



**TRITON**  
MANAGEMENT SERVICES INC.  
PROJECT + CONSTRUCTION + FACILITY



**TRITON MANAGEMENT SERVICES INC.  
22363 Mifflin Road  
Foley, AL 36535**

**Building Coating  
Contractor SOW  
Review & Recommendations  
1/22/2025**

**Historical Summary**

Triton MSI (Triton) has been retained to review the contracted Scope of Work (SOW) provided by Coastal Contractors for recoating the exterior elevations of the three separate condominium buildings that make up the Wind Drift Condominium Association (Association). Since the Contractor and the Association are already under contract for the re-Coating of the buildings, Triton will not be providing a complete specification for the work. The Contractor is being asked, by Triton, to review our recommendations and revise the existing scope of work under contract. We will work closely with the Contractor and his manufacturer to provide a scope of work and materials that we feel meets or exceeds the requirements needed for the building re-coating project.

It is our understanding that following Hurricane Sally in September of 2020, the Wind Drift Condo Association entered a storm recovery contract with a General Contractor, LJB Construction & Restoration Services (LJB). During this storm recovery effort LJB provided necessary documentation to establish the required scopes of work to make necessary repairs to the waterproof coating following Hurricane Sally. The Association had planned to complete the exterior coating repairs using LJB in the fall of 2025 when unexpectedly, LJB and the Association entered discussion about terminating contracts between them for this work. During these discussions, LJB negotiated that their coating contract be absorbed by Coastal Contractors, as initially written between LJB and the Association.

Coastal Contractors has written and entered into a contract with the Association for this work, just as described within the LJB contract. Triton has reviewed the contract SOW as compared to the current coating conditions of the exterior elevations of the three buildings. Our recommendations contained in this review are based on a combination of the initial agreed upon SOW and what we believe to be needed at this time considering the initial SOW was written 4+ years ago. Since Triton was not retained until recently, we cannot attest to the condition of the coatings immediately following Hurricane Sally.

## **Coastal Contractor's Contract Review**

The current contract with Coastal Contractors is summarized as follows:

- Removed loose, blistered, or failed coatings on all exterior surfaces by means of scraping, grinding, or pressure washing.
- Use Simple Green to clean all surfaces.
- Make stucco repairs as necessary, following different guidelines depending on the crack sizes.
- Apply BASF Master Protect EL750 at a DFT of 16-20 mils to all vertical walls.
- Apply BASF C250 to a DFT of 2mils to all ceilings
- Replace all failed window perimeter sealants, construction sealants, and penetration sealants with BASF NP150, as needed.
- Replace failed handrail stanchion post sealants using BASF NP100 or 150, as needed.
- Repair all damaged deck coating as needed following the existing coating manufacturer repair guidelines.

Following our initial review of the existing coating on 1/9/2025, Triton is of the opinion that there is no need to apply additional coats of Elastomeric Waterproofing to the buildings at this time, as described in the initial contract provided by Coastal Contractors. The overall waterproofing system currently in place is in a condition and life cycle that supports recoating the building with an acrylic maintenance coating in order to reestablish UV protection to the current system, provide a coating warranty that was dissolved on the current system following Hurricane Sally, and to waterproof concrete and stucco repair locations. We also recommend inspecting and replacing any failed sealants at this time. The stress caused by hurricanes can over stress sealants and cause them to leak and allow water behind the coating system.

## **Contract Change Recommendations**

We have discussed making changes to the current SOW to remove the use of Acrylic Elastomeric Coatings from all vertical walls of the buildings and replace these products with a Hydrophobic Acrylic coating to address the performance needs listed above. Coastal has agreed with our recommendations and has also requested to change from BASF products over to Sherwin Williams products. We have worked directly with the Contractor and Sherwin Williams to provide the following summary of material changes to the current contracted work

with Coastal Contractors for recoating the three condominium buildings and surrounding site walls. Triton has also work with Sherwin Williams for all existing material testing to ensure that all recommended scope and materials are installed to meet adhesion and surface preparation conditions. Detailed material and Scope of Work specifications are provided for Board review as separate documents.

Revised Scope & Material Changes are as follows:

- Removed loose, blistered, or failed coatings on all exterior surfaces by means of scraping, grinding, or pressure washing.
- Use Bleach or 30 Second Wash to clean all surfaces.
- Repair stucco cracking using Loxon H1 Hybrid Urethane sealants.
- Apply SW Loxon XP Acrylic Elastomeric, to a WFT of 16-20 mils, to all vertical walls and slab edges where concrete or stucco repairs have been made to re-establish the waterproofing in these areas.
- Apply SW A100 Acrylic coating, to a WFT of 4 mils, to all ceilings
- Where ceiling repairs are necessary, use SW ConFlex UltraCrete Texture Coating, CF17 Series to repair damaged texture.
- Apply SW Loxon Self-Cleaning Acrylic, LX13 Series to all vertical walls, to a DFT of 5-7 mils.
- On existing surfaces where chalky conditions exist, apply Prime Coat: Loxon Conditioner LXV100 Series, prior to applying the LX13 series coating.
- Replace all failed window perimeter sealants, construction sealants, and penetration sealants with Loxon H1 Hybrid Urethane sealant, as needed. Prime with Loxon Quick Dry Primer to stucco or masonry surfaces prior to installing new sealant.
- Replace failed handrail stanchion post sealants using Loxon S1 One-Part Urethane sealant, as needed.
- Repair all damaged deck coating as needed following the existing coating manufacturer repair guidelines.
- Added to the overall SOW is to apply two coats of SW Superdeck Self-Priming Solid Color Acrylic Alkyd Stain to the louvered wood blowout panels located along the ground level of the buildings.

## Summary

Triton has reviewed these changes and recommend that the Board of Directors accept these changes as written in the attached Change Order, provided by Coastal Contractors. Considering that your current coatings and sealants are 8 years old it is the right time to re-coat the buildings. By making the change from applying additional elastomeric coatings to the building over to hydrophobic acrylic coating, it will replace the damaged coating surfaces from

Hurricane Sally. Additionally, it will provide UV protection to your waterproof coatings and provide the warranties listed below, that were lost following Hurricane Sally. The revised SOW provided by Coastal Contractors also addresses areas not initially covered under the initial contract terms provided such as replacing waterproofing where concrete repairs are made and staining the wood blow out panels along the ground levels.

#### Manufacturer Warranties

Loxon Self-Cleaning Warranty – 10 Years

Loxon S1 Sealant Warranty – 5 Years in areas where replacement is occurring.

Loxon H1 Sealant Warranty – 10 Years in areas where replacement is occurring.

Report Provided by:

Triton Management Services, Inc.



Kyle Murray  
President

