

# Memorandum



**To: COA Board of Directors**  
**CC: Chris Ibone, Roxanne Passarella**  
**From: Nicole Crawford, Director of Design**  
**Date: November 9, 2022**  
**Re: Exterior Penthouse EIFS Repairs**

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Another investigation on the Exterior EIFS of the La Sammana with Old Philadelphia and their structural engineer we uncovered extensive EIFS separation throughout the top of the “Penthouse” floor, back of building facing the oceanside specifically that has caused slow water infiltration into the rooms.

We have finished the water damaged rooms with all new sheetrock and wallcovering and now need to remove the damaged EIFS and replace with new.

The Scope of Work entails:

- Replacing existing EIFS and Sheathing (we will be using Densglass – waterproof)
- Caulk all EIFS Joints as needed throughout entire Roof areas.
- Installing backer rod (support) and joint sealant through expansion joints or exposed joints missing sealant.
- Finishing with a waterproofed sandblasted coating to match color of exterior.
- Work will be done using a 65’ Boom Lift

At this time, I am asking for the Board’s Approval of \$108,750 with a contingency of \$20,000 added, totaling \$128,750. If the amount of \$20,000 in contingency is unused will go back into the Reserve. I’d rather be able to move forward immediately if any extras arise during the removal of EIFS.

Thank You,

Nicole Crawford



September 21, 2022

La Sammana  
1400 W Brigantine Ave  
Brigantine, NJ 08203

ATTN: Nicole Crawford  
RE: La Sammana – Penthouse EIFS

**Bid Proposal**

In this estimate we propose to furnish all necessary labor, material, and equipment, required to complete the work as described below for the lump sum price of **\$108,750**.

**Scope of Work**

- 1) Remove and replace EIFS at penthouse.
  - a. Remove existing EIFS and sheathing.
  - b. Replace sheathing (densglass).
  - c. Apply backstop waterproofing coat over sheathing.
  - d. Flashing tape at edges.
  - e. Install insulation board fasten with adhesive.
  - f. Standard reinforcing fabric 4.3oz
  - g. Base coat
  - h. Finish coat with sandblast texture.
- 2) Caulk EIFS joints as needed.
  - a. Install backer rod and joint sealant.
- 3) Work to be accessed with 65' boom lift.

**Exclusions**

We do not include in this proposal: flashing, temp protection, framing work, premium time, testing, utilities, bonds, permits.

Thank you,

Branden Murphy  
Old Philadelphia Associates, Inc.

MBE | WBE | DBE

## BPM CONSTRUCTION, INC.

P.O. BOX 1311  
MALVERN, PA 19355

December 15, 2022

La Sammana  
1400 W. Brigantine Avenue  
Brigantine, NJ 08203

**Quote # 612**

Project: Penthouse EIFS Replacement

Our pricing for the above referenced project is One Hundred Thirty Eight Thousand (\$138,000).  
This price is based on the following scope of work:

- Demolish and remove existing EIFS
- Remove and replace sheathing
- Install waterproofing material and insulation board
- Apply base coat and finish coat
- Clean up and dispose any debris off site

We appreciate the opportunity to provide our quote.

Respectfully Submitted By,

BPM CONSTRUCTION, INC.

*Patrick Murphy*

# Memorandum



**To: C.O.A. Board of Directors**  
**CC: Chris Ibone, Roxanne Passarella**  
**From: Nikki Crawford, Director of Design**  
**Date: February 4, 2023**  
**Re: Additional Rooms of Wallcovering / Expansion of Scope**

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As all are aware, we have been upgrading the wallcovering in selected rooms by Phyllis since 2019. And as our contractor Diamond Dave has completed the original scope we have found that some of the rooms done in 2019/2020 have small areas of water damage, especially on the 5<sup>th</sup> floor. Unfortunately, we will need to go back and correct the previous damage. This will include new sheet rocked walls and wallcovering.

I'd also like to include the last 13 rooms with a complete overhaul in regards to the Sheetrock, Framing and Wallcovering replacement. I have attached some pictures for reference. We did a large handful under the "Water Damage Project" and would like to continue to finish every room in the building.

When the original wallcovering was installed years ago, the same product we use today, was not around 20 years ago. Which creates damaged sheetrock when removing to install new. We would also like to be proactive and consistent with the remaining rooms to replace all walls new with proper insulation, water-resistant Green Board, DryLok Cement Sealer and Mold control paste for both sides of the Rock. This will conclude all rooms in the building.

The following is a break down on what the cost will entail:

Wallcovering: 1200 yards @ 14.99 per yard = \$17,988  
Green Board Sheetrock including insulation, DryLok, Mold Control Paste = \$10,000  
Diamond Dave Wallpaper Hangers = \$63,000

At this time, I am asking the Board to approve \$91,000 to complete all rooms in the building with all new insulated walls and new wallcovering.

Thank You,

Nikki Crawford















