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## Podium Deck Update

**To: All Members**  
**From: Ashley Winders, Co-ordinator**  
**Date: Wednesday June 6<sup>th</sup> 2018**

We are now in week 14 of 35 and we have almost reached the half way mark! The west side of the building is expected to be finished in approx. 7 weeks. Contractors are working on waterproofing, drilling dowels and concrete work.

Pending any schedule changes, below are some updates regarding what to expect over the next 2 weeks:

**Week 14 – Monday June 4<sup>th</sup> – Friday June 8<sup>th</sup>**

Concrete repairs, drilling for doweling, waterproofing on the northwest side, and sandblasting on the southwest side. \*Possible waterproofing on Friday

**Week 15 – Monday June 11<sup>th</sup> – Friday June 15<sup>th</sup>**

Application of the waterproofing on the south side begins and pouring of curbs on the north east side.

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### Security Issue

Ground floor Members have reported incidences of external people jumping the construction gates after hours. They have been seen using the porta-potties and checking to see if patio doors are locked. ***If you see anyone in this area after working hours, please call the non-emergency Police (416-808-2222) immediately.*** Anyone in this area is considered to be trespassing. It is important for safety and liability reasons that no one is in these areas.

### East Side Schedule Change!

Inorder to expedite the work and make sure we are meeting our target finish date of mid-November, we have decided to allow the construction to move to the east side (specifically the south east side) in mid-July. This is a few weeks ahead of the original plan. The office will be contacting all units on the east side to begin planning for storage of their backyard items.

### **Waterproofing**

The waterproofing will continue this week and next week. We expect that the north west side and the courtyard will be completed Friday. *They will be moving to the south west side, possibly this Friday but most likely Monday.* Several Members have commented that the smell is not so bad, however we continue to encourage you to keep your windows closed during this work. We are turning off the Make Up Air in the building during this, so you may notice stronger smells inside the building than usual. It is expected that 95% of the waterproofing will be complete within 2 weeks.

### **Sandblasting – KEEP YOUR WINDOWS CLOSED**

Pending rain, Contractors will finish up sandblasting the deck **on the south west side** on Thursday and Friday. *It is very important that the units on the southwest side keep their windows and patio doors closed during this work. This will be a very dusty process.*

### **Lighting**

The Board is reviewing alternate pricing to see if it is feasible to bring forward a quote to the Membership for replacement of the external lighting around the property. This item was taken out of the original tender as the cost was too high. We have sourced out alternate fixtures and have received new pricing. The Board will be discussing this on June 18<sup>th</sup>.

### **Mock-up Fence**

We will be putting up a mockup of the fence that was approved, tomorrow. This will be placed on the east side of the building

### **Air Conditioners**

Members have been asking if they can install their air conditioning units. Units above the ground floor may do so, and units on the ground floor may install portable units only because of the construction. Please be conscious of the dust during working areas.

### **Weekend Noise**

We would like to remind Members that because of this work, the co-op is extremely noisy during the day time hours. This takes a toll on the people who are home during the day. We would like to ask the Members to keep this in mind, and do their best to keep the noise to a minimum on the weekends and during the evening.

### **Are we on schedule?**

Because of some rain delays and some extra required work, we are expected to have the west side complete at the **end of July**. Contractors are working diligently to ensure that we meet this timeline.

## **Help us save the environment & member money!**

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**It's easy, send a quick email to [karen@hughgarner.com](mailto:karen@hughgarner.com) stating that you want to receive podium updated via email.**

***98 Members have signed up for email notices!***