

Atlantic Terrace

Construction Report #1

Date: 10/9/15



Construction began at Atlantic Terrace on schedule on Oct. 3 on the 8th floor. Prior to starting the demolition the Atlantic Terrace staff removed all housewares, small appliances, linens, televisions and other items that will be reused when the renovations are complete. Additionally, the contractor had the exterior elevator, which will be used for moving all construction material to the upper floors, erected.

Prior to any construction activities or traffic being allowed on the parking deck, SPM had a structural engineer inspect the concrete deck and review the original construction documents to insure the deck slab was structurally sound. The engineer indicated that from his visual inspection that he was satisfied that the slab could bear the construction traffic. Shoring was added in the below grade parking area under the slab directly under the elevator and under the area where the dumpster is located. Further the dumpster was located at the entrance of the property so the truck emptying the dumpster would not have to cross the parking deck. This was done to prevent the additional loads of the truck and loaded dumpster from crossing the parking deck and to help prevent any damages to the new parking deck surface. A construction staging area was established on the north side of the parking deck and cordoned off for safety purposes.



FIGURE 1: VIEW OF PARKING FROM EIGHT FLOOR



FIGURE 2: STREET VIEW OF PARKING DECK

Liquidation and demolition began on Oct. 3rd and continues thru today when demolition should be 100% complete. No unforeseen issues were encountered during the demolition and the project is on schedule with framing and rough-ins scheduled for next week. The seventh floor will be turned over to the construction team on Oct 9th with construction activities beginning on Oct 10th. The existing furniture is being donated to Habitat for Humanity which will provide receipts for tax purposes.



FIGURE 3: SHORING UNDER LIFT



FIGURE 5: MBR 8-C



FIGURE 4: 8C LR/DR



FIGURE 6: KITCHEN IN 8A

The furniture is in route and scheduled to arrive in port the week of Oct. 16th and scheduled for delivery to the site the same week. A secure climate controlled warehouse nearby will store the furniture until needed. The eighth floor furniture is scheduled for installation on Oct. 29th.

The loan with Wells Fargo was closed last month and is available to draw on when needed. The plan will be to use all available cash in the Special Assessment account first before making a construction draw to help reduce interest costs.

There are no budgetary changes at this time. A complete budgetary summary and update will be provided in the bi-weekly reports.

Additional Construction Photographs



FIGURE 7: 8C KITCHEN



FIGURE 9: 8C MASTER BATH



FIGURE 8: EIGHTH FLOOR CORRIDOR



FIGURE 10: 8A MASTER BATH