

PROJECT PROGRESS REPORT
Week ending 03-02-2026.

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

PROJECT TITLE	Roof Replacement, Concrete Restoration and Repairs
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PROJECT STATUS SUMMARY – PHASES 1, 2, AND 3

This report provides an overview of the construction progress across Phases 1, 2, and 3 of the exterior restoration project. Significant progress has been achieved to date, including the installation of new roofing systems across all buildings, completion of extensive stucco wall repairs, installation of new fascia boards, and the ongoing upgrade of building façades with furring strips and Hardie Board siding. Window replacements, fence installations, and soffit screen improvements have also been completed in several buildings.

Current activities are focused on the continued installation of Hardie Board exterior panels, preparation for the removal of existing T1-11 siding, material procurement, and project coordination to support the next stages of façade improvements. Painting of the end walls will proceed following final stucco crack remediation and treatment of delaminated areas.

Recent developments include the approval of structural permits required for façade restoration work and the review and approval of the contract for the Mechanical, Electrical, and Plumbing (MEP) contractor. Mobilization of the MEP contractor is currently pending final scheduling confirmation and Board approval.

At this stage, certain façade panel installations remain temporarily on hold in designated areas until the MEP contractor completes required work involving plumbing, electrical systems, and air conditioning components. Once these activities are completed and inspected, the contractor will proceed with the installation of the Hardie Board panels and continue advancing the exterior wall finishing without delay.

Overall, the project continues to progress steadily, with coordination between trades being the key factor for maintaining schedule continuity and completing the remaining façade and finishing works.



WORK PROGRESS

Phase 03

Completed to date:

- Installation of new roofing systems on all buildings within Phase 3.
- Completion of wall and stucco repairs across all Phase 3 buildings.
- Removal and installation of new wooden perimeter fences surrounding the buildings.
- Painting of fascia boards on Buildings 13, 14, and 15.
- Application of caulking and sealing to fascia boards on Buildings 13, 14, and 15 to enhance weather protection and durability.
- Installation of new external soffit screens on Buildings 13, 14, and 15.
- Installation of upper façade assemblies, including furring strips and Hardie Board siding, on all buildings within Phase 3.
- Installation of new windows at designated units within 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.
- Completion of additional buildings where access to the existing T1-11 siding is available and removal can proceed without interference with existing plumbing or electrical systems.

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:

- Installation of new roofing systems on all buildings within Phase 2.
- Installation of new impact-resistant upper windows on all Phase 2 buildings.
- Application of putty and paint to fascia boards across all buildings in Phase 2.
- Installation of upper façade assemblies, including furring strips and Hardie Board siding, on all Phase 2 buildings.
- Completion of stucco wall repairs on all six buildings (100% complete).
- Installation of wooden perimeter fences at all Phase 2 buildings.

Ongoing:

- Ongoing installation of new Hardie Board Panels 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.
- Completion of additional buildings where access to the existing T1-11 siding is available and removal can proceed without interference with existing plumbing or electrical systems.

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.
- **A meeting is scheduled for March 10, 2026, to discuss ongoing work and review the next steps for project coordination and progress.**

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

03/02/2026

Signature

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Project Manager