



August 1, 2018

Cecile:

We have decided to keep you and other tenants informed on the ongoing construction of the property. We are excited to make AYH the talk of Red Hook with the many changes people are seeing daily, so I personally wanted to share with you the ongoing project list here at AYH. I also wanted you know that so many tenants have approached me on the color of the building as well as the roof and they are not only excited with color chosen, but very excited about the new and updated look of the building.

MARINA

1. Decking
 - a. C Dock → white perimeter remains to be completed
 - b. Boardwalk – commencing when contractor is next available

2. Pedestals
 - a. Remaining pedestals – 11 pedestals remain between D/E docks

3. Fuel Dock
 - a. Power
 - i. Conduit run – need to dig trench & run lines – commencing this week
 - b. Office Rebuild
 - i. Building scope to quote redoing fuel dock office

4. Mooring piles – obtaining quotes this week

5. Gates & Fencing
 - a. To commence post from YHG Fence commencement – est. 4 weeks

6. Access Controls – obtaining quotes this week

7. Marina Office Décor – scope being researched and quoted this week

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8. Marina signage – new signage on order for docks

UPLAND

9. Roof – estimated completion Week of September 16th
 - a. Completing road side of building; moving to “U” shape section (ST)
 - b. Material to complete water side on island 13th

10. Paint
 - a. Work commenced – demo wall painted
 - b. Caulking Buildings B & C

11. Exterior repairs – JPK got new crew
 - i. Commenced on building F
 - ii. Punch list established for all buildings

12. Building D
 - a. Separation of floors
 - i. Final drawing – Monday 8/6th
 - b. Hurricane Shutters (roll down) – quotes received
 - c. Above & Below to pop tiles – quotes received

13. Bridge between Building C & D – Above & Below to repair
 - a. Scope – rip up concrete, replace & secure steel decking, pour new concrete & install tiles

14. Tile Repair
 - a. Building A, B, C & E – Address all broken tile issues

15. Vacant Spaces – Interior Work
 - a. All drywall up, trim up
 - b. Separate electrical
 - c. HVAC - quotes pending

16. Lighting

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- a. Sconce
 - i. Lights up – 4 were not installed – Hughes installing this week
 - b. Parking lot
 - i. Materials coming within 2 weeks
 - c. Recessed lighting
 - i. Hughes to troubleshoot this week
17. Generator
- a. Having painter sand/paint
 - b. Research underway to procure a 2nd unit for additional facility coverage during power outages...electricians have been engaged to assist
18. Shutters – seeking another contractor
- a. JPK getting quote per set
 - i. To-do 4 sets new doors on buildings D & E
 - ii. Repair 8 doors on B, C, D & E
 - iii. Painting of all buildings commenced...once colors are approved it will take 2 months to complete full facility
19. Doors & Windows
- a. Glass 2000 proposal coming today – materials only
 - i. Lead time 6 weeks
 - b. Pro-Glass lead time 8 weeks
20. New transformer
- a. Franks Electric to acquire & install
 - b. 4 weeks out
21. Flag Pole
- a. Ordered
22. Railings
- a. Behind Pesce – on island
 - b. Building D – need to order

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23. Tiles by bathroom back of Pesce – sourcing correct tiles

24. Parking lot paving
 - a. Above & Below – obtaining quotes over next 2 weeks
25. Stairwell: Regular power-washing...next on Thursday. Bid received to repair/replace entire stairwell in the next few months received.
26. Garage Ceiling Tiles: Bid received from DCM Corp. to replace...waiting on new lighting quote to combine complete scope for approval.
27. Parking Lot – bid received for new parking stops...awaiting approval
28. Public Spaces Furniture – old/damaged furniture removed, and quote obtained for complete overhaul
29. Marina Tender – possible replacement craft being researched for execution before winter season
30. C-dock and Marlin deck – poles to be removed and replaced with oversized planters for better entrance way

Finally, unfortunately the sargassum has returned to the marina. I have spoken to your team that we have investigated removal of this, and it runs about 2k a day, furthermore there is no guarantee of it not returning and after several discussions we think it is best for nature to run its course since once removed more will roll in. If you have any questions or concerns, please don't hesitate to contact me via email or cell. My door is always open.

Regards,



Beth DiDomenico
General Manager

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