



LG Consultants LLC
Owner Representation

Construction Update
Icon Brickell
MAY 15, 2025

Agenda

1. Project Scope & Objectives
2. Phasing Plan
3. Update
4. Preparation for Construction
 - Impact on Residents
 - Overhead Protection Plan
5. Frequently Asked Questions
6. Q&A

Stucco Project: Scope & Objectives

Stucco Project Scope:

1. As mandated by state regulations and building safety considerations, the Icon Brickell complex is repairing the building façade to ensure the structural integrity of the concrete and steel building frame.
2. Icon Brickell is also repainting the exterior of the entire building complex to restore the building's appearance and to protect the restored stucco exterior.

Project Objectives:

1. By repairing the stucco on the exterior of the buildings, the steel and concrete underneath the stucco will be protected from corrosion by water, salt, and moisture.
2. By repainting the building following the repair of the stucco, steel and concrete will be even more protected from corrosion, and the original luster of the building complex's exterior will be restored.

Project Timeline:

1. Each façade of the building will be repaired and restored, starting with the facades away from the pool deck.
2. Once these façades are repaired, the pool facing facades will be repaired and restored.
3. Finally, the facades facing Brickell Key (Bayliner units) will be repaired and restored.

Update

General

- Greater than expected repairs were discovered by the engineer during inspections meaning there is an increased amount of work.
- At this time, we have quantified almost all of the additional repairs in Phase 1. The dates in the next slides are based on the additional repairs that have been discovered, and these discoveries have been used to project the conditions in Phase 2.

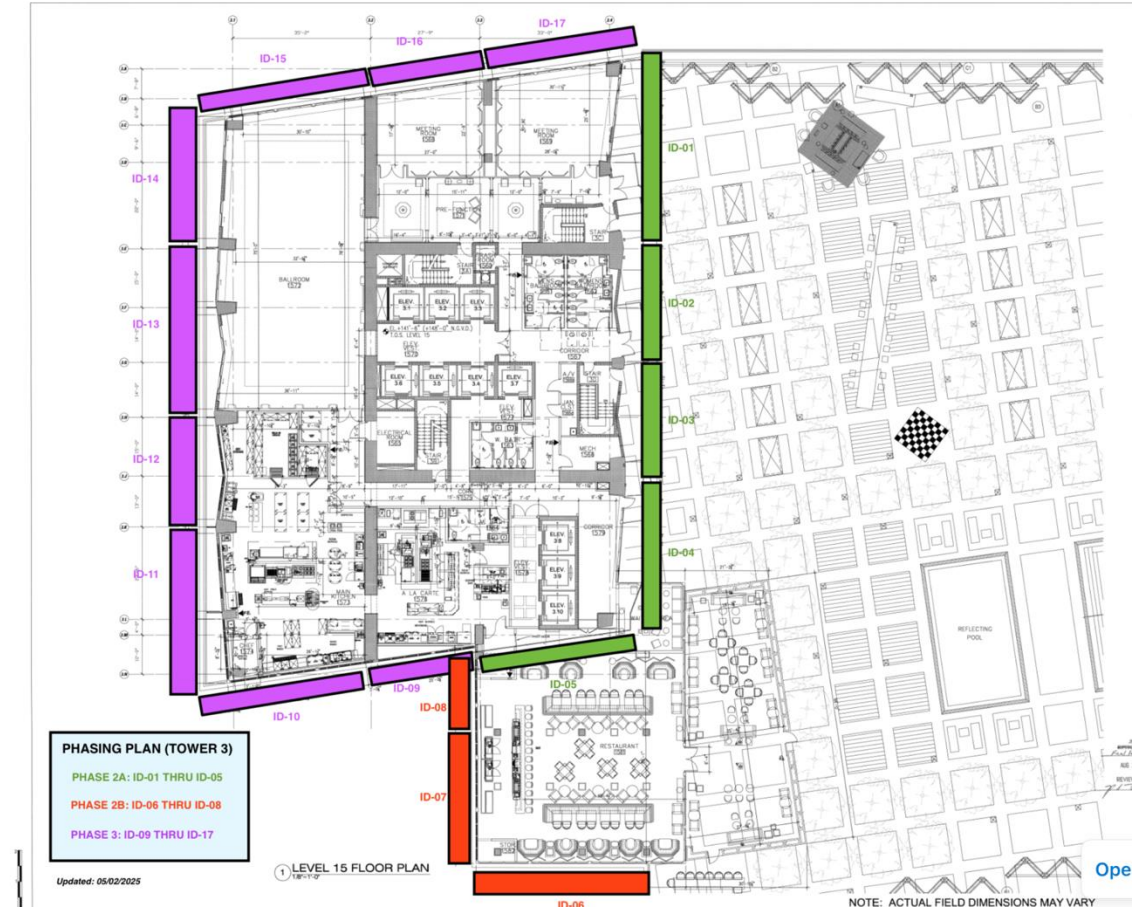
Next Steps

- LGC, the BOD, and mgmt. have all been working on ways to condense the schedule back down including streamlining the workflow between the contractor and the engineer and figuring out ways to rearrange the schedule to minimize disruption.
- The re-sequencing of the schedule is also an effort to minimize time on the pool deck and as soon as the dates for Phase 2 are finalized LGC will share with the community.

Update

Tower 3

- Contract with engineer fully executed.
- Permit Application submitted to the city, met with city officials to discuss comments.
- Anticipated to be joining during Phase 2 on the pool facing façade.
- In contract negotiations with general contractor (GC).
 - Phasing plan and overhead protection plan received.
- Electrical upgrade to support swing stages in progress, proposal for drawings pending approval.



Update

Tower 1

Drop	Unit	Prev Wk	Current	Comments	Est Completion
ID-01	15	73.5%	74.0%	EOR 4th Insp.(L4-54). Prepare for waterproofing. Conform column.	Mid July
ID-02	14	79.0%	80.6%	Starting 2nd coat of Prime.	Beginning of July
ID-03	12	76.9%	77.8%	EOR 5th Insp. Complete. Worked on pressure washer.	Beginning of July
ID-04	10 & 08	73.1%	73.6%	Finishing the new stucco.(L4-54)	Beginning of Aug
ID-05	06	71.5%	72.5%	Partial Pour & Curing, Slope(L4-54)	Beginning of Aug
ID-06		67.7%	69.2%	Partial Pour & Curing. Repairing the concrete cracks (L4-54)	Mid August
ID-07	04	71.5%	73.4%	Partial Pour & Curing (L4-54) Applying New Sealant.	Mid August
ID-08	02	59.0%	60.0%	Partial Pour and Curing. (L4-59)	End of August
ID-09	02W	55.0%	56.0%	Closing PT pockets. Partial pour and Curing.	End of August
ID-10	01W	48.4%	50.6%	Doing 3rd Inspection.	End of August
ID-24	15W	75.8%	76.0%	Partial Pour & Curing (L4-54) Conform Column.	End of July
ID-25	UL-08	32.0%	59.0%	EOR 3rd Insp. Complete. Closing PT and Applying new sealant	End of August
ID-26	UL-08W	21.0%	39.0%	EOR 1st Insp. Complete. Stucco Demolition.	End of June
ID-27	UL-07W	100.0%	100.0%	Done.	

Breakdown of how progress tracking is calculated		
%	% Accum	
5%		Mobilization
2%	7%	Precondition
4%	11%	Protection
5%	16%	EOR S&M Inspection
30%	46%	Demolition
3%	49%	EOR 2nd Inspection
3%	52%	EOR 3rd Inspection
20%	72%	Pour & Curing
3%	75%	EOR 4th Inspection
5%	80%	Sealant
4%	84%	Waterproofing
10%	94%	Paint
3%	97%	Final Cleaning
3%	100%	EOR Final Inspection

Update

Tower 2

Drop	Unit	Prev Wk	Current	Comments	Est Completion
ID-01	10W	56.0%	56.0%	Partial pour and curing. Closing the PT pockets. Changing the burn rings.	Beginning of Oct
ID-02	11W	55.0%	55.0%	Partial pour and curing. Closing the PT pockets. Changing the burn rings.	Beginning of Oct
ID-03	11	55%	58%	EOR 4th Insp. Complete. Partial pour and curing.	Mid September
ID-04	09	55%	57%	EOR 3rd Insp. Complete. Partial pour and curing.	Beginning of Oct
ID-05	07	55%	57%	Partial Pour & Curing (L30-59). EOR 3rd Insp. Complete.	Beginning of Oct
ID-06	05	46%	49%	EOR 3rd Insp. Complete. Partial pour and curing.	Beginning of Oct
ID-07	03	40%	40%	EOR 2nd Insp(L4-L30). Stucco Demolition.(L31-L59)	Beginning of Nov
ID-08	01	29%	36%	EOR 2nd Insp(L4-L30). Stucco Demolition.(L31-L59)	Beginning of Nov

Breakdown of how progress tracking is calculated		
%	% Accum	
5%		Mobilization
2%	7%	Precondition
4%	11%	Protection
5%	16%	EOR S&M Inspection
30%	46%	Demolition
3%	49%	EOR 2nd Inspection
3%	52%	EOR 3rd Inspection
20%	72%	Pour & Curing
3%	75%	EOR 4th Inspection
5%	80%	Sealant
4%	84%	Waterproofing
10%	94%	Paint
3%	97%	Final Cleaning
3%	100%	EOR Final Inspection



W= Window Line
UL = Upper Level
Bayliner start pending re-sequencing of the project.

Update

Master

- Swing stages on the loading dock area being rigged, in progress.
- Starting of bay liner units pending finalizing sequencing of the pool deck.
- Stucco on arrival deck stairs complete.
- Pool deck anticipated beginning 07/2025 through end of 05/2026.
 - If anything changes, LGC will notify the community.
 - During the work week (M-Th), the pool deck will be closed, and it will reopen (F-SU).
 - Fridays and sometimes Saturday's will be used as make-up days.

Next Steps

- Inspect arrival deck stairs before painting.
- Finalize schedule for Phase 2 and bayliners.

Phasing Plan



PHASE 1B: Units
ending in -02, -04, -06,
-08, -10, -12, -14

PHASE 1A: Units
ending in -15, -01, -02

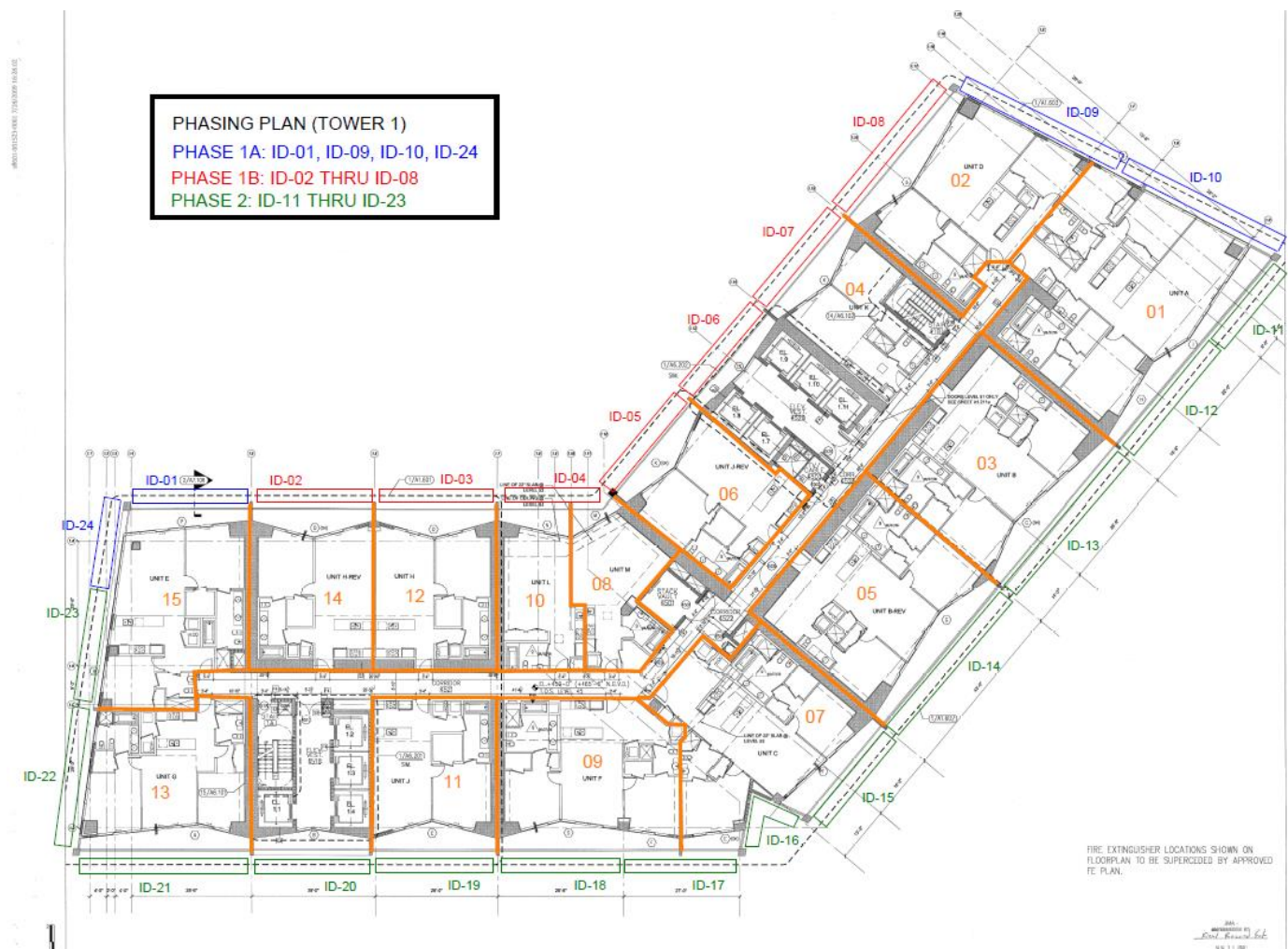
PHASE 1A: 09/24 – 07/25

PHASE 1B: 10/24 – 09/25

PHASE 2: 07/25 – 04/26

Please note these durations are based on approved extensions of time. Additional repair quantities have been identified and will affect the schedule. We are working on ways to minimize this delay. Once this has been quantified, residents will be notified.

Phasing Plan



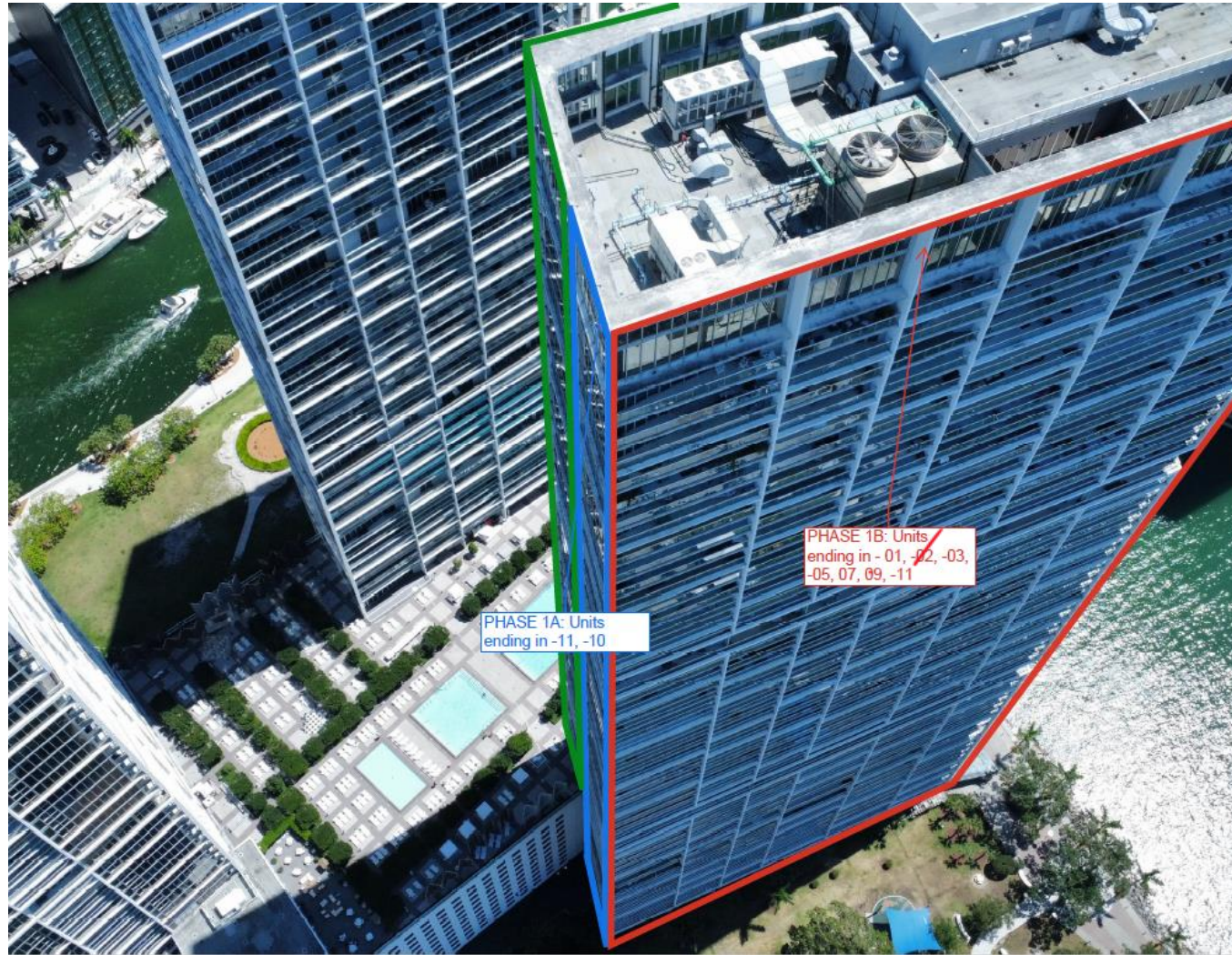
PHASE 1A: 09/24 – 07/25

PHASE 1B: 10/24 – 09/25

PHASE 2: 07/25 – 04/26

Please note these durations are based on approved extensions of time. Additional repair quantities have been identified and will affect the schedule. We are working on ways to minimize this delay. Once this has been quantified, residents will be notified.

Phasing Plan

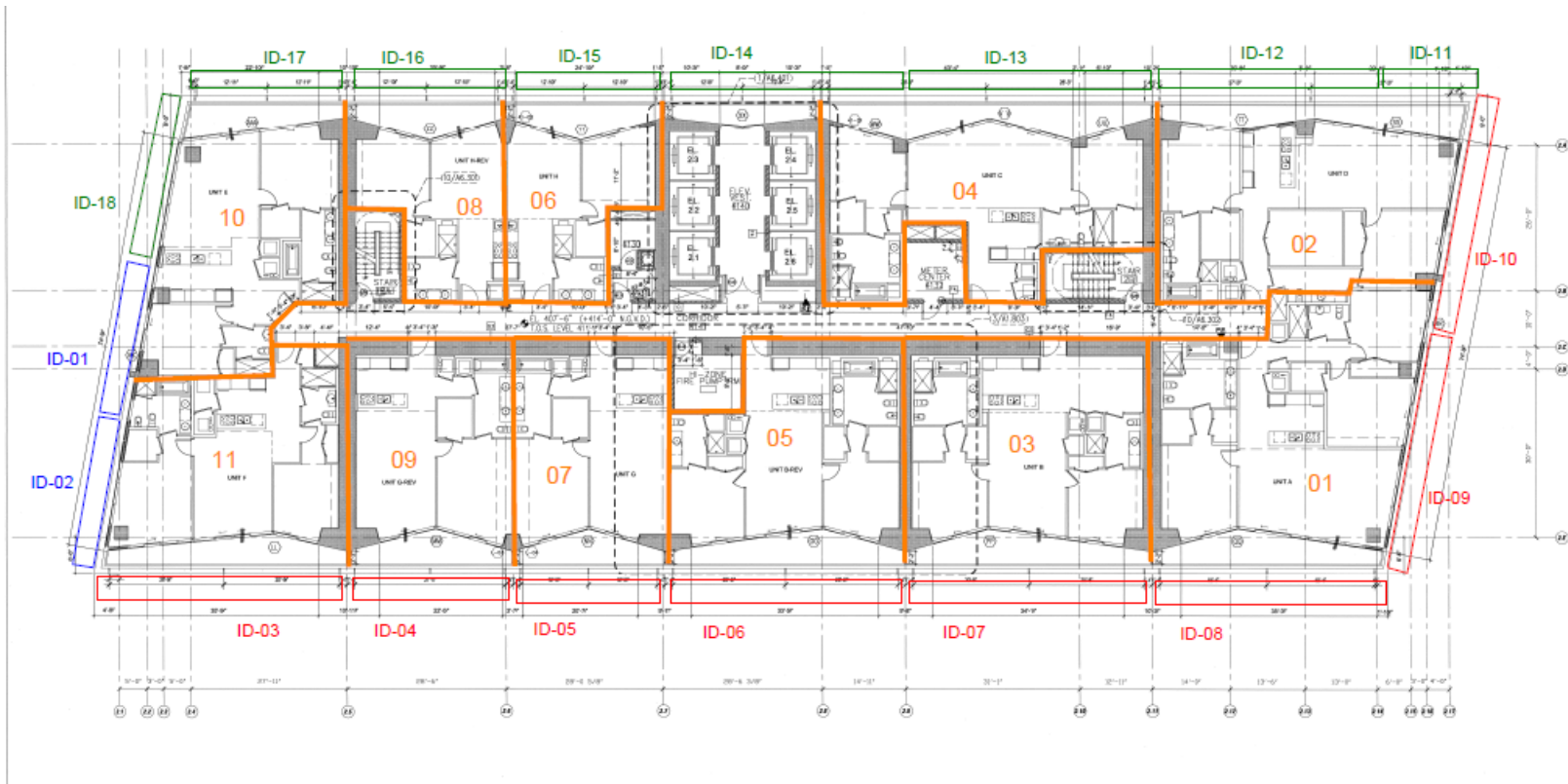


PHASE 1A & 1B: 10/24 – 11/25

PHASE 2: 07/25 – 05/26

Please note these durations are based on approved extensions of time. Additional repair quantities have been identified and will affect the schedule. We are working on ways to minimize this delay. Once this has been quantified, residents will be notified.

Phasing Plan



PHASE 1A & 1B: 10/24 – 09/25

PHASE 2: 07/25 – 05/26

Please note these durations are based on approved extensions of time. Additional repair quantities have been identified and will affect the schedule. We are working on ways to minimize this delay. Once this has been quantified, residents will be notified.

Balconies

- Residents in Phase 2 that do not remove their balcony furniture will delay their line for all residents.
 - As per Florida Statute 718.303, the Association has will impose fines for violations of its rules and regulations. If balcony furniture is not removed, fines of \$100 per day will be applied until the violation is corrected.
 - Assessment of Delay Costs: In addition to fines, the Association may assess daily project delay costs due to non-compliance. These costs, amounting to \$1,136 per day, are associated with project delays and include the costs of equipment rental and contractor fees.
 - Special Assessment for Delays and Costs: In accordance with the Association's governing documents, these delay-related costs may be specially assessed to the affected unit owner's account for non-compliance. Please note that liquidated damages the building would have been able to charge the contractor for the delay, of \$1,500 per day, will no longer be applicable due to the fact that the delay was caused by residents.
 - We urge all residents to promptly remove their balcony furniture on time to avoid further delays and additional charges.
- Balcony doors will be completely sealed from the outside using a wooden block. This is for resident and worker safety.
 - As referenced in Chapter 31 of NFPA 101 for existing apartment/condominium buildings it references section 24.2 for the requirements of means of escape. Section 24.2.2.1.2(2) does not require a means of escape for dwelling units provided with a fire sprinkler system. Secondary Means of Escape Requirement:
 - 24.2.2.1.2 A secondary means of escape shall not be required where one of the following conditions is met: (2) The dwelling unit is protected throughout by an approved automatic sprinkler system in accordance with 24.3.5
 - 24.3.5.2 Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be in accordance with Section 9.7.
 - 24.3.5.3 Automatic sprinkler systems in accordance with NFPA 13, NFPA 13R, or NFPA 13D shall be permitted.

Icon Brickell

Construction Update

Preparation for Construction | Impact to Residents

Noise

- Construction-related noise will travel through the building

Vibration

- Vibration will travel through the building
- Secure any delicate valuables

Dust

- Large amounts of dust will be generated from time to time
- Valcourt will work to mitigate dust per OSHA
- Keep your windows/doors tightly closed during work hours

Workers

- Once work begins on your line, you'll see workers outside your windows/doors and throughout the property
- Close your window treatments for privacy

Temporary Loss of Balcony-Use

- In preparation for work to begin on any building line, sliding glass doors will need to be locked from the outside
- Unit owners will not be able to access their balconies for the duration of the work on their specific line, as well as the duration of the lines adjacent to them
- Access to the balconies will be provided once the work on that specific line is complete, all work has been inspected and accepted, and the swing stage has been removed

Introduction to the Project Team

LGC | Owner's Representative Project Manager

- Provide oversight and direction to all project participants
- Lead weekly construction meetings throughout the length of the project
- Track the financials of the project, review payment applications, and change orders
- Review all documentation, reports, etc.
- Host monthly Town Hall meetings to provide updates to the Community

Epic Engineering | Structural Engineer of Record

- Provide all necessary drawings and construction documents
- Determine repair locations and remediation and inspect the entire repair process
- Review and approve all materials used, inspect all work in place, and provide a final signoff

Valcourt | General Contractor

- Responsible for performing all work at the direction of Epic and LGC

Frequently Asked Questions

Q: Why are there delays in the project?

A: With a restoration project, the best thing your project team can do is lay a good foundation regarding estimates of time and scope. During the project, we rely on this foundation to prepare the community from a budgetary and time perspective. At this time, we have experienced delays due to weather, increased scope, balcony furniture removal, & electrical upgrades.

- Weather: this is a part of any construction project and while the contractor's schedule carries some contingency for weather, the amount of weather delays will be unknown until the end of the project. (T1: 20 days and T2: 16 days)
- Increased scope: the amount of work the contractor bid in the bid sheet was based on estimated quantities from the engineer. At the outset of the project, quantities were estimated by the engineer by inspecting 10% of the units. Only after demolition can the true nature of the repair quantities be fully calculated. Since we have completed most of the demolition on half of T1 and T2 we have a better true estimation of the quantities, and they were larger than estimated. While LGC increased these quantities, it is impossible to know the true number until the project is fully underway. These increased quantities come with an increase in time and because the nature of this project is a needs-based restoration project, the scope cannot be decreased, and the repairs must be addressed. (T1: 51 days and T2: 57 days)
- Balcony furniture: when residents delay removing balcony furniture, the balcony cannot be adequately secured and the engineer will not perform inspections, thus holding up the line. (T1: _ days and T2: 24 days)
- Electrical upgrades: the towers both needed to remediate some electrical related items and for the safety of the building, no work could be performed in the meantime. (T1: 21 days and T2: 57 days)



Please note these are in workdays, four workdays is one week, and that delays overlap and are not necessarily consecutive.

Original anticipated duration for T1 and T2 were 07/15/24-01/02/26, delayed 3 mo. T1 and 4 mo. T2

Icon Brickell
Construction Update

Frequently Asked Questions

Q: I never see the workers on my balcony. Are they working?

A: Because of the height of the towers, it may take weeks for the contractor to return to your balcony for the next phase of the repairs. They work their way down any given line like an elevator and because there are 50+ stories in each tower this process takes time. While it may seem like they're not making progress on your balcony, they are making progress on your line and ultimately for your balcony to be returned the whole line needs to be complete.

Please note: if the contractor leaves the balcony unkept and have no returned to clean it, we encourage you to notify LGC so we can address the situation with them. While we oversee the project to the best of our ability we also rely on the eyes of the community to see the places we can't see.

Q: What warranties will I be receiving for this work?

- Paint: STO Primer and STO Acryl Plus, 10-year labor and material
- Concrete: 5-year labor and material
- Waterproofing: Sika Sikalastic 710/735AL Pedestrian Traffic System 10-year labor & material

Frequently Asked Questions

Q: What is LGC's role and how are they protecting the community? How is the LGC team helping to minimize delays and cost?

A: To strengthen the foundation of the project, upon LGC's joining we not only increased the repair quantities to better capture the scope, but in doing so we, we were also able to buy more scope for less money from the same contractor in a savings of ~\$3.5 million.

Even though we increased the scope, as mentioned before, additional repairs have been discovered which are not within anyone's power to foresee.

Throughout the project, when faced with potential delays/increases in cost, LGC comes up with, analyzes, and presents creative solutions to the BOD, including cost and time analysis, in order to help minimize disruption to the community.

For the delays, while we cannot control weather delays or delays due to increased quantities of necessary repairs, we have worked to condense time in other ways.

- Streamline the inspection process and the workflow of the engineer and contractor.
- Increase the amount of time during the week the contractor is on-site to gain some days back on the schedule.
- Switch to 10 hour working days because it requires fewer mobilizations and demobilizations every week and is more productive for the GC.
- Review all requests for extensions of time to ensure the amount of time correlates with the scope and negotiate if it doesn't.

Frequently Asked Questions

Q: What do I do if I see the film delaminating on my balcony? Will my glass be damaged?

A: It is entirely normal for instances to arise where the film detaches from the surface due to several reasons, such as:

- Dust
- Wind Conditions
- Moisture

There is no need to worry when this happens. Demolition will not begin on any specific floor until all protection is properly installed. To optimize time and resources, as the GC progresses floor by floor with demolition, if they encounter any balcony with missing or deteriorated protective film, they address and correct the issue before starting work on that area. They will not perform any demolition on a balcony that is not fully protected.

Q: I notice that water is pooling on my balcony when it rains. Is this a sign of a deficiency?

A: This is known as ponding. Water puddles are one of the most common issues on a balcony; it's more of a nuisance than anything. It's not a leak and not necessarily a hazard to the warranty or structure. Water is sitting on a balcony in a particular area for an extended time is called bird bats, or ponding. Because bonding is so common and found on almost any balcony to some degree, many professional professionals have adopted industry standards or tests provided by the waterproofing manufacturers. If the puddle is active for more than 24 hours, this would be deemed hazardous and recommended for repair. Should the water dry within 24 hours, it will not sit long enough to cause damage to the system, functionality or cosmetically.

Frequently Asked Questions

Q: Why can't I access my balcony during the construction project?

A: Residents will not be able to access the balconies due to the area being considered a construction zone, to follow OSHA (Occupational Safety and Health Administration) only trained professionals will be able to access the balconies.

Q: Why are certain areas being closed?

A: Areas around building will be closed due to safety concerns, these include:

- Areas utilized for the staging of equipment and materials
- Areas that have overhead work being performed and must be protected from possible falling debris.

Q: How long will the construction on my balcony take?

A: The specific duration for your balcony is unknown until the engineer perform their mark-ups. The original anticipated duration was approximately 24-30 weeks for each drop based on the original scope of work. Drop durations vary based on the number of repairs identified by the EOR. Based off of what was uncovered in Phase 1, anticipated durations for Phase 2 are being made and will be shared as soon as we have that information. ***Please keep in mind this timeline may change due to additional work and/or weather delays.***

Frequently Asked Questions

Q: What are the hours of construction?

A: The General Contractor will be on-site M-Th at approximately 8:00 am. The noise producing work will not begin until 8:30 am and will finish at 6:00 pm each day. Work will end at 6:00 pm.

Q: How can I contact the project team?

A: Please contact us at icon-team@lgcfl.com and someone from the LGC team or management will respond within 48 hours. *Please do not email on individual LGC team member or GC team member as this forwarding email ensures multiple parties receive your question.*

Q: When will the pool be closed?

A: The pool will be closed during Phase 2 Monday – Thursday and reopen Friday – Sunday. Phase 2 is anticipated to begin in July 2025 and end in May 2026.

Q: Will my tiles be removed?

A: All balcony tiles will be removed on a needs basis to allow the Engineer to properly inspect the balcony slabs and for the General Contractor to perform any necessary repairs. Management will communicate with residents on a line-by-line basis.

Once the repairs are completed, the General Contractor will apply a waterproofing membrane to protect the concrete slab. The resident is responsible for replacing their tiles should they choose to.

Please note: Some residents have already been contacted, and you will know if you need to remove your tile if you are contacted.

Thank you, Questions?



LG Consultants LLC
Owner Representation

Construction Update
Icon Brickell
May 15, 2025