

# **Construction Progress Update**

## **Preliminary Requirements for TCO**

We have met with the Building Official and he has created a dialog with all of his department heads and they have provided me with a preliminary list of requirements to obtain a TCO.

- 1). The office building must have a certificate of occupancy and there must not be any unsafe conditions around the office point of access.
- 2). There must be an operable gate at a second means of ingress and egress to the property.
- 3). Site Electric permit must have final approval.
- 4). Site Paving and drainage permit must have final approval.
- 5). Lift Station must be operable.
- 6). Fill inspection must be completed to show we are maintaining the fill on our property
- 7). We must be in compliance with our SFLWM permit for the GOCEA and silt fence
- 8). We are subject to additional requirements TBD

## **The Office**

We have removed the tile that was installed incorrectly and replaced it with new tile. We have re-installed baseboards, doors and toilet. We have installed the equipment to conform with ADA requirements for the bathroom facilities. We have repaired electrical wiring and replace light fixtures. We have replace the broken clean out and backflow preventer for the sewer system. We have installed sealant as required for the building. We have connected the building to permanent power. We have submitted plans for permitting a new handicap ramp and we are waiting approval. We have passed the final roof inspection, the final plumbing inspection, the final HVAC inspection and the final electric inspection. We will call for final building inspection once the ramp is installed and inspected. Finally we will apply for CO.

## **Paving and Drainage**

The project engineer conducted a site visit to determine if the work that has been done is sufficient within tolerances to move forward with paving the project. He provided us with a plan showing the areas that need to be corrected. We have addressed all of the areas as directed. We have surveyed and set new blue tops for the coastal road because the lime rock elevations were low. We have executed a change order to install additional fill and that work has been completed. The riprap that is necessary to maintain the fill on our property has been set on the north side of the property and the work on the south side is in progress. We have lowered 2 catch basins and a manhole located in the center of the road. We have re-graded the areas around these catch basins and manhole. Today we began paving the roads that

are remaining without a first lift of pavement. The project engineer has been sent all of the documents he needs to complete his final review that will be sent to the DEP and the Aqueduct authority for their final review and approval necessary to open the lift station. Once the paving is completed Mark Page will return to repair any damages done by the paving crew. He will clean out any rocks or debris that have fallen into the catch basins and he will paint the inside of the catch basin as directed by the project engineer. Once this work is completed, the engineer will return and we will lamp the system. If the lamping does not show any defects the engineer will send his final report to DEP and Aqueduct authority.

### **Site Electrical**

We have passed our final electric inspection and the results have been recorded on the Monroe County Website.

### **Fill inspection**

We have passed an initial fill inspection but we will call for another fill inspection once we have installed the riprap.

### **SFLWM Permit**

We have removed the fill from the conservation area and we have contracted a company to install the required plantings. We have removed all of the invasive species and we have been working to remove all of the trash from the area. We are working on getting a set of plans approved to install the required fence but have met many challenges in doing so.

### **Open and Expired Permits**

We have closed all of these open and expired permits

### **Pool Demo**

We have demolished the pool and closed the permit.

### **Guard House Entry**

We have completed the planning process to create an accessible entry that will not require demolishing the guardhouse. We will submit the plans for permit revision. This process will include submitting an application for permit to install acceleration and deceleration lanes at the point of entry from Overseas HWY. This permit was allowed to expire and must be applied for again and the fees paid again.

### **Temporary Guardhouse**

We have installed our temporary guardhouse and our security staff is enjoying a clean, dry and cool area. The inspections have all passed for this permit.

### **Irrigation Permit**

We have completed the revisions necessary to apply for an irrigation permit. The plans are in process and we are soliciting bids for the irrigation work.

### **New Marina Plans**

We have met onsite with the engineer to create the best plan for the structural integrity of our marina that will not impede boat traffic. The engineer is working on a preliminary plan for our review.

### **New Marina and Clubhouse Building Plans**

Plans are in process for these new buildings.