



# Seaside Retreat Condominium Association

## Amelia Island, Florida



### Project Scope of Work Report

December 19, 2023



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### **Project Scope of Work Report**

Seaside Retreat Condominium Association  
Amelia Island, Florida 32034

As requested, **Construction Solutions, Inc.** ("CSI") has prepared the following report detailing the scope of work pertaining to the recent envelope evaluation completed in October 2023 in accordance with our proposal dated July 31<sup>st</sup>, 2023. The following report details the recommendations for base bid and alternate bid items for the upcoming exterior repair project.

### **PROJECT SCOPE STATEMENT**

Seaside Retreat Condominium Association will undergo a building renovation to repair issues discovered during the recent milestone inspection in April 2023 as well as other issues found during a follow up building envelope evaluation in October 2023. All items are listed below in the product scope description.

#### **Product Scope Description**

- The Building Renovation Project will include:
  - Base Bid:
    - Repair all spalled or cracked concrete.
      - Repair balcony waterproofing after concrete repairs.
    - Repair all ceiling chairs.
    - Repair failed or reverting plane change and penetration sealants.
    - Repair all EIFS cracks and wrinkles.
    - Replace all dryer vent covers.
    - Replace all outlet covers.
    - Install waterproofing on east side stairs and landings leading to stairwells once concrete repairs are completed.
    - Close in, with CMU, and waterproof both east and west side existing ventilation locations currently blocked with plywood.

- Repair existing CMU walls and post pockets on all skylight openings then waterproof CMU walls, integrating in with below grade waterproofing and install a metal cap flashing.
- Repair west CMU retaining wall then waterproof, integrating in with below grade waterproofing, and install a metal cap flashing.
- Repair below grade waterproofing at all horizontal to vertical interfaces.

Alternates:

- Performance and payment bond
- Prepare and install new balcony waterproofing on all balconies.
- Replace all core mounted guardrails with surface mounted rails.
- Replace all plane change sealants on the building.
- Coat building with two coats of paint, roll applied.
- Replace below grade garage waterproofing system.

### Product Acceptance Criteria

- The product will be considered complete when the following actions have taken place.
  - All scope of work is complete.
  - All work is approved by contractor, CSI, and Seaside Retreat.
  - All pay applications have been approved and paid to the contractor.
  - A final release of lien has been received.
  - All warranty documents for the project have been produced and distributed to all parties.

### Product Deliverables

- All concrete spalls and cracks repaired.
- Balcony waterproofing repaired.
- Failed or reverted sealants replaced.
- East side stairways waterproofed.
- Garage waterproofing repaired.

### Project Exclusions

- Roof systems will not be included in the project.
- Windows and doors (including common doors & windows) will not be replaced.
- The balcony lights will not be replaced.

### Project Constraints

- The staging area for materials and contractors is limited to the west parking lot.
- Lift access to the east side of the buildings requires detouring around adjacent properties.

## Base Bid Items Detailed

### Repair All Spalled Concrete and Balcony Waterproofing:

All concrete spalls will be repaired. This will be bid out as an allowance item. There is a possibility that post tension repairs or temporary de-tensioning, so concrete repairs can be conducted, will be required as well. The balcony waterproofing will be repaired once concrete repairs are complete. Other miscellaneous waterproofing repairs will also take place.



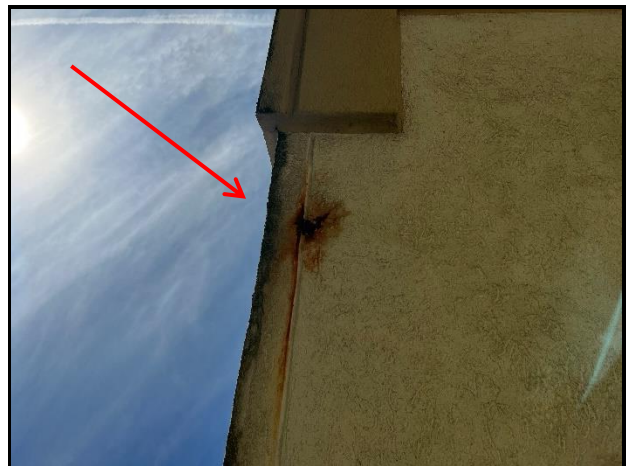
**Photograph 1. Balcony edge spall, note location of core mount directly above the spall.**



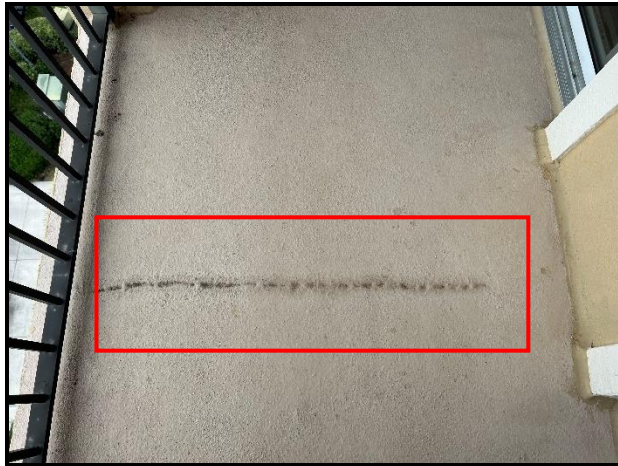
**Photograph 2. Balcony edge spall near core mount.**



**Photograph 3. Balcony edge spall.**



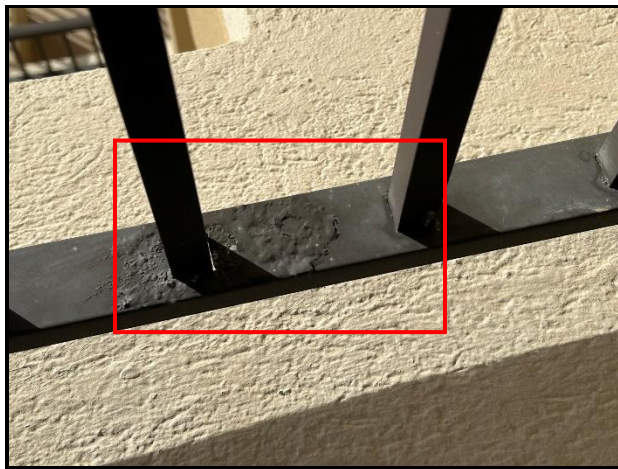
**Photograph 4. Balcony edge spall.**



**Photograph 5. Waterproofing crack requiring repair.**



**Photograph 6. Suspected crack developing in waterproofing.**



**Photograph 7. Rail paint peeling.**



**Photograph 8. Rail paint fading and deteriorating.**

### Repair All Ceiling Chairs:

All ceiling chairs will be repaired by grinding out the corroded metal and repairing the location.



Photograph 9. Ceiling chair.



Photograph 10. Ceiling chair.

### Repair Failed or Reverting Plane Change Sealants:

All plane change and penetration sealants will be repaired as necessary via a linear foot allowance.



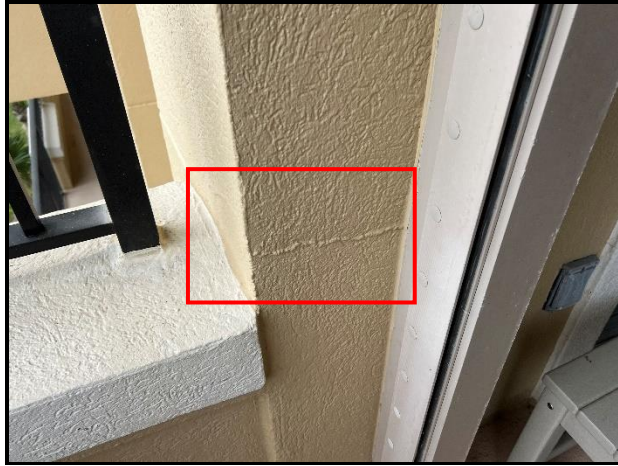
Photograph 11. Failed rail sealant.



Photograph 12. Failed perimeter sealant.

**Repair All EIFS Cracks and Wrinkles:**

All EIFS cracks, wrinkles, and impact damages will be repaired.



**Photograph 13. EIFS wrinkle.**



**Photograph 14. EIFS wrinkle.**



**Photograph 15. EIFS impact damage.**



**Photograph 16. EIFS impact damage.**

### Replace All Dryer Vent Covers:

All dryer vent covers will be replaced with new. Previous mock ups have been conducted and will be included in this project.



**Photograph 17. Vent cover corroding.**



**Photograph 18. Vent cover corroding.**

### Replace All Outlet Covers:

All exterior outlet covers will be replaced with new. Previous covers are broken, missing, or corroded.



**Photograph 19. Missing outlet cover.**

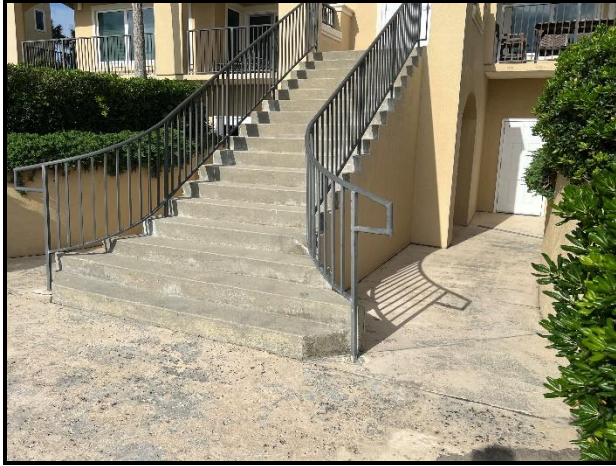


**Photograph 20. Corroded outlet cover.**

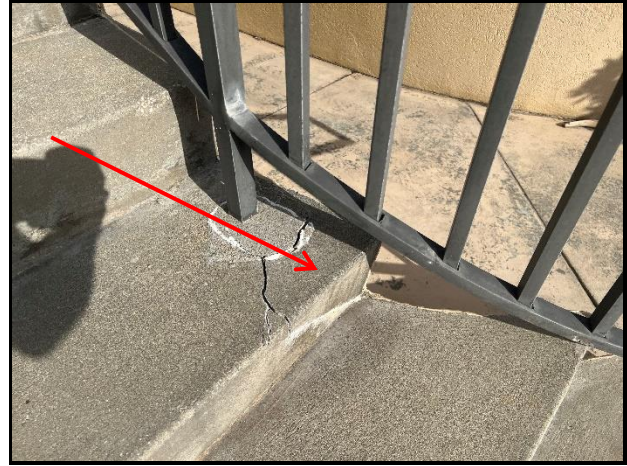


### Install Waterproofing on Eastside Stairs and Landings:

The east side stairs and landings to the stairwell do not have waterproofing installed, potentially allowing water to penetrate the stairs. As part of the project, the stairs will be waterproofed with a traffic coating system once concrete repairs are completed.



Photograph 21. Stair overview.



Photograph 22. Concrete spall.

### Close In With CMU And Waterproof Both East And West Side Existing Ventilation Locations Currently Blocked With Plywood.

The below grade garages have temporarily closed in louver openings that are allowing water to penetrate the CMU. As part of the project, these openings will be repaired by filling in the opening with CMU, repairing the exterior finishes to match the rest of the building, and then painting to match as well.



Photograph 23. Opening closed in.



Photograph 24. CMU wall spall.

## Below Grade Waterproofing:

1. Repair existing CMU walls and post pockets on all skylight openings then waterproof CMU walls, integrating in with below grade waterproofing and install a metal cap flashing:
2. Repair west CMU retaining wall then waterproof, integrating in with below grade waterproofing, and install a metal cap flashing.
3. Repair below grade waterproofing at all horizontal to vertical interfaces.

The below grade waterproofing will be listed in the base bid to repair all perimeters and penetrations. It was found that the skylight walls and west retaining wall do not have waterproofing and is raw concrete. The main waterproofing starts well below the finish grade. Water is able to freely enter the concrete and the below grade garages. It was also found that the termination of the waterproofing has failed on the perimeters, allowing water to work into the system.



Photograph 25. Overview of west retaining wall.



Photograph 26. Waterproofing with void through wall.



Photograph 27. Termination/perimeter sealant failed.



Photograph 28. Skylight with evidence of water intrusion.



**Photograph 29. No waterproofing installed on CMU wall, post pockets failed.**



**Photograph 30. Waterproofing is terminated below finish grade.**

### Alternates:

The alternates listed in the Scope of Work are for consideration for the association. The performance and payment bond works together. The payment bond will guarantee a party pays all subcontractors, laborers, suppliers, and all parties involved when the project is completed. A performance bond ensures that the project will be completed.

Consideration should be given to conduct a full replacement of the balcony waterproofing system. It has been patched and repaired several times and appears to be nearing the end of its useful life. Given the number of repairs that are required to concrete, it may be time to consider replacing all the waterproofing.

In conjunction with the consideration for replacing the balcony waterproofing, replacing the core mounted balcony guardrails with a surface mounted and Kynar coated rail system should be considered. The vast majority of the concrete spalls appear to be originating from the post pockets that the rails are currently anchored into. With core mounted rails, the post itself is a direct channel for water to penetrate the structure of the building. This water can be from wind driven rain events to every day condensation that can develop inside the rails from the heating and cooling throughout the day. The powder coating on the rails is beginning to deteriorate and fail. A Kynar coated rail system would provide superior protection from the elements.

The sealants on the buildings are aging. Numerous plane change and penetration sealants were found to be failed or reverting. An allowance will be established in the base bid to conduct sealant repairs. However, it should be considered to replace all sealants on the buildings. This will ensure that the building is as sealed as best as possible.

Given the scope of the work on the buildings, it should be considered to proactively paint the buildings again. The previous coating was completed in 2018. The coating is currently at 5 years old and will be 6 to possibly 7 years old when the upcoming project is complete. Typical buildings are coated every 10 years.

The last alternate for consideration is the full replacement of the below grade waterproofing system. Currently installed is Swelltite product. It is a composite bentonite waterproofing system. By replacing the full system, it ensures the structural integrity of the below grade garages. After destructive testing was conducted on the system, it was determined that the system has failed at the perimeters of the buildings, retaining walls, and skylight penetrations. It is not known how much water has worked into the main system field. The extensive nature of the repairs to the perimeters that are required, will not have a warranty given by the contractor.

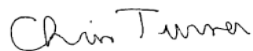
### Conclusion:

Construction Solutions will continue with the signed proposal for design documents, bid services, and project oversight dated July 31, 2023. The CSI design team is currently developing the necessary specifications, bid documents, and drawings required for the project. Once complete, the project manual will be released to the association as well as qualified bidders.

We appreciate 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.**



Chris Turner  
Project Program Manager