

CONTRACTOR (Proven Results, Best Bid)

MD Thomas was awarded the contract for this work over two other competitive bidders. We have been satisfied with their concrete repairs and railing refurbishments so far, and they turned in the lowest bid at \$272,069, which includes resurfacing the P3 Ramp. This year, we tackle the breezeways. Next year, the balconies. By phasing these projects, there will be less inconvenience and immediate expense. These are Reserve Maintenance projects, requiring no additional assessment. The final phase will address the remaining parking decks and ramps.

BREEZEWAY PREPARATIONS (Loud & Maybe Dusty)

This should begin right after Shrimp Festival, on Monday, October 12, 2026. Workers will begin on the 14th Floor and work their way down from there. **THIS WILL NOT IMPEDE RENTALS.** But be aware, *it can be a loud and dusty job.* Occupants will have to step around the workers and should be made well-aware of the potential inconveniences.

Workers for MD Thomas will be grinding all of the old traffic coatings away, down to the bare concrete of the breezeway decks. They are required to use HEPA vacuums with the large grinding machines and HEPA filters on their hand-grinders. We should not see the amount of concrete dust previously anticipated as contractors comply with OSHA requirements.

BUILDING CLOSURE (No Admittance, No Exceptions)

As discussed at the 2025 Annual Meeting, the building **MUST** be closed for two weeks, from Monday, November 9, 2026 through Sunday, November 22, opening before Thanksgiving. The contractor believes that *with normal weather*, this will be time enough to assure the project is completed on time.

Building closure is the only sure measure to prevent the work from being messed up, which would delay completion and mar the finished look. We have seen this with every similar project undertaken on this property. All of our contractors have seen the same on their projects. Walkway jobs are the hardest to keep safe to cure.

Once finished and cured, the **Pecora Light Vehicular Traffic Coating** should look good and last well for many, many years. A neutral “**Stone Grey**” color has been selected, which, as seen on other job sites, is a hue that stands up well to the staining of foot traffic.

Sincerely,

Robert W. Gardner / Young's Suncoast Association Manager / Crystal Shores West