

## The Barrton Manager

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**From:** The Barrton Manager  
**Sent:** Wednesday, September 11, 2024 4:58 PM  
**To:** The Barrton Manager  
**Subject:** Barrton Restoration Project Update & Schedule as of 091124  
**Attachments:** Drop Schedule by Stack as of 091124.pdf; Swing Stage Drop Layout.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To All Owners,

Please see the following and the attached on behalf of the Structural Integrity Task Force:

Hello Fellow Owners,

We hope you all have enjoyed the summer months while work on the Structural Integrity Project has proceeded here at The Barrton.

As reported at the August Board meeting:

- Significant stucco delamination has been found on the west Façade of The Barrton. This has been caused by intense sun exposure.
- Several portions of the north carport roof were found to have full-depth cracks and insufficient rebar reinforcement.
- Steel support columns for all carports were found to be rusted through at their bases. Support failure has been historically mitigated by concrete within each post.

Each of these items have increased the repair timeline for the west façade, therefore extending the anticipated start dates for work on drops associated with the B, C, D, E, F, and G stacks.

### **Owner Units**

Attached please find the most recent construction schedule, translated to our traditional Barrton stacks. This table reflects each “drop” or swing stage section anticipated by CPS. A depiction of The Barrton with all drops labeled has been included for clarification. Note:

- The drop schedule is dependent on the pigeon-hole configuration at the top of The Barrton, and the length of each swing stage.
- The multitude of “nooks” which provide the fantastic Barrton views (see attached diagram), require various sizes of swing stages and allocation of limited pigeon holes.
- Swing stages cannot hang adjacent, therefore a “skip forward” method of scheduling is required.

**For these reasons, most stacks will not have all their exposures completed sequentially.**

As stated throughout this Project, the actual timing of work is dependent upon what is identified by CPS and TRC for each drop. Project schedule updates will be provided more frequently now that work has progressed from the hallway areas to the various stacks. In addition, specific communications will be made directly to unit owners as required.

### **Carports**

All steel support columns for all carports will be repaired. A steel collar will be welded to the base of each column. **This work will begin at the northwest corner of the carport area and will continue through all carports in a single, continuous process until all the columns are done. This will require real-time ability to move all vehicles on short notice. To facilitate this process, please ensure that The Barrton has a set of your car keys if you are not in residence for any amount of time.**

### **Pool and Bike Room**

While work progresses on the south side of The Barrton:

- Bike room will remain closed.
- Pool will be closed Monday through Friday.
- Pool will be open Fridays 6:30pm to dusk, and Saturdays and Sundays.
- Clubroom will remain available, with no access to the pool area.
- Tikki area, grill, and lawn near the beach may be accessed only through the parking area gate near the car wash.
- Clubroom restrooms may only be accessed from the Tikki or lawn areas by exiting through the car wash gate and entering the building through the south door.

***Note that these restrictions are for the safety of our owners, staff, and contractors. Anyone choosing to circumvent these restrictions will do so at their own risk. In addition, please note all schedules, accommodations, closures, and openings are tentative and subject to change.***

The team would like to thank all owners in summer residence for their patience and understanding as we have braved the dust and noise together. We hope all owners are pleased with the fresh look of The Barrton as you enter from the west, and we appreciate your cooperation as we push forward into the next phase of this Project.

Best  
The Structural Integrity Task Force

*\*This email has been sent blind copy to all owners, posted on site, and posted on the Barrton website.*

***Sheri Barsoum, LCAM***  
***Association Manager***

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September 11, 2024

<u>STACK</u>	<u>DROP NUMBER</u>		<u>DATE BEGIN</u>
A	19	north side east	complete 9/20
	19	north side west	complete
	18	west side north	complete 9/20
	17	west side south	complete
	16a	south without SGD	10/23/2024
	16b	south with SGD	9/11/2024
B	15a	south with SGD	11/18/2024
	15b	south without SGD	9/23/2024
	14	east with SGD	9/30/2024
C	13	south	11/25/2024
	12	east with SGD	9/23/2024
D	11	east with SGD	1/20/2025
	10b	north with SGD	11/21/2024
E	10a	east with SGD	10/14/2024
	9	north with SGD	12/4/2024
	8	east	12/4/2024
F	8	east	12/4/2024
	7	east with SGD	12/20/2024
	6	north with SGD	12/20/2024
	5	north	1/15/2024
G	4	east	1/30/2025
	3	north with SGD	12/2/2024
	2	west with SGD	11/4/2024
H	28	south	complete
	27	south	complete 9/13
	1	north with SGD	1/13/2025
	30	west with SGD	1/10/2025
	29	west	complete 9/13

**The Barrton Condominium  
Swing-stage & scaffolding layout**

