTS

Change requests are documented in detail separately in the change control log managed by CSI.

Change Request Number	Change Request Name	Request Date	Current Status
01	Color Change	March 31, 2025	Approved
02	EIFS / cool deck / topping	April 15, 2025	Approved
03	B.G.W. Concrete Prep Phase 1	May 06, 2025	Approved
04	Balcony Sloping/Ponding remediation	May 13, 2025	Approved
05	B.G.W. Concrete Prep Phase 2 & 3	June 2, 2025	Approved

06	Swing door trim, EIFs beyond Allowance, SS trench drain, Southern Post Tension	August 13, 2025	Approved
07	EIFs beyond allowance, closing garage exhaust vents, Additional Louver CMU closed	September 2, 2025	Approved
08	Storm Prep, west planter drainage, center east drainage, garage to pool drainage, rock upgrade, Close in 3 vents, Stucco 160SF, repair below grade phase 4, Electrical outlet replacements.	September 30, 2025	Approved
09	New east garage access doors, Additional EIFs	October 31, 2025	Approved
10	Additional EIFs	December 3, 2025	Approved
11	EIFs 620 SqFt, Post tension repairs Building 1.	December 30, 2025	Approved
12	Post tension Building 1, Sloping east side stairwell landings, EIFs repairs 545 SqFt	February 2, 2026	Approved
13	Overpayment Credit for CO #9	February 18, 2026	Approved
14	Stucco / EIFs 60SqFt	April 1, 2026	Approved
15	Stucco / EIFs 60SqFt Concrete / landscape Credit	May 1, 2026	Approved

ALLOWANCES

Allowances detailed below are cumulative of the project as it progresses on each drop. Allowances are updated as counts are completed on the project by the CSI and FCC project teams.

Concrete Allowances

Exterior Reno Concrete Allowance (CF)	Concrete Used (CF)	Concrete Percent Used
200	190	95%

Below Grade Concrete Allowance (CF)	Concrete Used (CF)	Concrete Percent Used
10	33.5	100%

- Projected Below Grade Allowance used. Tracking additional CuFt repairs at \$650 Per Bid Schedule.
- CO5 – 17CuFt

EIFS Allowance:

EIFS Allowance (SF)	EIFS Used (SF)	EIFS Percent Used
1000	1000	100%

Chair Repair Allowance:

Chairs Allowance (EA)	Chairs Used (EA)	Chairs Percent Used
75	75	100%



Photograph 1. Building 2 – Before construction.



Photograph 2. Building 1 – Before construction.



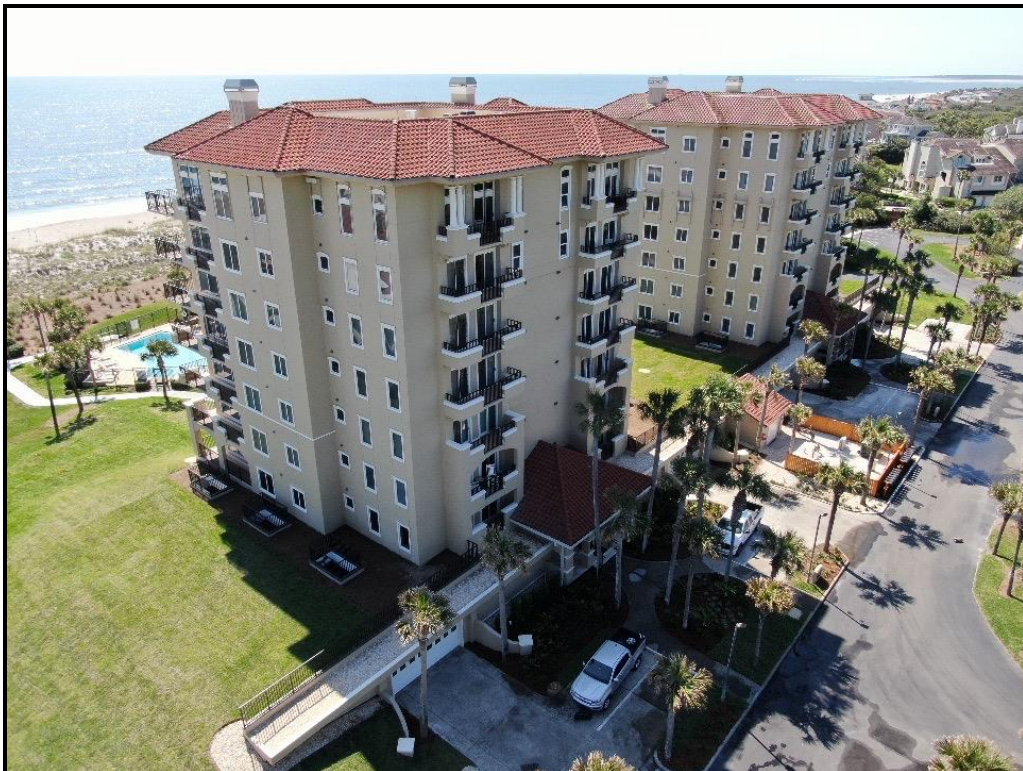
Photograph 3. Property overview – Before construction.



Photograph 4. Building 2 – Before construction.



Photograph 5. Building 1 – Before construction.



Photograph 6. Property overview – After construction.



Photograph 7. Property overview – After construction.



Photograph 8. Building 2 front overview – After construction.



Photograph 9. East stairwell staircase – After construction.



Photograph 10. Property overview – After construction.

Thank you for the opportunity to provide our professional services. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

Construction Solutions Inc.,

A handwritten signature in black ink, appearing to read "JUSTIN WATSON", with a large, stylized initial "J" that loops around the first part of the name.

Justin Watson
Project Manager

***Construction Solutions, Inc.** provides specialized engineering and project management solutions to commercial, multi-family, institutional, and high-end residential customers throughout the Southeast. We are proud to have thousands of satisfied customers in our over 20-year history. The Jacksonville Business Journal recently designated Construction Solutions, Inc. as one of the top 50 fastest growing private companies in Northeast Florida. We are ranked in the top 25 engineering firms and top 50 commercial construction contractors in Northeast Florida for 2014 through 2017. We have recently received personal recognition from Senator Marco Rubio, Senator Bill Nelson, Governor Rick Scott and various other leaders in our community. Jason Hambrecht, President & CEO, was awarded Business Leader of the Year for 2015 by the Fernandina Beach—Amelia Island—Yulee Chamber of Commerce.*