



Prepared for: South Hampton Property Owners Association
Prepared by: MUHLE Consulting
Period: 14 October 2019 – 31 October 2019
Job number: 18-LTL-002
Property: South Hampton, Kingston Plantation
Subject: Structural Remediation – Field Report #2

ACTIVITIES

- Remediation activities active at Stack #1(F), 3(G) & 5(H) (see Figure #1 – 6/Table #1)
- Repair method issued for negative slope/ponding (see Appendix “A”)
- Repair method issued for insufficient adhesion of existing deck coating (see Appendix “A”)
- Repair method issued for holes resulting from storm shutter removal (see Appendix “A”)
- Quote for repairs provided (see Appendix “A”)
- Storm shutters removed from Unit #1102 (see Figure #7 – 13)
- EIFS damage identified at NW corner of Stack #1(F) (see Figure #14)

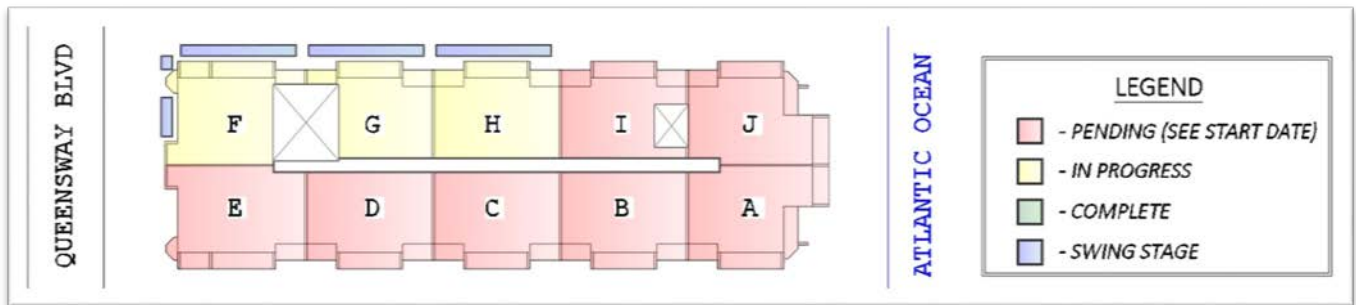


Figure #1 – Progress Tracker

If you have any questions or need any additional information, please do not hesitate to contact our firm at either of the contact methods listed below.

Respectfully,

Jonathan M. Black, PE

Table #1 – Progress Tracker per Balcony

STACK #1 (F)				
BALCONY	1-1	1-2	1-3	1-4
SEALANT	100%	100%	100%	100%
WALL COATING	80%	80%	50%	50%
DECK COATING	50%	50%	50%	50%
GUARDRAILS	0%	0%	0%	0%
STACK #3 (G)				
BALCONY	3-1	3-2	3-3	
SEALANT	70%	70%	70%	
WALL COATING	50%	40%	30%	
DECK COATING	40%	40%	40%	
GUARDRAILS	0%	0%	0%	
STACK #5 (H)				
BALCONY	5-1		5-2	
SEALANT	60%		60%	
WALL COATING	40%		40%	
DECK COATING	40%		40%	
GUARDRAILS	0%		0%	



Figure #2



Figure #3



Figure #4



Figure #5



Figure #6

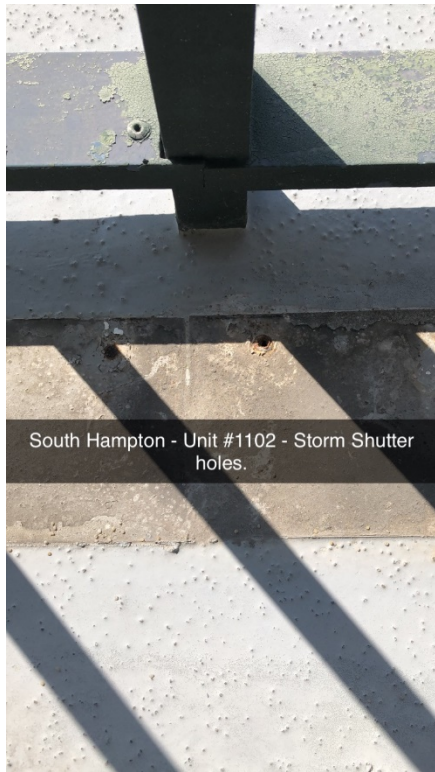


Figure #7



Figure #8



Figure #9



Figure #10



Figure #11



Figure #12



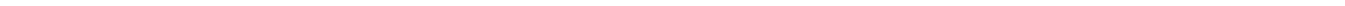
Figure #13



Figure #14



APPENDIX "A"





Prepared for: South Hampton Property Owners Association
Prepared by: MUHLE Consulting
Date: 25 October 2019
Job number: 18-LTL-002
Property: South Hampton, Kingston Plantation
Subject: Repair Methods

The following repair methods are intended to address deficiencies discovered in the course of beginning the structural remediation ongoing at the above-referenced property. The individual deficiency and its corresponding repair method is listed below. Field supervision of the following repairs is included. Detailed drawings will be provided as required.

In order to remedy the existing negative slope/ponding, the following repair method is required:

1. Remove existing deck coating to bare concrete
2. Prepare surface as per manufacturer's instructions
3. Apply SikaQuick® (or similar) levelling compound to provide positive slope 16" from edge of wall
4. Apply Sikalastic® Primer to exposed concrete
5. Apply Sikalastic® 710 Base over primer coat
6. Apply oven-dried sand and Sikalastic® 710 as an intermediate coat
7. Apply Sikalastic® 735AL top coat

In order to remedy insufficient adhesion of the existing deck coating the following repair method is required:

1. Remove existing deck coating to bare concrete
2. Prepare surface as per manufacturer's instructions
3. Apply Sikalastic® Primer to exposed concrete
4. Apply Sikalastic® 710 Base over primer coat
5. Apply oven-dried sand and Sikalastic® 710 as an intermediate coat
6. Apply Sikalastic® 735AL top coat

In order to remedy holes in the EIFS resulting from storm shutter removal or general EIFS damage see Structural Remediation Bid Package, Phase II (Job #18-LTL-002-II, Rev. #1). The associated cost is per allowance listed in same.

In order to remedy holes in the concrete balcony floor/roof resulting from storm shutter removal the following repair method is required:

The following steps are required based on individual evaluation of existing balcony waterproofing condition

1. Remove existing deck coating to bare concrete
2. Prepare surface as per manufacturer's instructions
3. Apply SikaQuick® (or similar) to removed fastener holes



The following steps are as required based on individual evaluation of existing balcony concrete slab condition

4. Prepare concrete surface and groove 1/8" deep concrete trench for carbon fiber mesh strip placement. Width of repair as per Engineer of Record (EOR).
5. Apply Sika Ferrogard® 903 to penetrate and protect damaged area and surrounding area. This product is a future corrosion inhibitor.
6. Apply Sikadur® 330US high strength epoxy resin.
7. Apply 12"W (min.) strip of SikaWrap® HEX 230C carbon fiber reinforcing. One strip per trench.
8. Reapply Sikadur® 330US high strength epoxy resin to outer surface of carbon fiber reinforcing strip.
9. Apply oven-dried sand to outer surface of epoxy resin.
10. Apply Sikadur® 21 Lo Mod epoxy resin.

The following steps are required based on individual evaluation of existing balcony waterproofing condition

11. Apply Sikalastic® Primer to exposed concrete
12. Apply Sikalastic® 710 Base over primer coat
13. Apply oven-dried sand and Sikalastic® 710 as an intermediate coat
14. Apply Sikalastic® 735AL top coat

Material data sheets not included in Structural Remediation Bid Package, Phase I & II (Job #18-LTL-002-I, Rev. #1 & 18-LTL-002-II, Rev. #1) are included (see Appendix "A").

A quote for the above referenced repair methods is provided by Tribune Holdings, LLC (see Appendix "B").

If you have any questions or need any additional information, please do not hesitate to contact our firm at either of the contact methods listed below.

Respectfully,



Jonathan M. Black, PE

PRODUCT DATA SHEET

SikaQuick® EZ Patch

HIGH PERFORMANCE, FAST SETTING, CEMENT BASED PATCH / SLOPING MORTAR

PRODUCT DESCRIPTION

SikaQuick® EZ Patch is a cementitious, one-component, fast setting material used for to resurface concrete surfaces or creation of a slope or a pitch.

USES

- Used to reprofile substrates or subfloor surfaces from feather edge to a maximum 1-1/2" (38 mm) in thickness.
- Repair minor defects, holes, cracks and pre-fill static (i.e. nonmoving) joints and seams in concrete, balconies, terraces, etc.
- On grade, above grade and below grade on concrete and mortar.
- On horizontal surfaces.
- For resurfacing concrete.
- For pedestrian traffic only.

CHARACTERISTICS / ADVANTAGES

- Easy to use, one-component
- Variable water ratios for different uses: resurfacing/sloping
- Interior and exterior use
- Feather edge application
- High compressive and flexural strengths
- High abrasion resistance

PRODUCT INFORMATION

Packaging	30 lb (13.6 kg) bag
Appearance / Color	Gray powder
Shelf Life	12 months from date of production if stored properly in original, unopened and undamaged, sealed packaging
Storage Conditions	Store dry at 40° - 95° F (4° - 35° C) Protect from moisture. If damp, discard material.

TECHNICAL INFORMATION

Compressive Strength	4 hours	1,650 psi (11.4 MPa)	(ASTM C-109) 73° F (23° C), 50% R.H.
	1 day	2,700 psi (18.6 MPa)	
	7 days	3,700 psi (25.5 MPa)	
	28 days	4,000 psi (27.6 MPa)	
Flexural Strength	28 days	1,200 psi (8.3 MPa)	(ASTM C-293) 73° F (23° C), 50% R.H.
Pull-Out Resistance	28 days	450 psi (3.1 MPa)	(ASTM C-1583) 73° F (23° C), 50% R.H.
Shrinkage	28 days	<0.05%	(ASTM C-157 [modified per ASTM C-928]) 73° F (23° C), 50% R.H.

APPLICATION INFORMATION

Mixing Ratio		Min.	Max.
	Water contente	4.5 pts (2.1 L)	6 pts (2.8 L)
	Consistency	Slops	Resurfacing
Coverage	12-15 ft ² at 1/4" (1.1-1.4 m ² at 6 mm) per bag (Coverage range does not include allowance for surface profile, surface porosity or material waste.)		
Layer Thickness		Min.	Max.
	Neat	Feather edge	1-1/2" (38 mm)
	Extended	1" (25.4 mm)	3" (76 mm)
Product Temperature	65° - 75° F (18° - 24° C)		
Ambient Air Temperature	45° - 95° F (7° - 35° C)		
Substrate Temperature	45° - 95° F (7° - 35° C)		
Pot Life	~ 20 minutes		
	Temperature will affect the Application Life: ■ Above 73° F (23° C) will reduce the application life and workability ■ Below 73° F (23° C) will extend the application life and workability		
Waiting / Recoat Times	16 - 24 hours	73° F (23° C), 50% R.H.	

APPLICATION INSTRUCTIONS

SURFACE PREPARATION

- Surface must be clean and sound.
- Remove all deteriorated concrete, dirt, oil, grease, and other bond inhibiting materials from the surfaces to be repaired.
- Preparation work should be done by following International Concrete Repair Institute (ICRI) standards to achieve a Concrete Surface Profile (CSP-3 minimum).
- The compressive strength of the concrete substrate should be at least 2,900 psi (20 MPa) at 28 days with a minimum Tensile Strength of 200 psi (1.4 MPa).
- To ensure optimum repair results, the effectiveness of decontamination and preparation should be assessed by a Pull-Off test.
- All cracks must be repaired before using SikaQuick® EZ Patch as a final surface.
- Substrate should be Saturated Surface Dry (SSD) with clean water prior to application. Surfaces should be dampened with no standing water remaining prior to installation.

MIXING

- As with all prebagged cement products, some settlement may have occurred during transportation and storage. Dry blending of the material is recommended.
- Pour 4.5 - 5.5 pints (2.1 - 2.6 liters) of clean, potable water [approximately 70° F (21° C) into a suitably sized and clean mixing container, using a calibrated measuring jug, or similar, to ensure strict control of the water content (do not over-water).
- Add SikaQuick® EZ Patch to the water while slowly mixing, adding the entire contents of the bag.
- Mix with a low-speed drill (400-600 rpm) and a mud paddle to blend water and powder for approximately 2 to 3 minutes. Mix until a lump-free, uniform mix has been achieved.
- Avoid entrapment of air due to excessive mixing as this will impact performance. Do not mix more mortar than can be used within the stated application life, taking into consideration ambient and substrate temperatures.
- Refer to ACI 305R "Guide to Hot Weather Concreting" and ACI 306R "Guide to Cold Weather Concreting" for guidelines when there is a need to place this product in hot or cold temperature conditions. Thinner installations will be more sensitive to ambient and substrate temperature conditions.

EXTENSION WITH AGGREGATES

- For applications greater than 1-1/2" (38 mm) in depth, add 3/8" (10 mm) coarse aggregate.
- The aggregate must be non-reactive (reference ASTM C 1260, C 227 and C 289), clean, well graded, Saturated Surface Dry (SSD), have low absorption and high

density, and comply with ASTM C 33 size number 8 per Table 2.

- Variances in the quality of the aggregate will affect the handling and physical properties of SikaQuick® EZ Patch, resulting in different cured performance values.
- Do not use limestone aggregate.
- The addition rate is 9 lbs (4.1 kgs) of aggregate per bag. This addition rate is approximately 0.72 gallons (2.7 liters) by loose volume of aggregate.
- Do not use additional water. Maximum 5.5 pints (2.1 liters) of clean water per mix.

APPLICATION

- SikaQuick® EZ Patch must be initially scrubbed into the mechanically prepared, SSD substrate, filling all pores and voids.
- Force material against edges of repair, working toward center.
- After filling the repair area, consolidate, then screed.
- Allow product to set to desired stiffness, then finish with a wood float or a sponge float for a smooth surface, or broom for a rough finish.

CURING TREATMENT

- SikaQuick® EZ Patch must be protected against contamination and from precipitation.
- Moist curing method is not required. Allow to air cure.

LIMITATIONS

- Bonding agents (e.g. Sika® Armatec® 110 EpoCem) which cure at a slower rate than SikaQuick® EZ Patch should not be used. Follow surface preparation and "scrub coat" recommendations.
- As with all cement based materials, avoid contact with aluminum to prevent adverse chemical reaction and possible product failure. Insulate potential areas of contact by coating aluminum bars, rails, posts etc. with an appropriate epoxy such as Sikadur-32 Hi-Mod.
- SikaQuick® EZ Patch does not form a vapor barrier after cure.
- All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

OTHER RESTRICTIONS

See Legal Disclaimer.

ENVIRONMENTAL, HEALTH AND SAFETY

LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling SIKA's Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs. **NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.**

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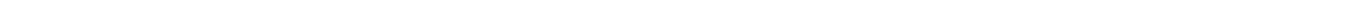
Product Data Sheet
SikaQuick® EZ Patch
November 2018, Version 01.01
020302040030000292

SikaQuickEZPatch-en-US-(11-2018)-1-1.pdf





APPENDIX "B"



Tribune Holdings LLC

Requested Pricing for South Hampton at Kingston Plantation, Myrtle Beach, SC

Single SGD Balcony Sloping Repair:

Scope:

Urethane Coating and sealant Removal

Prep Surface per Manufactures recommendations

Install Sika sloping Material/SikaQuick EZ Patch from door and wall out 16"

Install New Sika Sealant

Install new base coat

\$4165.00

Add Time-4 days per deck

Single SGD Balcony Total Recoat (No Sloping):

Scope:

Urethane Coating and sealant Removal

Install New Sika Sealant

Install new base coat

\$2916.00

Add Time 3 days per deck

Double SGD Balcony Sloping Repair:

Scope:

Urethane Coating and sealant Removal

Prep Surface per Manufactures recommendations

Install Sika sloping Material/SikaQuick EZ Patch from door and wall out 16"

Install New Sika Sealant

Install new base coat

\$8960.00

Add Time-4 days per deck

Double SGD Balcony Total Recoat (No Sloping):

Scope:

Urethane Coating and sealant Removal

Install New Sika Sealant

Install new base coat

\$5954.00

Add Time—3 days per deck

Repair slab with carbon fiber at the where the storm shutters has been removed: \$168/lf X 12" wide.

Add Time 4 days per deck

Ginio Volpe

Tribune Holdings LLC