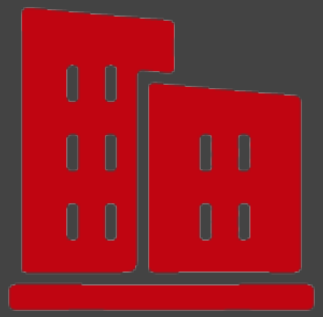
THE LEGEND
RECONSTRUCTION PROJECT 2019

CORNERSTONE MANAGING PARTNERS



Construction Management

Commercial Construction

Litigation Expert

With 30+ years in the construction industry,
we bring unparalleled experience to your job site.

YOUR PROJECT TEAM

Tom Brooks

Principal & President

Alissa Thompson

Vice President of Operations

Troy Butts

Senior Project Manager

YOUR PROJECT TEAM

Kristi Books

Communications Manager

Matt Stephens

Project Coordinator

OUR RESUME

Grand North

San Diego's first luxury hi-rise to be complete re-piped, including all drain, waste and vent lines.

Diamond Terrace

Restoration of common areas and mechanical systems following a 14 story flood.

Harbor Club

Obtained approval to decommission the existing helipads on both the West and East Towers, to facilitate the installation of a Building Maintenance Unit

Allegro

Life safety

OUR MISSION

To serve as your partner and advocate throughout the reconstruction process. Ensuring your project is delivered to scope, on time and on budget.

QUESTIONS

All questions will be answered at the end of the presentation. We will begin with questions in the audience and then address questions on the phone.

PROJECT SCOPE

The scope of repairs was determined by the Association's experts in the construction defect litigation, in particular, Ivey Engineering.

Cast Iron Pipe Replacement

Kitchen Main Replacement in the Tower Suites

Cast Iron Pipe Replacement

Parking & Commercial Suites

Domestic

1. Verifiying shut off valves in each suite are functioning, repairing any shut off valves that are not functioning
2. Installation of 11 new shut off valves throughout the towers
3. New heat exhangers
4. Removal and replacement of the re-circuit systems on 11 and 17
5. Final phase - complete flush of all common supply lines

Mechanical/HVAC Repairs

Fixing the kinked lines from the original installation and adding a secondary condensate line

Pool

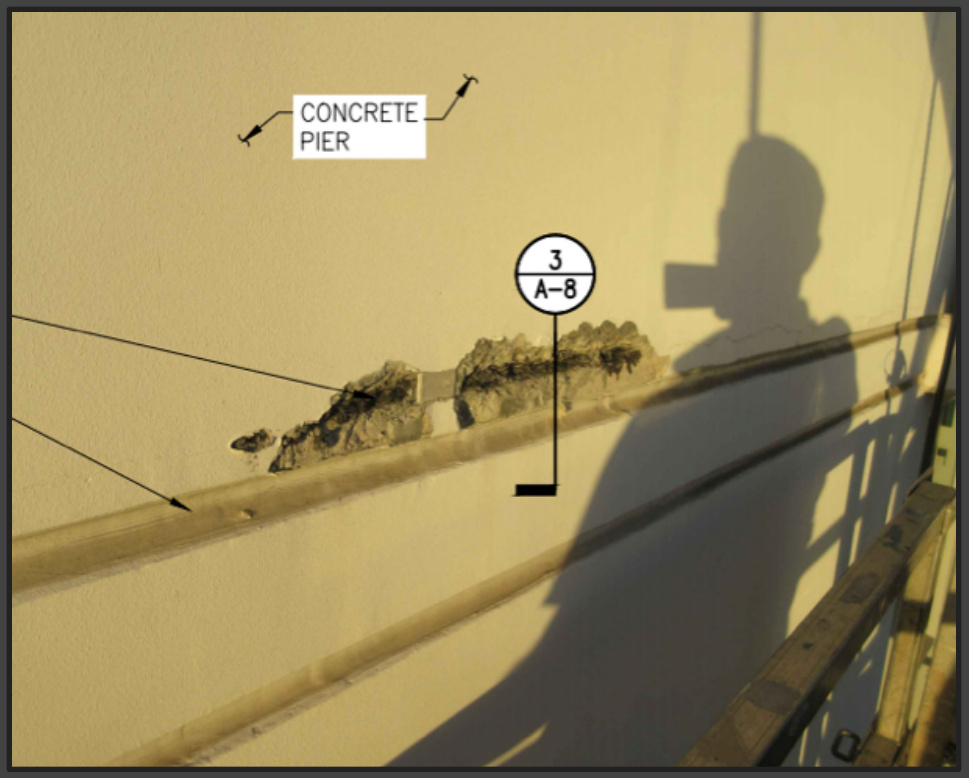
Leaking into the parking garage

Townhome Eyebrows & Decks

Cracking, leaking, and ponding problems

Building Exterior Updates

Address spalding, caulking, and repaint exterior



7th Floor Deck

Glass canopy and glass gutter

Commons

Carpet and Walls

Project Partners

PIPETRADES
PLUMBING • PIPE FITTING

PROFORM

GARDNER
OUTDOOR AND
POOL REMODELING

CONSTRUCTION TIMELINE

FEB 4 2019 — **TOWNHALL**

CONSTRUCTION BEGINS — **FEB 18 2019**

FEB 25 2019 — **PARKING STRUCTURE BEGINS**

DOMESTIC WATER	APRIL 29 2019
JUNE 27 2019	COMMERCIAL SUITES
TOWNHOME EYEBROW & DECK REPAIRS	SEPTEMBER 9 2019
JULY 1 2019	RESIDENTIAL TOWER/PAINTING

SWIMMING POOL	OCTOBER 2019
OCTOBER 31 2019	EXTERIOR PAINT
PUNCH OUT & PROJECT COMPLETION	JUNE 2020

THE SCHEDULE IS EXPECTED TO CHANGE

PHASE 1: CAST REPLACEMENT IN PARKING STRUCTURE

Construction Area: Parking 1, 2, 3, Commercial, and Storage Units

Reconstruction Activity: Replacement of storm and sanitary cast

Phased Approach:

- Parking 3 – 2 weeks
- Parking 2 – 2 weeks
- Parking 1 – 5 weeks

IMPACT TO RESIDENTS

Impacts to Parking:

- SLOW down
  - Partial shut downs and diminished lanes
- Cars will need to be moved throughout the process
  - NOT a homeowner expense

Suite Impacts:

- Usage of water, appliance, and facilities in suites

PHASE 2: CAST REPLACEMENT IN COMMERCIAL SUITES

Construction Area: All commercial units

Reconstruction Activity: Replacement of storm and sanitary cast

IMPACT TO RESIDENTS

Suite Impacts:

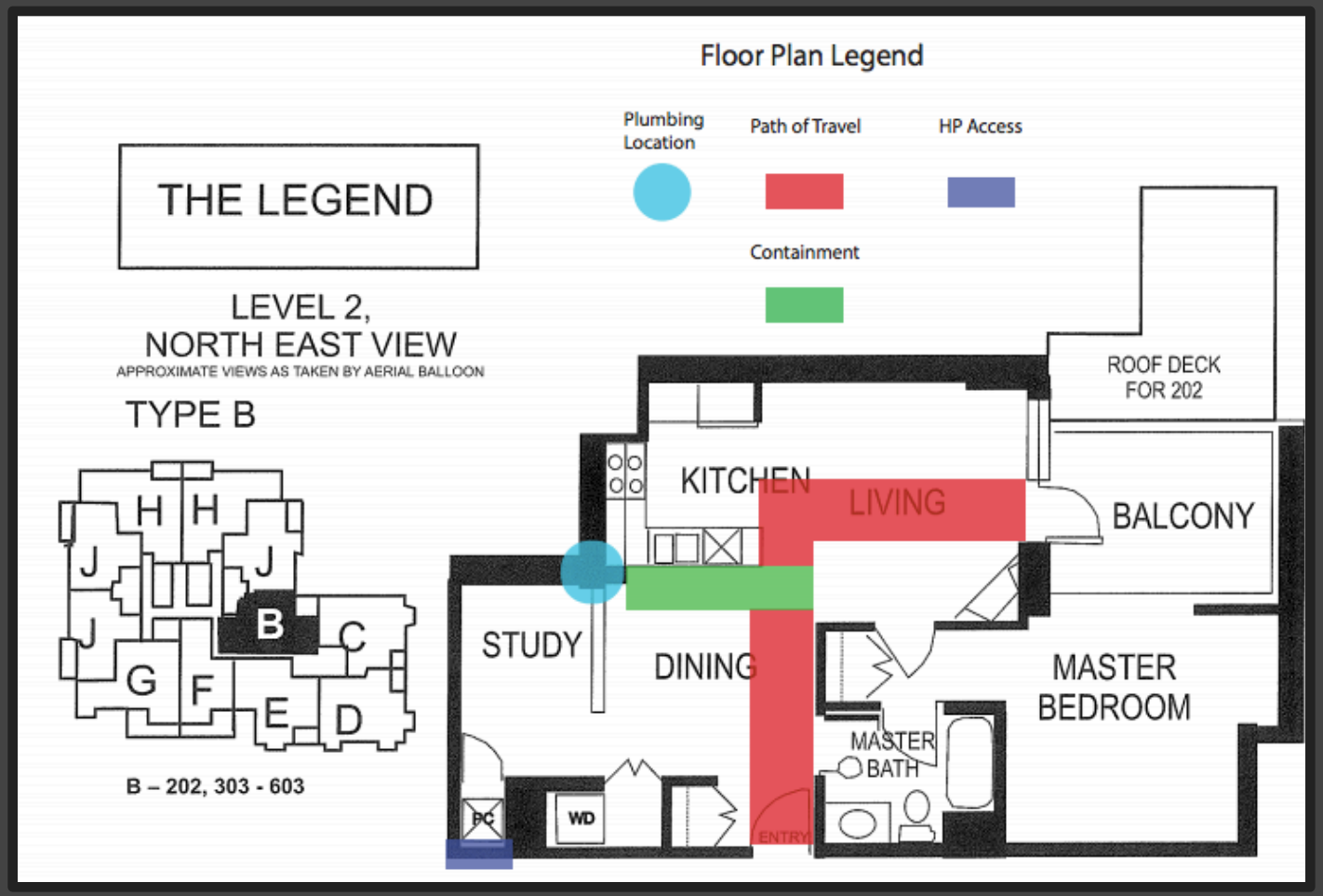
- Usage of water, appliance, and facilities in suites

RESIDENTAL TOWER

IN-SUITE ACTIVITIES

ALL UNITS WILL BE PHOTO DOCUMENTED

SUITE PATH OF TRAVEL



EXAMPLE IN SUITE WORK

IMPACT TO RESIDENTS

In Suite Work

Length of time in suites:

- Average unit 7-10 days
- Exceptions
- Kitchen's offline
  - No sink use
  - No dishwasher

DURING CONSTRUCTION

Construction Must Knows:

- Construction will take place daily between 8am – 5pm
- Common area and suite protection will remain in place Monday through Friday
- Children under the age of 18 must NOT be left alone during construction
- All pets must be contained to a room not being impacted by construction. Recommended they are removed from the suite during construction hours
- At times usage of kitchen sinks and appliances will be limited during construction hours
- CMP must have access to all suites throughout the duration of the the project
- Impacts to storage units

DAILY IMPACTS TO RESIDENTS

- Elevator Challenges
  - During construction: 7am – 6pm the freight elevator will not be available to residents
  - During transition hours: 7:00am – 9:00am and 3pm – 6pm second elevator will not be available to residents
  - Elevators will remain hard packed for the entirity of construction
- Move in and move outs
  - To be scheduled with Management, will assist in coordinating around elevator challenges
- Ease of entering and exiting the garage
- Common area and suite protection
- Water shut-offs throughout the duration of the project

GET IN TOUCH

We are here for you! We look forward to answering your questions, addressing your concerns, and supporting your community through the reconstruction process!

CONSTRUCTION OFFICE SUITE 1507

Open 9am – 5pm, M-F

admin@cmpcorp.net

(619) 507-9466

Website: cmpcorp.net/legend

Password: legend2019

QUESTIONS

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