



**KEYSTONE**  
ENGINEERING &  
CONSULTING, INC.

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# **OCEANS ONE ELEVATOR LOBBY FENESTRATION PROJECT**

Project Summary #9  
Reporting Period: 11.27.2017 thru 12.8.2017

Prime Contractor: Flores-Hager & Associates  
Superintendent: Matt Coats  
City of Daytona Beach Shores Permit # 20171318

Project Contacts: Robert Jontes Property Manager

## PROJECT LOCATION

3051 South Atlantic Avenue, Daytona Beach Shores, Florida 32118

Christmas came early for the nine assigned personnel with the gracious gift of comfortable weather conditions during the entire two-week period. The crew took advantage of the temperate conditions and made substantial progress completing window installations at the 01 south master bedroom windows and at the 02 south and 03 south master bedroom and living room window drops. Plaster texture matching did follow in sequence at each of the Units interior ceilings and side walls. Windows are now in place or underway in Units 402, 502, 802 and at the living room window in Unit 2003.

The engineer directed the crew's excavation efforts at the window sills where corroded reinforcing steel and distressed concrete was discovered with all repair efforts monitored by the engineer to ensure they follow the ACI and ICRI standards. The number of concrete sill repairs have increased since the beginning of the project, which and has required the engineer to move ahead with a Record of Repair that lists all the concrete repairs completed so far on the project.

Preparations for stucco are now completed at the center lobby side walls and window walls with that inspection scheduled by the engineer for December 11, 2017.

Window installation in progress in Unit 801



Excavated window sill and side wall at Unit 802



**In-progress photo shows corroded steel at corner window sill at Unit 802. south master bedroom**



**Excavated sill prior to casting at Unit 2003 living room window**





Hard-wall barricade in place at window opening with foam sealant at joints to prevent dust intrusion into Unit 801



Verifying proper concrete coverage of 1-1/2 inches at face of sill repair at Unit 502