

Florencia Building Envelope Project – Fact Sheet

- **This fact sheet is intended to cover many of the key facts about the project. It cannot anticipate every question. If you have questions after reading this, please ask Vernon June.**
- **Background**
 - The Board has been working on this project since the spring of 2019
 - The reserve study called for the painting to be done in 2019, but the board elected to defer the painting a year and estimate the current envelope's residual life
 - Paint testing revealed that the paint's life was exhausted and further delays might lead to more water intrusion.
 - It was also note that the balcony railings were "powdering", as they had not been painted since their installation 20 years ago
 - Because of the cost and complexity of the project, the board hired Karins Engineering to help supervise the project
 - Karins wrote an RFI that was put out to bid; it was 140 pages long
 - We received 8 bids
 - We interviewed the top 3 contractors and selected Munyan Painting and Restoration, Inc. out of that group based on recommendations, price and our Karin's Engineering approval
 - The decorating committee selected colors and the color scheme with the assistance of a Sherwin Williams Decorative Product Specialist
 - All this was timed to do the project during the dry season, to minimize the duration and disruption of the project
- **Scope of the project**
 - Includes
 - All exterior surfaces will be painted or sealed
 - Includes some, but not all trellis
 - Includes painting the balcony railings
 - All the caulking between the stucco and the window frames and around the balcony rails will be removed and replaced with new
 - Includes painting the currently painted surfaces and walls of the garage
 - Clean, sealing all tiled roof surfaces
 - Paint the wooden top of the vine-covered trellis by the pool
 - MIGHT include pressure washing of garage ceiling, depending on the price
 - Excludes
 - The surface pavers of the amenity deck
 - Trellis or grates around the perimeter of the building/garage on P1, P2 and Amenity deck
 - Any interior work

- Other structural elements: sliders, window frames, balcony surfaces

- **Project Overview**

- 3 crews of 2-4 workers each
 - 2 on swing stages dropped from the roof: North/South, East West
 - 1 on the ground or on swing stage as needed
- Once a swing stage is positioned, it “drops” for three separate sets of tasks
 - To prep the surface: power wash, treat for fungus and repair any stucco
 - To apply the primer to the flat surfaces, caulk and paint the balcony rails
 - To apply the finish coat
- The project will start with the roof tile on floor 22 and a drop on the Southwest corner of the building and then progress with subsequent drops in a counterclockwise fashion around the entire building.
- The schedule of where the painters will be when will be posted on their web site and the lobby bulletin board. It will also be available at the concierge desk and supplemented by email messages.

- **Duration/Timing**

- Start as soon after 1/15/2020 as possible
- Max 180 days, or about 7/15/2020 if there are no delays for the weather
- The intent is to finish as soon as possible
- Rainy, windy or cold weather can add days to the project

- **Working hours**

- Monday through Friday, 7:30 AM to 5 PM; occasionally to 5:30 or 6 PM if trying to make up for weather delays
- Crews will not arrive before 7:30 AM
- No noise before 8 AM
- Saturdays by exception and with board approval only

- **Paint**

- Sherwin Williams
- Warranty
 - 10 years for the flat surfaces
 - 5 years for the railings
- 2 coats
 - Primer assures the paint will stick, and tinted to 50% of the final color to be able to monitor progress visually and to assure the final color is true
 - Finish coat: “elastomeric” provides the color and waterproofing

- **Color scheme**

- Crafted and approved by the decorating committee
- 2 colors
 - Principal on the flat surfaces of each side of the building
 - An accent color on the curved positions of the north and south face of the building
- Current white trim will be repainted white

- A color schematic is available in the building manager's office
- Satin finish, which resists dirt accumulation but is not excessively shiny
- **Paint contractor: Munyan Painting and Restoration, Inc.**
 - Their employees will always wear clothing with the Munyan logo.
 - They will be readily identifiable
 - Anyone not wearing a logo is not with the painting crew
 - Crews will clean up the work area daily
 - We do not anticipate that painters will need access to your unit; if under the unusual circumstances they do you will be notified by building management to get permission in advance and painters will be accompanied by building staff.
- **Safety**
 - Certain areas around the building will periodically not be accessible and marked off
 - Materials will be secured safely in the parking space off Sunshine Lane, as well as some other marked areas from time to time.
- **Communication about the project**
 - Web site
 - Will have the tentative painting schedule and the units impacted no less than two weeks before those units are impacted, but changes can occur up to 72 hours before scheduled work due to the weather and other circumstances.
 - Will post when there are weather delays or other deviations from the schedule.
 - Bulletin board
 - Notices will also be posted on the lower half of the official board bulletin board by the elevators on P1
 - Notices on doors
 - When work is imminent for that unit
 - Email distribution
 - Will be used to supplement the above
- **Resident questions/concerns**
 - All resident questions/concerns that are not answered by bulletins or the web site should be addressed to Vernon June, building manager
 - This will assure that the issue is recorded, tracked and resolved.
 - Please do not call Munyan or approach Munyan's workers with issues
- **Impact to Residents**
 - Every effort will be made to minimize impact to residents. That said, it is impossible to have a project of this size and complexity without some impact to everyone at some time, mostly in terms of balcony access and parking
 - Contractor will not need access to the inside of the units at any time; access to the balconies will be from the swing stages on the outside of the building
 - Workers will be outside windows
 - Dates for the drops will be posted
 - Workers will be on the balconies

- Residents will NOT have access to their balconies while the workers are on that drop; this could last several weeks but will not be for the entire duration of the project. Dates when balconies are closed and reopen will be posted.
 - Different sets of balconies will be impacted at different times during the project. The schedule will be posted.
 - Once work is completed on the drop and adjacent drops, notice will be given that furniture and access to balconies can resume
 - It is the Owners responsibility to remove ALL furniture, wall hangings, screen doors from the balconies when notified that work on that drop will commence
 - Ceiling fans can be left in place
 - Hurricane shutters should be in the fully retracted (up) position
 - Paper, plastic and taping used for masking might be left overnight. Please do not remove. This might create extra work and/or damage fresh paint.
 - Sliding glass doors and windows should be completely closed and locked while work is in progress.
 - It is the responsibility of each owner to make arrangements to have furniture removed from the balconies. Ken and building staff are NOT available to assist with removing furniture from balconies; please make other arrangements with friends, family or a handyman to help if you need it
 - Furniture should be stored in your unit; there is no space in the building to store balcony furniture
- Cars will need to be parked in different spots or off-property when section of the garage is being painted; notices will be posted
 - The building will be power washed, so there will be dripping water and dirt
 - Swing stages will be stored on the amenity deck each evening. They will be quarantined and are strictly off limits. They are extremely dangerous and are NOT PLAY STRUCTURES.