

## Royal Coast Condominiums

### Lobby Renovation Update

September 4, 2018

As the Labor Day weekend draws to a close, significant progress continued to be made in the past month. Summarizing, the following is an update on each of the various components of our project:

- **Drywall Installation:** As explained in the last report, the framing process has been completed and all new drywall has been hung. Following inspection scheduled for later this week, the drywall will be taped and prepped for painting. Again, the significant effects created with the new drywall are: the completion of the stepped up ceiling for the new chandelier at the entrance, the creation of the closet where the indoor fountain was, the furring out of the wall opposite the mirrors for installation of the new sconces, and the removal of all of the architectural features around the main support column at the entrance to the sitting area.
- **Floor Tile Installation:** All main lobby level floor tile has been installed. This includes the pool door lobby area, the back hallway leading to the service elevator, the kitchen, and the service entrance from the north parking lot. This progressed smoothly and quickly since the work was completed without the need to trim any doors. In the lower lobby, however, several doors will need to be trimmed but the bulk of the installation in this area is complete. The door trimming is scheduled to be done within the coming week. As an extra precaution, it has been decided to apply a special “etching” (Slipguard) finish to all of the new tiles to insure slip resistance. This is a chemical process applied to the tile which, while being completely invisible to the naked eye, creates a very non-slip finish if the tile gets wet.
- **Electrical:** All electrical work in the main lobby area is substantially complete, including in the new gym, where outlets and cable connections for each of the four televisions on the stationary equipment have been installed. New high hat lighting canisters have been installed in the ceiling throughout the lobby and sitting area. Outlets are also being installed below the mirrors to allow for hot plates to be plugged in for social functions.
- **Gym:** The mirrors for the east wall of the gym have been ordered and delivery and installation of both the mirrors and the new rubberized flooring has been scheduled for the end of September. As previously reported all of the equipment for the gym has been ordered but the contractor wants to complete all of the new ceiling installation, drywall taping and painting before anything goes in. It is not anticipated that the gym will be available prior to the full lobby reno completion still scheduled for October.

- **Ceiling Grids:** The ceiling in the gym has been prepared for the installation of the new grid and tiling which will be happening this month. A new ceiling grid, tiles and lighting are also being installed in the garage level elevator lobby. As previously mentioned, the ceiling grids in the social room and back corridor are in good condition and will be painted prior to the new tiling and lighting going up.
- **Library:** We are pleased to report that it has been decided to keep the library in its original location in the back corridor on the lobby level. The new bookcase which has been ordered will be placed in this location adjacent to the single door exit to the pool lobby.
- **Stained Glass:** This heirloom piece will now be lightly cleaned in lieu of restoration, framed and hung, backlit, on the wall just to the right of the garage level north lobby entrance inside the double doors. A bulletin board which is now there will be removed and a new, attractive bulletin board, to be the only one in this area, will be placed at the current site of the south door entrance to the garage lobby. New lighting will also be installed in this area. A new bulletin board will also be installed replacing the current one just outside of the service elevator on the main lobby level.
- **Social Room/Kitchen:** While parts of the area have been used for work staging for tiling, drywall and electrical, as that work begins to wind down, ceiling grid work, new lighting and painting will begin this month.
- **Built ins:** As presented early on, the back east wall of the social room will have a new, customized wall unit (where the TV will go) along with two storage closets. In addition, as mentioned previously, lobby level trash and recycling staging adjacent to the service elevator will also have a built in cabinet for a neater appearance. Vendors were in last week to do the final measurements for these two areas and they will be installed at the appropriate time in the project.
- **Signage:** The Decorating Committee has been evaluating complete new signage for the lobby area and will be making their recommendations to the Board as the project nears completion. Zelman will select colors and styles for the signage.
- **Fountains:** New lighting has been installed for the fountains in the front of the building, as well as stainless steel “heads” replacing the unattractive plastic pipes which were previously there.
- **Completion:** We are still on track for an October completion. Final date TBD.