The Montage Owners Association

255 N. Sierra Street
Reno, NV 89501

August 13th, 2026 Reconstruction Report

CHANGE ORDERS

- None Currently

BUDGET

- No budgetary revisions to report on at this time

CURRENT WORK ACTIVITIES:

Pool Deck & Balcony Water Proofing:

- The removal of pool deck patio tiles is completed. Following this completion of tile removal, the patios will undergo a comprehensive waterproofing process prior to being retiled. Final confirmation and approval of water proofing materials is pending at this time.
- Additionally, the GC & water proofing vendor are finalizing the specifications for waterproofing at the window ledges along the east and north sides of the pool deck, where the plans specify either PMMA or a water proofing liquid applied membrane under the tile.
- Pool deck water proofing will continue through August
- Pool deck curb water proofing is pending and awaiting scheduling
- Pool Deck Main Membrane Installation (Except Pool Envelope) is projected to be completed by the second week of August
- Pool Deck water proofing inspections will commence in August

Pool Deck Concrete & Pool Installation:

- Pool vessel set and anchor is in process and projected for completion by the first week of August
- Pool Vessel Seam Welding is in progress
- Water testing for the pool vessel is projected to take place during the week of August 10th.
- The installation of pool piping and conduit is scheduled to commence during the final week of August.
- Regarding pool mechanical systems, the epoxy application scope is projected to begin during the second week of August.

EFIS (Exterior Insulation and Finish System):

- Destructive testing has been completed, and the final design and work scope for the Exterior Insulation and Finish System (EIFS) has been completed. The General Contractor for the community is currently collaborating with three subcontractors to obtain updated proposals in order to advance this scope of work.

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Pool Deck Paver System:

- Dritech will not complete the paver system installation, necessitating that the community's General Contractor secure an alternative subcontractor to complete this scope of work. Brycon has engaged three other subcontractors to solicit competitive proposals.

Landscaping:

- Brycon continues its collaboration with one licensed landscaping enterprise to finalize the landscaping bid. The General Contractor has formally requested bids from 22 distinct landscaping firms and remains actively engaged in procuring further competitive proposals.

Seismic Work:

- The seismic steel work and the final inspection were completed during the first week of August. The final review by the structural engineer is currently pending scheduling.

Storage Cage Reinstallation:

- Phase 1 of the storage cage reinstallation is projected to commence on August 24th. This initial phase will entail the installation of storage cages located within the fourth-floor north storage room.
- Phase 2 of the storage cage project, encompassing the reinstallation of all impacted storage areas, is currently pending scheduling due to the finalization of multiple aspects of the reconstruction project.

Electrical

- Pool Vessel Bonding was completed in the last week of June
- Pending further scheduling updates around electrical work

Mechanical/Plumbing

- Domestic and Irrigation Water tie in is slated to be completed the first week of August
- Pool Equipment Room Catch basin installation is slated to be completed the first week of August
- Final installation of all venting and floor drains is slotted to be completed the first week of August

SCHEDULE

- Additional further input regarding electrical activities has been submitted and is slated for integration into the forthcoming updated version of the Master Schedule.
- The schedule impact of the pool deck paver installation vendor change will not be known until the vendor that will complete the job has been determined.

DRAWINGS/PERMITS

- All drawings are current

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- Pool & Spa Vessel Permitting in progress under Tribal Waters