



# Make Your Restoration Project Run Smoothly

by Larry Kennedy

**W**hen your association enters into a restoration project, first and foremost you must understand that the board, as a governing body for the condominium, may have to make some unpopular decisions to protect the interest of the owners. Regardless of the buildings' condition, there will be those who want to postpone the inevitable.

Prior to any bids or contracts with engineers, doing your homework will be helpful. You should acquire some reading materials, speak with professionals, attend seminars, visit restoration job sites, and be aware of county and city requirements for this type of work.

Select an engineer to evaluate the structural condition of the building. Most cities and counties today require that the contractor be a state-certified, Class A general contractor. Permits must be acquired and an

engineer must be retained to satisfy the various municipality requirements.

When selecting the contractor, his/her experience in condominium restoration and occupied condominiums is very important; this is a field in which knowledge is not taught but acquired through experience. Concrete restoration is a noisy, laborious process and an inconvenience to the owners and renters. A knowledgeable contractor can ease the pain by providing skilled, courteous personnel and by establishing guidelines to minimize inconveniences while working with the owners and renters (providing these allowances don't interfere with the work, of course).

Establish a liaison between the owners and renters and

the contractor for day-to-day concerns. All questions concerning the work or technical questions should be directed to the project supervisor, engineer, or the contact person in the contractor's office. Unless the concern involves an emergency or safety on the job, the owners' liaison should address any job-related questions with the project supervisor towards the end of the day.

Provide all owners and renters with adequate advance notice as to when the work will begin. When entering into the restoration process, discourage rentals whenever possible. Minimal occupancy is best for the owners, manager, and contractor, allowing the work to proceed more quickly and smoothly with little interference.

A monthly progress meeting is recommended. Arrange for a meeting with the engineer, owners' representative, contractor's representative, and project supervisor, even if everything is going along without a hitch.

Never assume the role of the engineer, even if you have knowledge of construction or expertise in concrete restoration. Any questions the board has on specifications or procedure (or the lack of) should be directed to the engineer or job supervisor. Let the engineer confront the contractor with any concerns you may have relative to procedure, methods or progress. By the board directing procedure and methods, dictating change, and interfering with or directing the activities of the contractor or his/her personnel, it assumes tremendous personal liability.

A team effort among the engineer, the contractor, and the owners' representative will make your project a satisfying experience.

Larry Kennedy is with Southeast Restoration, Inc. in Port Orange, FL. For more information, visit [www.serestorations.com](http://www.serestorations.com). ■



## Give Your Condo The Protection It Deserves.

### ARE YOU EXPERIENCING:

- Splitting or cracked caulk around windows and doors?
- Peeling paint?
- Rust spots?
- Exposed rebar?
- Deteriorated balconies?

Coastal offers top quality waterproofing and concrete repair products, including premium silicone sealants with 20-year warranties and silicone coatings with 10-year warranties.

Contact Martin Harrell at **800-226-7171** to set up a free building inspection and consultation.

**COASTAL**  
CONSTRUCTION PRODUCTS, INC.  
Providing Solutions, Not Just Products  
[www.coastal-fla.com](http://www.coastal-fla.com)

DOW CORNING