

PROJECT PROGRESS REPORT
Week ending 02-05-2026.

Omega Villas Condominium Association
1713 NW 72 Avenue
Plantation, FL-33313

PROJECT TITLE	Roof Replacement, Concrete Restoration and Repairs
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WORK PROGRESS

Phase 03

Completed to date:

- Roofs on all buildings at phase 3.
- Wall and stucco repairs on All buildings at Phase 3.
- Removal and Installation of wooden fences around the buildings.
- Painting of fascia boards buildings 13, 14 and 15.
- Application of caulking and sealing of fascia boards on buildings 13, 14 and 15.
- Installation of new external soffit screens to buildings 13, 14 and 15.
- Installation of upper façade with furring strips and Hardie board on all buildings at phase 3.
- Installation of new windows at specific units at phase 3.

Ongoing:

- Preparation activities for removal of existing T1-11 siding, including field measurements and site coordination.
- Material ordering and delivery scheduling for Hardie Board panels and associated installation components.
- Project scheduling and crew coordination for upcoming siding removal and panel installation.

Pending:

- Painting of the end walls (block walls) on the three buildings at Phase 3.
- Final paint application to proceed after completion of stucco crack repairs and remediation of delaminated areas.



Phase 2

Completed to date:

- Roofs on all buildings at phase 2.
- Installation of new impact upper windows to all buildings at phase 2.
- Application of putty and paint to fascia boards to all buildings of phase 2.
- Installation of upper façade with furring strips and Hardie board building all buildings at phase 2.
- Stucco wall repairs are 100% completed on the 6 buildings.
- Installation of wooden fences at all buildings.

Ongoing:

- Ongoing installation of new Hardie Board Panels of on the exterior walls at buildings 8, 11, 12.
- Preparation, material ordering and scheduling for the removal of T1-11 and installation of the Hardie Board Panels, for Buildings 7, 9, 10.

Pending:

- Painting of the end walls (block walls) at the three buildings in Phase 2, to be completed after final stucco crack repairs and treatment of delaminated areas.
- Mobilization of the MEP contractor to begin work in the front and rear areas of the buildings, including coordination around existing plumbing, A/C units, and electrical systems.

Phase 1

Completed to date:

- Installation of new roofing systems on Buildings 1, 2, 3, 4, 5, and 6, ensuring full weather protection and compliance with project specifications.
- Application of putty, sealing, and painting of fascia boards to improve durability and protect against moisture intrusion.
- Installation of new fascia boards and replacement of termite-damaged truss beams on Buildings 1, 2, 3, 4, 5, and 6, restoring structural integrity and reinforcing the roof framing system.
- Completion of stucco wall repairs on all six buildings (100% complete), including crack repairs and remediation of damaged or delaminated areas.
- Installation of upper façade assemblies, including furring strips and Hardie Board siding, on all buildings at Phase 1 to enhance structural support and exterior performance.

Ongoing:

- Ongoing installation of new Hardie Board panels on exterior walls at Buildings 1, 2, and 6.
- Preparation, material procurement, and scheduling for the removal of existing T1-11 siding and installation of Hardie Board panels at Buildings 3, 4, and 5.

Pending:

- Painting of the end walls (block walls) on the three designated buildings, to be completed after final stucco crack repairs and treatment of delaminated areas.
- Mobilization of the MEP contractor to begin work in the front and rear areas of the buildings, including coordination around existing plumbing, A/C units, and electrical systems.



NEW DEVELOPMENTS

- The contractor has commenced restoration works to the building façades and walls. All required structural permits have been reviewed and officially approved.
- Live Electric is scheduled to begin MEP work across Phases 1, 2, and 3, pending final Board of Directors (BOD) approval.
- The contract with Live Electric has been reviewed and formally approved.
- Currently awaiting confirmation from Live Electric regarding scheduling and mobilization for commencement of MEP work onsite.

CONTRACTOR'S CONCERNS

1. Austro Construction is currently awaiting mobilization of the MEP contractor before proceeding with installation of Hardie Board panels in designated areas.
2. Installation of Hardie Board panels cannot proceed in specific sections due to required MEP scope of work in those areas.
3. Coordination is required to ensure plumbing, electrical, and A/C components are properly adjusted, secured, or relocated prior to façade panel installation.
4. Advancement of exterior wall finishing in the affected zones remains on hold pending completion of MEP rough-in and related activities.
5. Once MEP work is completed and inspected, Austro Construction will proceed with the installation of Hardie Board panels without delay.
6. Current status: Pending MEP contractor mobilization and scheduling confirmation.



Should you have any questions or concerns, please contact us.

S&D ENGINEERING AND CONSTRUCTION INC

By:

Anas Almousa

02/05/2026

Signature

Anas Almousa, P.E.

Project Manager