

American Yacht Harbor

Facility Condition Status Report

September 2015

Addressing specific issues raised July 2015



Hurricane Shutters - Completed

Original pictures of the hurricane shutters outside upper level office



Pictures of same, repaired and painted in July/August 2015



Wall Paint - Completed

Original Pictures of exterior walls around upper level office



Pictures of same, repaired and painted in July/August 2015



Dock beam repairs - Completed

Original picture of dock area near slip B-26



Picture of same repaired September 2015



Main Flag - Completed

Original picture of flag with tattered edge

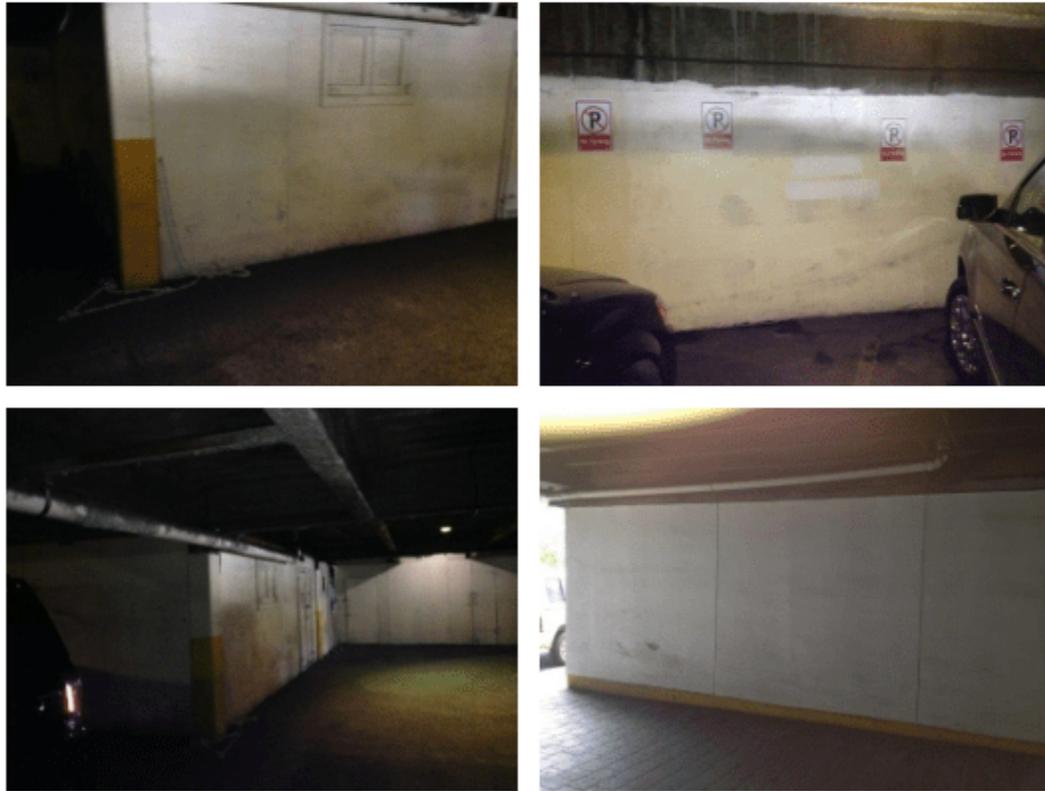


Picture of same, replaced July 2015

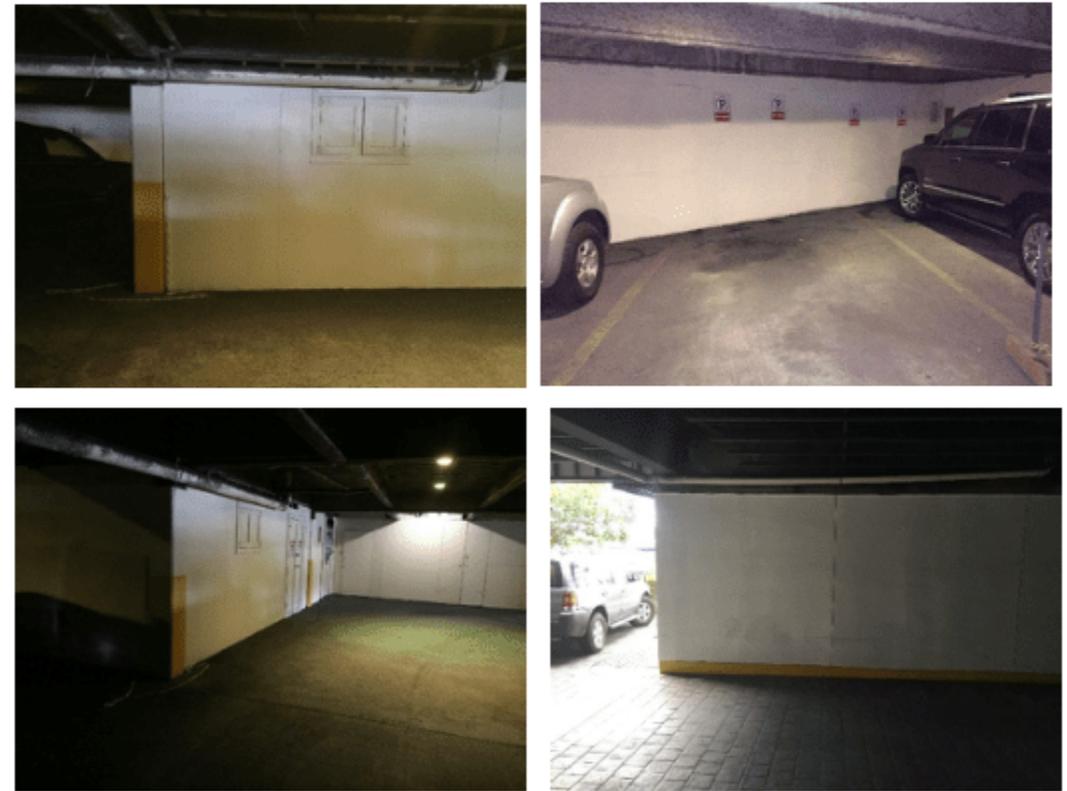


Parking deck walls - Completed

Original pictures of lower parking deck walls



Pictures of same, repaired and painted July/August 2015



Parking Deck Columns - Completed

Original picture of column needing paint



Picture of same painted July 2015 – other columns were painted as needed.



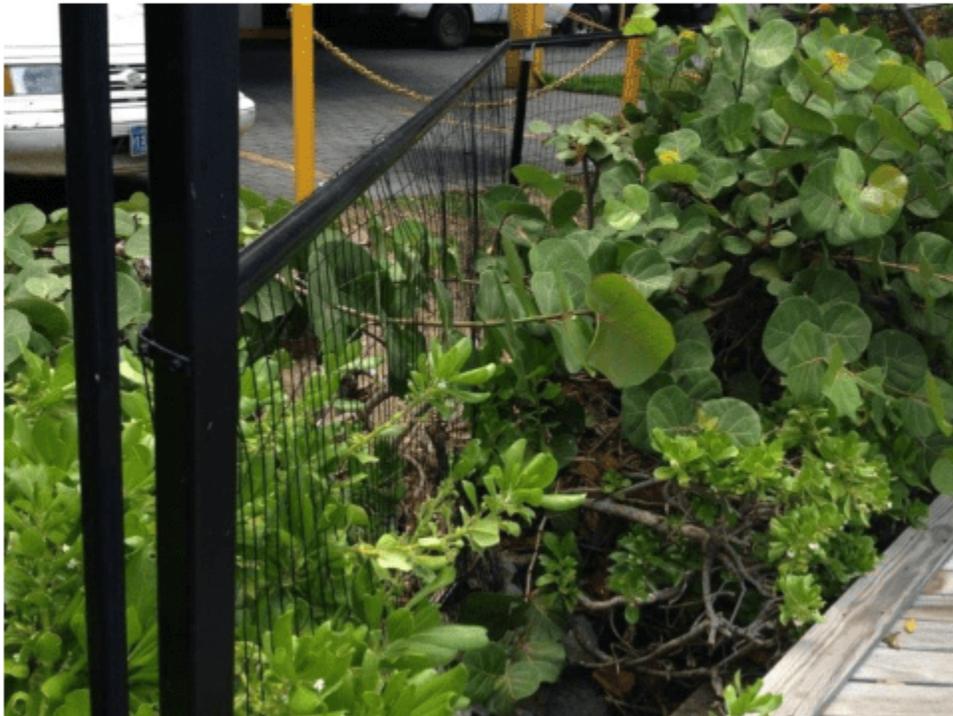
Dock planking – In-Progress

**Original pictures (4 samples of many)
of various dock planking trouble spots**



Security Fencing – In Progress

Original pictures showing fence transition



Picture of same. As vegetation in this area regrows, the fencing choice is more understandable.

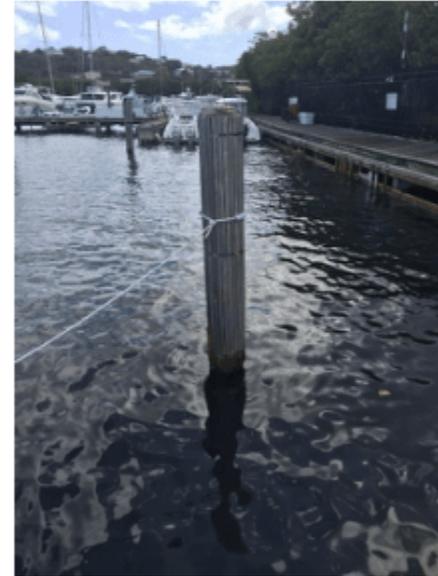


Piling wrap – In Progress

Original picture of pile with failing wood wrap



Sample of a pile with completed wood wrap. A project is underway to replace failed wrapping on 24 concrete piles. Expected completion in October 2015



Support columns – In Progress

Original pictures of support column bases lifted off brick deck



Action Plan:

- Bases will be split open, lowered, and reinstalled to be flush with brick deck
- Contractor quoted price approx. \$75 per columns
- 133 columns on B & C (Main) Building, for total price of about \$10,000
- Contractor is currently lowering 5 bases to test feasibility
- If solution is workable, we will move forward strategically to address most visible columns first, and continue until aesthetics are satisfactory

Parking Deck Ceiling – In Progress

Original pictures of damaged drop ceiling in the lower parking deck



Action Plan:

- Materials are on order to begin replacement of damaged ceiling tiles, support structure and light fixtures.
- Drop ceiling near parking deck entrance is being cut back to be flush and neat with entranceway (areas shown in bottom to picture on the left)
- The above efforts will lift aesthetics to acceptable levels while we plan long term solution
- Long term replacement or refurbishment options are being explored and quoted for completion in 2016

Elevator – In Progress

Original pictures of scraped paint on the elevator doors



Action Plan:

- Doors have been repainted, but elevator use for freight will continually scrape paint
- Elevator doors and trim areas are being fitted with stainless steel rub rails/guards to protect paint while remaining aesthetically pleasing
- Interior of elevator cab is also being refurbished, including polishing of stainless steel, new paint and new flooring.
- Completion expected in Q4 2015

Brick Pavers – In Progress

Original pictures of various areas of the brick paver deck needing attention



Action Plan:

- Brick paint is being color custom color matched to better blend repair areas with original brick.
- Patch and replacement bricks are installed where need.
- Long term resurfacing or repainting option are being explored by local contractors. Two primary options are 1) Coating with a heavy duty masonry paint or 2) removal and replacement of entire system of brick pavers
- Either option above will be a significant undertaking, expected to start and complete project in 2016

Stairways – In Progress

Original pictures of stairways



Action Plan:

- Local structural engineer Paul Ferreras, PE has inspected the property's stairways and written a letter recommending refurbishment over replacement
- Two local welding contractors are producing job quotes to address all structural steel issues with stairways
- Concrete stair treads will be painted to match paver bricks on surrounding decks
- Steel will be repainted black after above repairs are complete
- All repairs expected to be completed in Q4 2015

P Dock – In Progress

Original pictures of areas around P-Dock



Action plan:

- P-Dock is owned by 3rd party and slips are managed by AYH
- Dock owner is refurbishing entire dock structure and utilities starting October 2015
- AYH/IGY management team working with P-Dock owner to ensure rebuilt dock meets safety and aesthetics standard.
- Expected completion January 2016.