

## CONSTRUCTION PROGRESS REPORT

<b>Project:</b>	Riviera Club -	<b>Date:</b> 5/10/2024
<b>Subject:</b>	Construction Progress Weekly Update	
<b>Location:</b>	7500 Estero Blvd. Fort Myers Beach FL. 33931	

The following summary of work includes construction progress from 5/6/2024 to 5/10/2024

- Summary of this week's activities

Garage Floor Painting in progress - 3rd coat was applied, parking lines were marked and painted, North and South Garages are ready for painting, expected to be completed by 5/24/2024  
 Fire pump installation - in progress - Expected to be completed by 5/24/2024. Parts arrived.  
 Lanai railing and screen replacement in progress. Expected to be completed by 5/31/2024.  
 Lanai stucco and cracks repairs starting on Monday 5/13/2024, expected to be completed by 5/31/2024.  
 Unit 304 - AC installation pending.  
 Hurricane shutters removal - completed.  
 Punch list walk-through 1st stage was completed on all units from the 2nd to the 12th floor, Claremont personal is currently working on repairs, expected to be completed within the next 3 weeks.  
 Lighting ground Protection is in progress. Expected to be completed by 5/17/2024.

- Look ahead to next week's activities.

Fire pump expected to be completed by the end of the month. Pending parts arrived.  
 Fuel Tank installation within the next 2 weeks.  
 Lanai railing and screens repairs will continue. Expected to be completed by 5/31/2024.  
 Exterior fence started 4/25/2024, expected to be completed by 5/17/2024.  
 Garage Floor Painting will continue expected to be completed by 5/31/2024  
 Punch list repairs will continue on every unit from the 2nd to the 12th floor.

- List of any outstanding owner approvals we are waiting on.

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- Brief descriptions of any weather-related delays this week

Monday	Wind	Days added to Schedule	
Tuesday	Rain	Days added to Schedule	
Wednesday	Humidity	Days added to Schedule	
Thursday	No Delays	Days added to Schedule	
Friday	Wind	Days added to Schedule	
Saturday	No Delays	Days added to Schedule	
Sunday	No Delays	Days added to Schedule	

## CONSTRUCTION PROGRESS REPORT

<b>Project:</b>	Riviera Club - 1st Floor Units	<b>Date:</b> 5/10/2024
<b>Subject:</b>	Construction Progress Weekly Update	
<b>Location:</b>	7500 Estero Blvd. Fort Myers Beach FL. 33931	

The following summary of work includes construction progress from 5/6/2024 to 5/10/2024

- Summary of this week's activities

Unit 101: White box - Pending (door closer)  
 Unit 102: Doors and trims installed, prepared for upcoming painting.  
 Unit 103: Painting in progress.  
 Unit 104: Painting in progress.  
 Unit 105: Working on Punch list (door closer and patchwork pending)  
 Unit 106: White Box - Completed.  
 Unit 107: Preparing for painting.  
 All interior doors have been installed except for 102 (2) bi-fold Guest bedroom closet and 104 (1) bi-fold walking closet.

- Look ahead to next week's activities.

We are expecting paint work on unit 103 and 104 follow up with 107.  
 Counter tops installation on units: 103, 104, and 107.


- List of any outstanding owner approvals we are waiting on.

Change orders approval unit 102.

- Brief descriptions of any weather-related delays this week

Monday	Humidity	Days added to Schedule	
Tuesday	Humidity	Days added to Schedule	
Wednesday	Humidity	Days added to Schedule	
Thursday	Humidity	Days added to Schedule	
Friday	Humidity	Days added to Schedule	
Saturday	No Delays	Days added to Schedule	
Sunday	No Delays	Days added to Schedule	

## CONSTRUCTION PROGRESS REPORT - Exterior

<b>Project Name:</b>	Riviera Club	 <p style="font-size: small;">a property solutions company since 1995 Remediation • Restoration • Roofing • Recovery</p>
<b>Progress As Of:</b>	5/13/2024	

<b>Green cells indicate a scope of work that is either complete or not included</b>	<b>White cells indicates a scope of work that is not complete</b>		
<b>Critical Path Items that effect the Schedule</b>	<b>Estimated Delivery Date</b>	<b>Notes:</b>	
<b>Critical Path Item #1</b>	<b>Back Flow Preventer Installed at the street assuming underground pipe is in good condition</b>	5/1/2024	At time of testing above we will know about the underground service lines
<b>Critical Path Item #2</b>	<b>Fire Pump</b>	5/1/2024	Install in process
<b>Critical Path Item #3</b>			

Exterior and Common Area Elements					
Scope Items Included in Exterior and Common Area Elements	Notes:	Estimated Start Date	Estimated Completion Date	Owner Sign Off Complete	Actual Turn Over Date
Roof Replacement	Completed	Completed	3/4/2024		
Penthouse Deck Buildout	Completed	Completed	3/14/2024		
AC Condensers	Completed	Completed	3/10/2024		
Exterior Building Paint	Need Punchlist	Need PunchOu	3/14/2024		
Garage Level Floor Paint	Start 4/8/2024	4/8/2024	4/12/2024		
Garage Level Overhead Lights	Turtle/Overhead Lights -BOD reviewing specs	3/11/2024			
Garage Level N & S Owners	Painting/Owners Bathroom/AC -need interior doors	in process	4/4/2024		
Garage Level Lobby	Painting/Grouting Floor-need to QC	2/12/2024	4/5/2024		
1st Floor waterproofing	Base Coat Applied-need tile topcoat	In Process	4/10/2024		
1st Floor Balcony Rails	Balcony Railing Installation	2/7/2024	4/4/2024		
Ground level Mansards	Completed	3/29/2024	4/2/2024		
Exterior Screens Building	Velocity	4/2/2024	4/10/2024		
Slider Maintenance	All Units Floor 2-12-Completed	1/10/2024	2/1/2024		
Entry Doors Floor 2-12	In Process -Jamie-Performed Punch	2/21/2024	3/28/2024		
Fire Pump	Pump Demoed 4/2/2024	4/2/2024	4/20/2024		
Fire Alarm	90% Done	2/1/2024	4/5/2024		
Generator Tank	Needs to be Installed on Pad	4/5/2024	4/8/2024		
Exterior Parking Lot Lightning	Completed	2/12/2024	2/29/2024		
Exterior Fencing	In Process	2/12/2024	4/20/2024		
Maintenance Room Door	Flying J-Providing estimate				
Building Signage					
Rekey Exterior Doors					
Fire Line Backflow	Imperial Fire-Need Update on Schedule	2/29/2024	4/20/2024		
1st Floor Shutters	Southwood Garage Doors	4/15/2024	5/1/2024		

