

Second Bayshore Condominium Association Phase 2 of the Milestone Inspection & Repair Project Overview

Sunday, March 18, 2024

Neighbors at Second Bayshore,

We have completed Phase 1 of the Milestone Inspection. (See Inspection Report dated 6/14/23 on our website). Our buildings were found to be structurally sound. However, the Engineer wants to do a Phase 2 to further investigate the condition of the High Strength Steel (HSS) columns supporting our lanais and stairways. He also noted a few safety concerns.

We have retained the Engineer, Andrew Schrader of Recon Response Engineering, LLC, to manage the Phase 2 project. His resume is on our website.

The Request for Proposal for contractors to bid on that he wrote is also on our website.

We have received quotes from 3 contractors, and selected Munyan Repaint, Restore, Renew as our contractor to work with the Engineer in accomplishing the Phase 2 Inspection and Repair.

We will be inspecting the HSS columns and repairing any defects we find. We will also be inspecting the wood decks and metal railings of the lanais at the same time, and repairing any defects we find there also.

We have over \$600,000 in our Reserve, and we will contribute another ~\$250,000 in the coming year. We have allocated over \$500,000 of that to perform this project.

At this point, we plan to do Building E first, to get an idea of what type of defects we may find, how long it will take to repair them, and how much it will cost. With this information of the defects, repairs and time required, we'll seek rebids from all three contractors for the remaining 14 buildings.

SBCA Milestone Project Team