
Podium Deck Update

To: All Members

From: Ashley Winders, Co-ordinator

Date: Wednesday September 26th 2018

We have just started week 30 of 37. Pending any schedule changes, below are some updates regarding what to expect over the next 2 weeks:

Week 30 – Tuesday September 25th – Friday September 28th

There is expected rain in the forecast this week. Pending the weather, we expect that on the:

- North West side, the Landscapers will be finishing interlock edges, if time allows they will begin planting.
- South West side, the Landscapers will be installing interlock.
- South East side, the Contractors will be waterproofing (Thursday), forming curbs and pouring concrete.

Week 31 – Monday October 1st – Friday October 5th

- North West side, Landscapers will continue planting and boards will be installed on wood fences.
- South West side, planting will begin and fence posts will start to go in
- South East side, Contractors will continue forming pouring and forming

Construction Delays

As we are sure you are aware, there have been several delays with re-opening of the westside backyards and the Courtyard.

Please see the letter from Structural Contracting attached.

What specifically is causing all of these delays?

Some of the issues that have caused these delays are related to the following:

1. Limited access to the site, causing work to take longer than it should. While this is something that was known going into the project, it was hard to predict how much impact it would actually have. Because all material and machinery only have access through the breezeway, it has taken longer. Regular daily deliveries and pickups etc. have also contributed to this.
2. Intricate curb design that again takes longer than usual
3. There was a 2-week delay with the Landscapers coming on site to begin work on the Northwest side
4. There was an additional 2 weeks of unexpected concrete removal and repair on the South West side
5. There was a curb re-pour required on the South West side
6. A big part of this delay has been the delay in receiving the metal fencing. The metal fencing is a specialized design. Without this, we are unable to open any area due to safety reasons.

We would like to take this opportunity to acknowledge how stressful this season has been for Members. We understand that this project has not played out regarding scheduling, as originally planned. There have been tweaks and changes as needed. Staff and the Board appreciate what Members have been dealing with, and although it will be nice when it's finished, we understand that these delays have affected the daily living of Members, especially the units on the west side ground floor.

New Proposed Schedule

After discussion with the Contractor, the revised schedule is as follows:

- The West side, both North and South will be completed on Friday October 26th
- The South East side will be completed by November 23th

What does this mean for the North East Units?

- We have decided to wait on starting the North East corner, as we can not start work and leave areas exposed over the winter season. The North East side will begin early Spring of 2019. This work is expected to take 14 weeks.

Saturday Work

Expect workers on site Saturdays throughout October

Holiday Weekend

No construction will take place on Monday October 8th due to the Thanksgiving Day holiday.

Courtyard Event

We are hoping to have an event for the Members once the Courtyard opens. We will keep you posted on this.

Please Do Not Feed the Birds

You may have noticed the signage around the co-op. Feeding the birds is causing several issues in the co-op. We are asking that all Members refrain from feeding the birds on co-op property.

Sawmill Sid

The trees that were cut down for the Podium Deck Project have been stored off-site during this project. The wood is going to be milled into cutting boards and given out as a token of appreciation to each household.

Parking

We are hoping to get back to normal parking routines at the beginning of December. Karen will be contacting any Members who will need to relocate.

Help us save the environment & member money!

Receive all future Podium Deck updates via email and not to your door.

It's easy, send a quick email to karen@hughgarner.com stating that you want to receive podium updated via email.

104 Members have signed up for email notices!



STRUCTURAL CONTRACTING LTD.

September 21, 2018

Hugh Garner Housing Co-operative
550 Ontario Street
Toronto ON M4X 1X3

Attn: Members of 550 Ontario Street
Re: 550 Ontario Street – Hugh Garner 2018 Podium Deck Rehabilitation

Dear Tenants,

We, Structural Contracting Ltd. are the general contractors performing the work for the podium deck rehabilitation project at your building. I would like to take the opportunity to provide an update on the construction progress of this large project as there have been some concerns raised to the length of the job and the timelines regarding opening.

Firstly I would like to say that your management team and consultants have been working hard at providing all the information we require to perform the work. The construction team meets on a bi-weekly basis or sooner to discuss the details and provide feedback on any concerns raised by all parties including member feedback. We value your opinions and welcome any comments so please let us know if there are concerns and we will do our best to address them.

In regards to the opening there was some dates originally provided by us (SCL) that have not been met due to a variety of issues including materials delivery, unforeseen repairs, and some weather days. Regardless of any issues we would like to apologise to all members as we understand that the construction is a nuisance however we feel that once completed all the members will be pleased with the final product.

At a recent meeting we committed to returning the West (back) side of the building including the courtyard by the end of October, and the South East before the end of November. Due to the upcoming winter the North East will not be commenced until the spring as leaving the area unfinished would not be acceptable. In the spring it would only be the North East that would be affected with construction for a period of approximately 14 weeks.

I would like to thank all members for their patience as we complete the work, if there is any concerns please contact the building manager who will pass them on to me.

Carlo Mariani

Project Manager
Structural Contracting Ltd.