

## Royal Coast Condominiums

### Lobby Renovation Update

October 1, 2018

Since our last report of September 4, significant progress has been made in all phases of the project. Update for this report, therefore, will be by area to give an accurate picture of our most current status:

- **Main Lobby** (includes all areas where terrazzo floors are, plus the sitting area on the north side and the mail room)
  - All walls and ceilings have been skim coated and sanded to a very smooth finish and have been primed. Two coats of light, off white paint to be applied beginning next week
  - All new high hat lighting being installed throughout—ongoing
  - New, matching baseboard molding installed throughout
  - Window treatments for sitting area and main lobby entrance ordered
  - All “rough “electrical work completed
  
- **Social Room**
  - New ceiling grid, new tiles and new lighting being installed—ongoing
  - All walls skim coated, sanded and primed. Two coats of paint to be applied within the next week
  - Built in installation and carpet installation pending, upon completion of painting
  
- **Kitchen**
  - Floor tiles etched for slip resistance
  - All walls skim coated and painted
  - Cabinet installation completed
  - Granite counter tops and appliances ready and on standby since kitchen door to parking lot is the primary entry site for workers and we don't want anything to be damaged

- **Pool Lobby**
  - Floor tiles etched for slip resistance
  - All walls skim coated, sanded and ready for primer and painting next week
  - New baseboard molding installed
  - All old signage removed throughout
  
- **Gym**
  - Currently the temporary location for the manager's office while that area is being renovated
  - Vinyl wall covering installation in progress—to be completed when manager moves back to his office
  - New ceiling grid and ceiling tiles installed
  - Mirrors installed
  - New electrical panel installed on north wall behind door
  - Working on installing fob access for users
  - Cabling for equipment and TVs completed
  - All windows measured and window treatments ordered
  - Rubberized flooring and baseboards to be installed upon completion of manager's office work
  
- **Back Corridor**
  - Floor tiles etched for slip resistance
  - Ceiling grid painted and new ceiling tiles and lighting to be installed
  - All walls skim coated, sanded and ready for primer and painting next week
  - Paint selected for covering all blue paint by apartments on lobby level
  - All new baseboard moldings installed
  - Custom trash cabinet in fabrication at millwork shop
  
- **Service Corridor (between service elevator and parking lot doors)**
  - Skim coating in progress to be followed by sanding, priming and painting
  - Floor tiles etched for slip resistance
  - All new baseboard moldings installed
  - All old signage removed

- New bulletin board to be selected and ordered
- **Garage Level**
  - Floor tiles etched for slip resistance throughout
  - Both north side (double door entry) and south side lobbies (single door entry) skim coated, sanded and ready for priming and painting next week
  - All new baseboard moldings installed
  - Stained glass piece being readied for installation on west wall of north entry. Glass has been cleaned and custom framing in fabrication
  - New bulletin board ordered