

PROJECT UPDATE

August 3, 2016

Fixing the leaks on the roofs

The second and third floor roofs (also used as terraces) have been leaking into the vestibule, lobby and individual units for years. The sources of these leaks were not apparent until Statesville Roofing removed a brick wall, pavers and old roofing material from all the roofs. Water was under these structures, eating away at the concrete, and finding its way into lower levels. Had we put this project off for a few years, we would have had even more damage and a larger expense to fix it. The new surface is six layers thick, with the top three layers being an epoxy-type material. The terra cotta color is a real enhancement to the look of the building. The photos below tell the story.



Water was under the lowest roof layer that was meant to be water-proof. This degrades the concrete, and causes leaks



Water was in the railings, causing rust and leaks



Removing everything from the roof



Railings were removed from roof. Note worn surface



Workers level low spots on the surface



Workers install the first two layers of new roof coating



The finished surface—six layers---terra cotta color

Modernizing the elevators

So far, a fire recall system has been installed and approved by the Fire Marshall. Work is currently going on to upgrade the elevator electrical system. Once this work is completed we will see a large crane in the Murray Ave parking lot. One lobby elevator will be shut down while it is being modernized. We expect this project to take 3-4 months, with most of the work occurring behind the scenes.

Front porch

This upgrade is expected to begin in late September.