

Calais at Pelican Bay

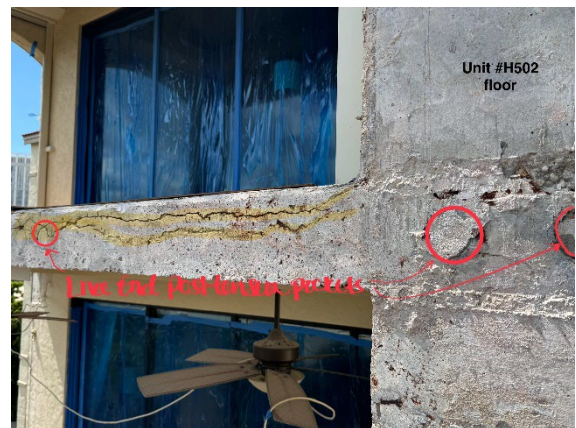
Phase II Work Scope

Project Management Report – Week 3

1. Elias Brothers continues to make good progress this week on the 02 and 04 stacks of building H. This work included column repairs, stucco repairs and deck edge work. Decks were X-rayed to identify post tension cable locations and reinforcing steel. The extent of needed repairs in the 402 and 502 units will require shoring of the decks from the ground up.
2. In addition, a specialty contractor will be needed on the 502 deck for the post tensioning cables while concrete repairs are completed. The post tensioning and shoring will add costs to the project and Elias Brothers is developing those costs currently and will present them when completed. Some additional time will be added as well but these are critical repairs that cannot be ignored.
3. Other deck edge repairs and waterproofing work will continue without interruption as 502 and 402 repairs are done.
4. A site inspection was completed to review the conditions and give guidance on repairs. The work was photo documented. This session included discussion with the manager and the board vice president
5. See photos below.



PT cables at column



Extent of 502 deck damage



Extent of 502 damage



402 X-ray result w needed repairs

6. The engineer provided direction regarding shoring requirements and the order of the repair work to be completed on the 02 stack. All other work at this point is in order to be continued as planned and scheduled.
7. The Manager and the Board vice president have been included in these discussions.