

Royal Coast Condominiums

Lobby Renovation Update

November 5, 2018

We are happy to report that the lobby renovation is substantially complete and getting rave reviews. Nonstop activity throughout October got us to this point. Rather than a room by room breakout, here's the big picture:

- All painting and edge highlighting complete
- All lighting installed (minor problem in one elevator lobby chandelier being corrected)
- All carpeting installed
- Vinyl wall covering installed in gym, scone wall, pool lobby wall and lower lobby walls
- Terrazzo floors refinished and all cracks repaired
- Kitchen complete as of 11/6—all cabinets, counters, appliances now installed
- All window treatments installed
- Gym complete
- Social room complete. Built in installed
- Trash cabinet installed off service elevator
- Blue lower wall by apartments painted brown
- 99% of furniture delivered
- Stained glass cleaned, backlit and hung in garage elevator north lobby

Work still remaining to be done:

- Electrostatic painting of all brown metal doors (main, pool lobby to deck, by apartments, and new double doors by social room—week of 11/12)
- Inspections (should be this week)
- Insertion of etched panels in social room doors and new double doors to pool lobby to be placed after final inspection. Technical data sheets on door glass need to be visible to inspectors
- Punch lists—two needed, one for Zelman and one for RCC maintenance staff. Both should be minor
- Accessory catalog developed and paintings and related artwork to be in place within about four weeks

This will be our final report. Many thanks to all who made this possible and for everyone's patience and cooperation during construction. Except for the items listed above, the renovation of the Royal Coast is now substantially complete.