

HARBOR CLUB

PLUMBING RECONSTRUCTION PROJECT



Presentation: February 16, 2023



DRAFT PRESENTATION AGENDA

Thursday, February 16, 2023

- 1) Project Scope of Work
- 2) Full Construction Project Schedule (Anticipated) & Impacts (Residents)
- 3) Homeowner Preparation (Pre-Construction)
- 4) Impacts (Property)
- 5) Frequently Asked Questions
- 6) Project Finances
- 7) Questions

HARBOR CLUB PROJECT TEAM - CMP



ALISSA THOMPSON
CHIEF OPERATING OFFICER



TOM BROOKS
OWNER / CEO



MATT STEPHENS
GENERAL SUPERINTENDENT



RIANA SMITH
HOMEOWNER
COMMUNICATIONS



GREYSON CONNELLY
OPERATIONS MANAGER

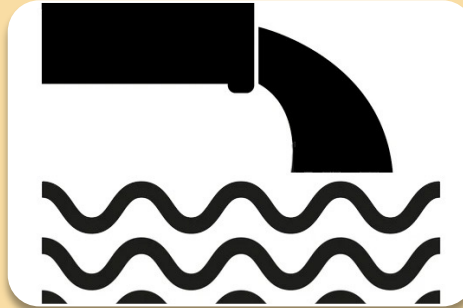
PROJECT SCOPE OF WORK

OVERVIEW SCOPE OF WORK



DOMESTIC
WATER SYSTEM:

Water
Supply



WASTE
WATER SYSTEM:

Mains &
Kitchen Stacks



STORM
WATER SYSTEM:

**Not involved
in this
Project**

Important Note: Cast Iron Exclusions – 35th Floor and above, pod units

DOMESTIC WATER



DOMESTIC WATER SYSTEM

CORE DOMESTIC SCOPE

- **Cold Water Mains: Booster Pump to Roof**
 - Type of Material: Stainless Steel
 - Size of Pipe: 4 Inch
- **Hot Water Mains**
 - Type of Material: Stainless Steel
 - Size of Pipe: 4 Inch
- **Hot Water Recirculation System**
 - System Components: Heat Exchangers, Pumps, PRV's
- **In Unit Domestic Water Replacement**
 - Type of Material: Uponor Pex
 - Size of Material: Variable

DOMESTIC WATER ZONES

EAST AND WEST TOWER

ZONE 2

Floors: 3rd – 7th

Supply Floor: 6th

Return Floor: 3rd and 5th

ZONE 3

Floors: 8th – 14th Floor

Supply Floor: 8th Floor

Return Floor: 14th Floor

ZONE 4

Floors: 15th - 20th

Supply Floor: 15th

Return Floor: 20th

ZONE 5

Floors: 21st – 26th

Supply Floor: 21st

Return Floor: 26th

ZONE 6

Floors: 27th – 34th

Supply Floor: 27th

Return Floor: 34th

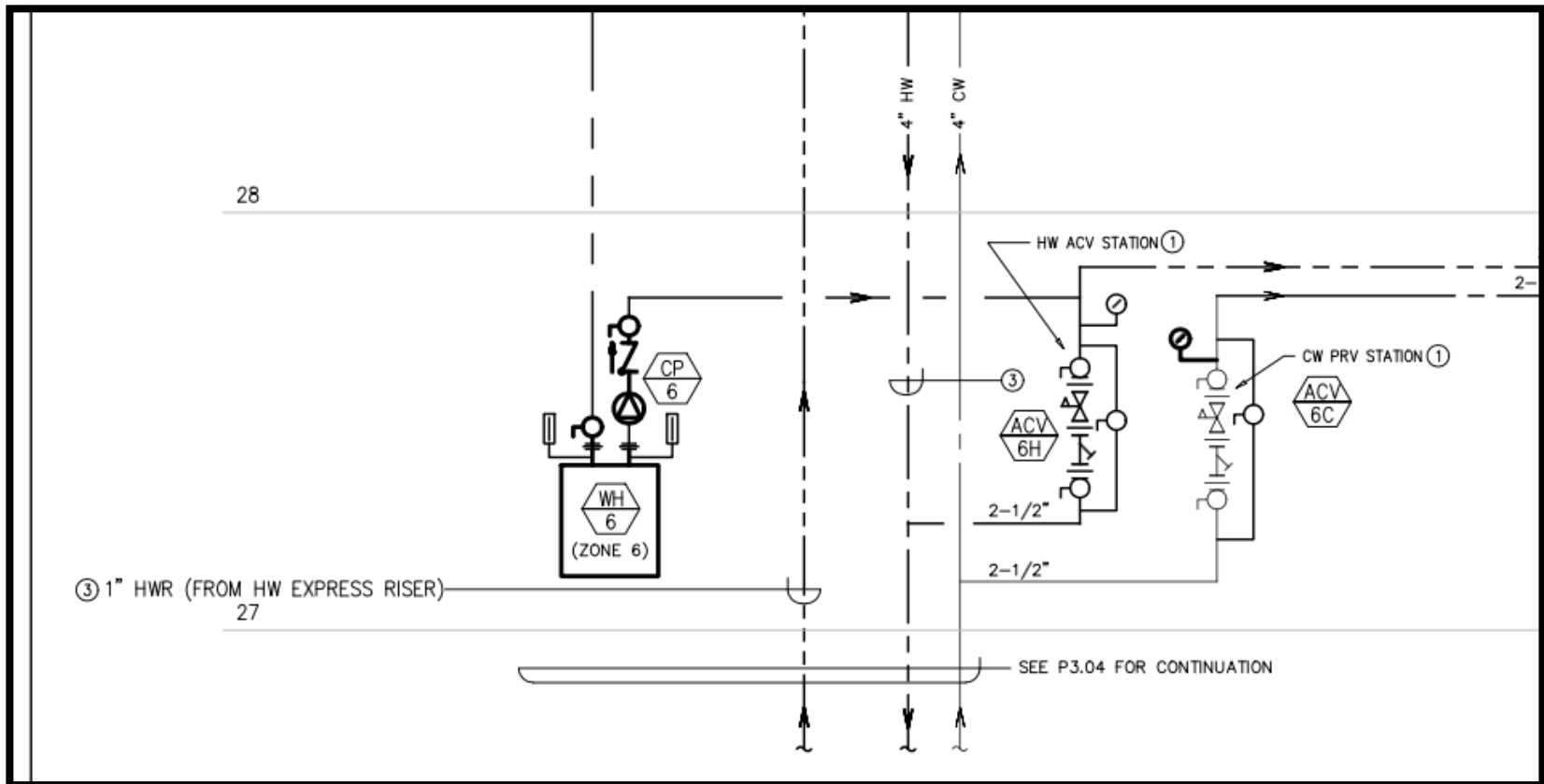
ZONE 7 & 8

Floors: 35th – 42nd

Supply Floor: Custom

Return Floor: Custom

NEW HEATING SYSTEM EQUIPMENT



WH = Electric Water Heater or Heat Exchanger
 ACV = Automatic PRV (Pressure Relief Valve)
 CP = Circulator Pump

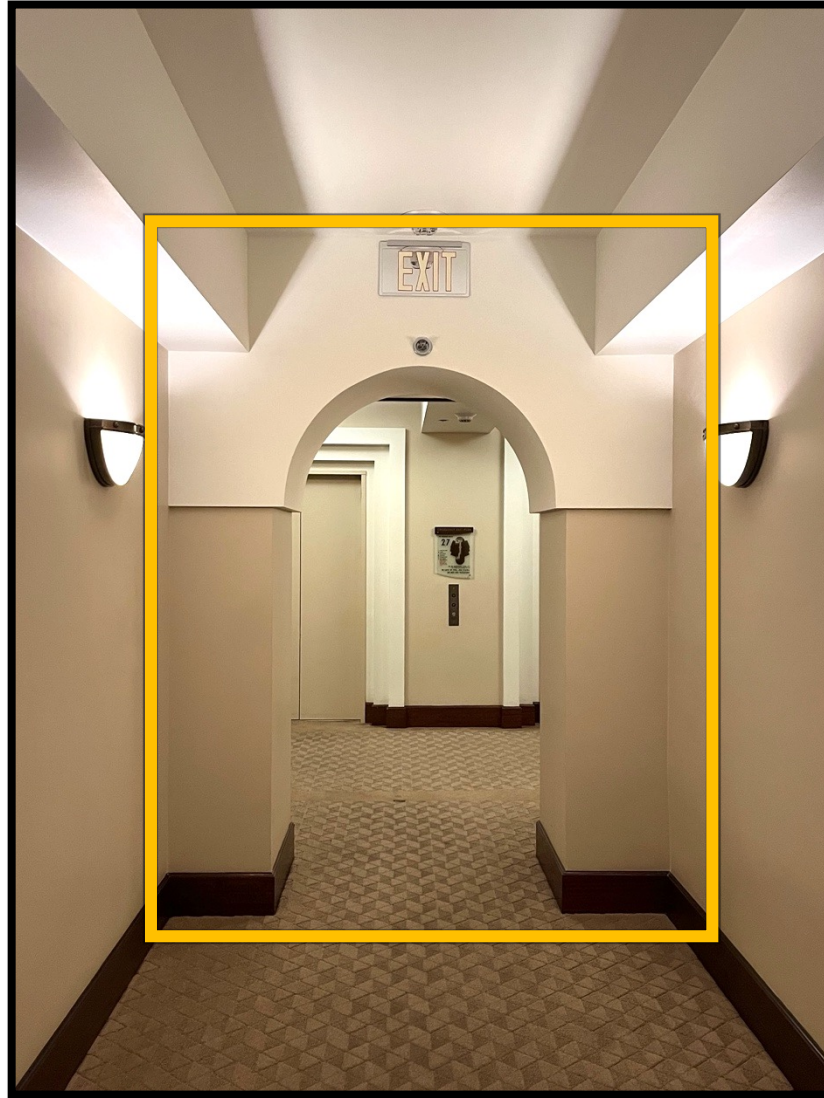
NEW MAIN LINE LOCATION – CONSTRUCTION LOCATION



NEW INSTALLATION

New hot and cold mains will be installed within the identified wall location.

NEW MAIN LINE LOCATION – NEW FINISHED WALL



NEW RECIRCULATION LINE LOCATIONS

FLOORS THAT WILL BE IMPACTED

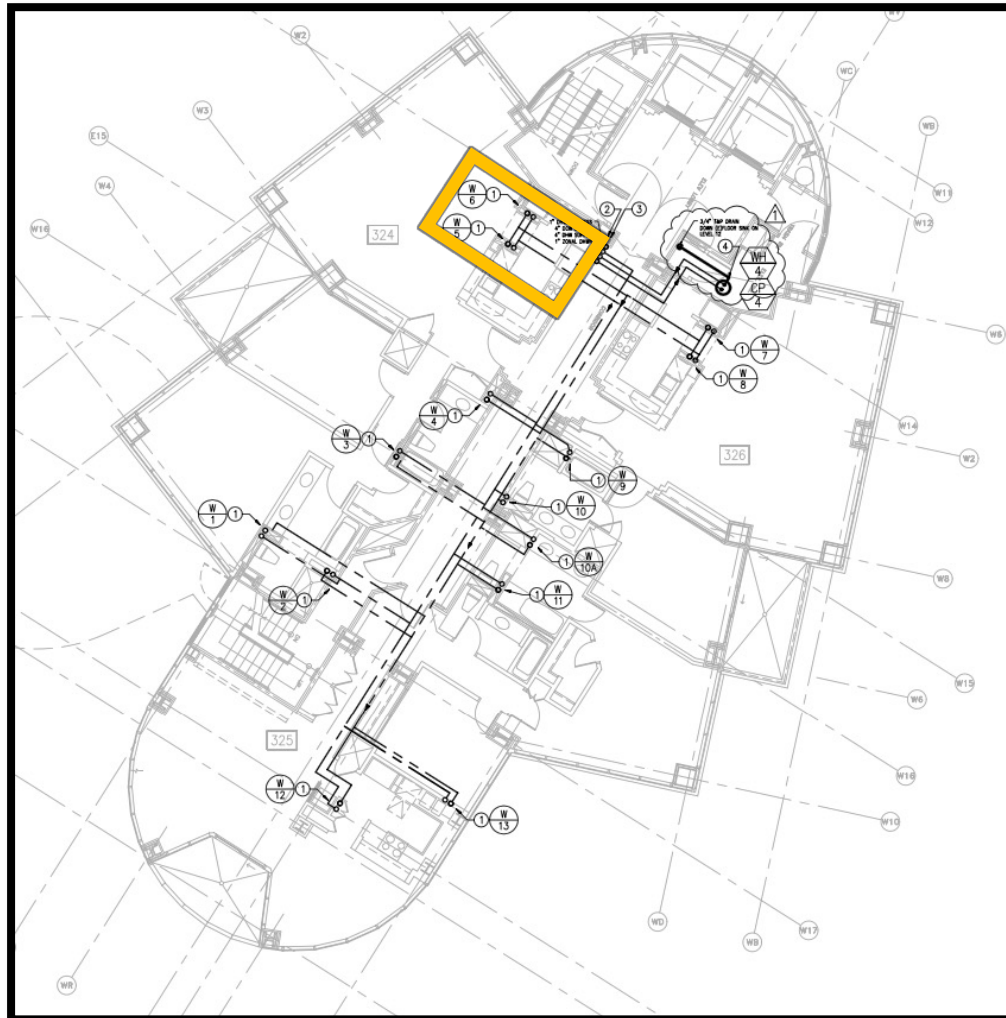
- 3rd
- 5th
- 6th
- 8th
- 14th
- 15th
- 20th
- 21st
- 26th
- 27th
- 34th
- 35th and Up



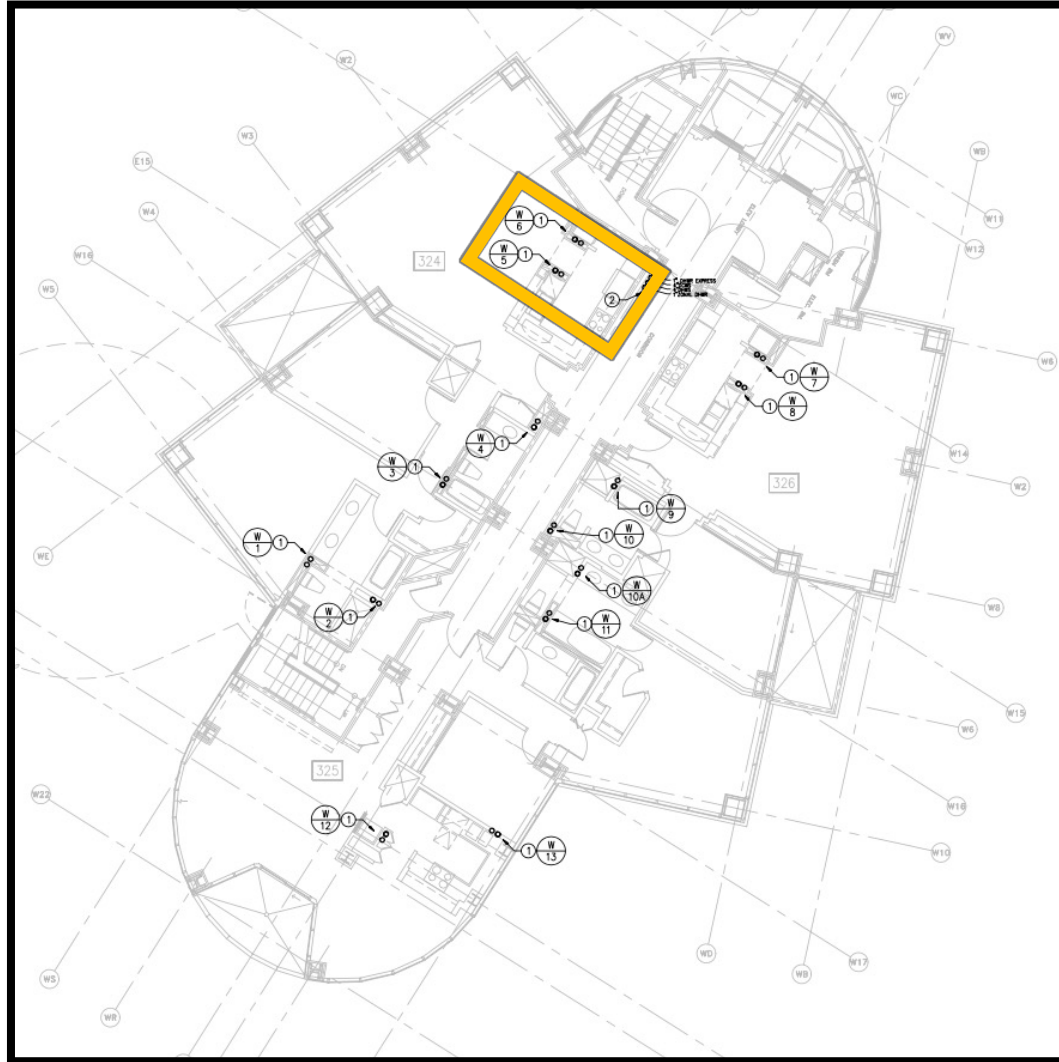
RECIRCULATION LINES

New recirculation lines will be installed within common area ceilings

UNIT WITH DISTRIBUTION



UNIT WITHOUT DISTRIBUTION



DOMESTIC WATER SYSTEM

CORE DOMESTIC SCOPE

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 - Type of Material: Stainless Steel
 - Size of Pipe: 4 Inch
- Hot Water Mains
 - Type of Material: Stainless Steel
 - Size of Pipe: 4 Inch
- Hot Water Recirculation System
 - System Components: Heat Exchangers, Pumps, PRV's
- In Unit Domestic Water Replacement
 - Type of Material: Uponor Pex
 - Size of Material: Variable

Homeowner Question: Why are we not replacing the hot water storage tanks and water softening system?

CAST IRON



WASTEWATER SYSTEM

HOA MAIN WASTE LINES & KITCHEN STACKS

Charlotte Pipe Edge HP Iron™ for Aggressive DWV Applications

Charlotte Pipe and Foundry's new Edge HP Iron pipe and fittings system is a specially coated cast iron designed for aggressive DWV applications. While Charlotte Pipe's standard cast iron systems easily meet the needs of the vast majority of DWV installations, in certain aggressive environments, the piping system may need enhanced protection.

Charlotte Pipe Edge HP Iron is specifically designed for aggressive applications and installations such as:

- Exposure to undiluted cleaning chemicals with a pH range of 2 to 12
- Hospitals
- Casinos
- Commercial kitchens
- Soda fountains
- Bar sinks
- Parking garages



• Cast Iron: Mains

- Type of Material: Domestic USA Cast Iron
- Size of Pipe: Variable
- Location: Commercial Units (Hair Salon, Storage Units and Striders)

• Cast Iron: Kitchen Stacks

- Stacks: 01, 02, 03, 04, 05 Stacks
- Size of Pipe: 4-inch Domestic Charlotte

SCOPE OF WORK

KITCHEN STACK REPLACEMENT

Material: Charlotte Epoxy (American Made) Cast Iron Pipe

Material approved by EOR through submittal process

Vent & Waste Line: Replacement from the 1st – 34th floor

- All lines to be replaced with 4-inch pipe. Upsized as required.
- Addition of yoke vents every 5 floors.
- Addition of main line clean outs every 5 floors.

Homeowner Question: My kitchen stack is not being replaced? Does it not need to be?

KITCHEN STACK IMPROVEMENTS

IMPROVEMENTS

• Vent Improvements

- Upsizing existing diminished vent to 4 inch
- Additional vent to roof 6 inch
- Added yoke vents every 5 floors

• Material Improvements

- Charlotte Enhanced Coated Pipe
- Improved slip coefficient

• Maintenance Improvements

- Clean outs installed every 5 floors and a maintenance protocol for the HOA for ongoing maintenance to extend the life of the system

PIPE CONDITIONS – 31ST FLOOR



INTERIOR PIPE CONDITIONS

7th Floor



11th Floor



14th Floor



25th Floor



28th Floor



SAMPLE OFFSET UNIT

MODIFICATIONS:

- 90 degrees = Restored



- Up to 45 degrees = To remain



EXAMPLE OF A CAST IRON OFFSET



FULL CONSTRUCTION PROJECT SCHEDULE (ANTICIPATED)



FULL CONSTRUCTION SCHEDULE

PROJECT

EST. TIMEFRAME

Commercial Waste Mains

April 1st - May 12th, 2023

Domestic Water Main Installation – *West Tower*

April 17th – August 14th, 2023

Domestic Water Main Installation – *East Tower*

August 15th – Dec 1st, 2023

Kitchen Stack Waste Mains (*Tentative*)

East Tower
West Tower
May 1st – July 31st

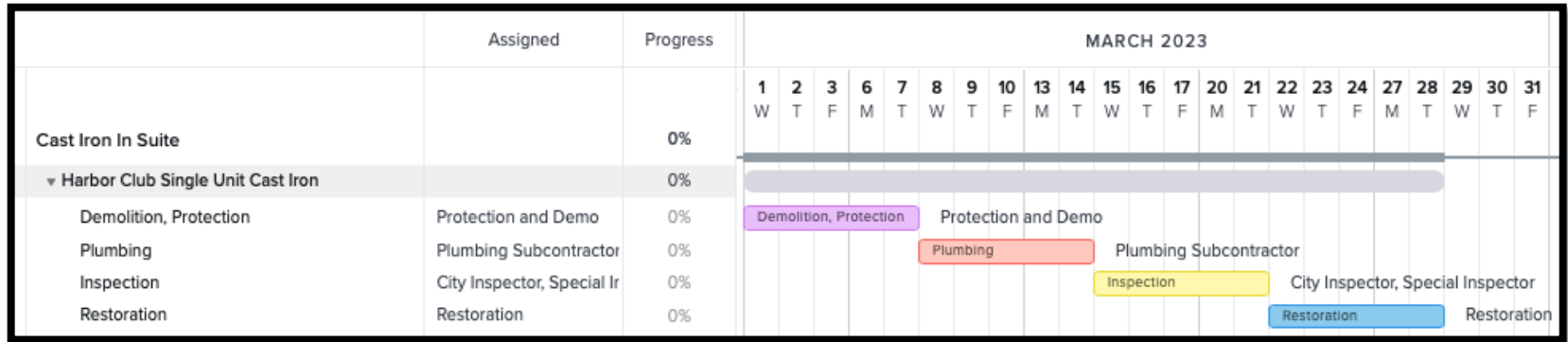
West Tower Units:

Sept 1st, 2023 – Sept 1st, 2024

East Tower Units:

April 1st, 2024 – April 1, 2025

IN UNIT CAST IRON SCHEDULE



Demolition & Protection:

- Protection to remain in place the entire project
- 1-2 Days for installation

Plumbing:

- 6 units per day
- A stack in a full week

Inspections:

- City of San Diego Inspections – 5 Units Per Floor
- Special Inspections – Fire Caulking

Restoration:

- Removal of protection, re-installation of drywall, left taped, not fully finished
- Finish Option:
 - Estimated Cost \$

THE LIFE OF A HOMEOWNER – CAST IRON

WHAT TO EXPECT:

ENTRY WAY

- Floor protection from the door to the kitchen area where plumbing will occur
- To remain for the entire duration of the cast iron work – 3 to 4 weeks

KITCHEN / LAUNDRY

- 5-7 Days with 24-hour restriction on use of kitchen sink and dishwasher
- 1-2 additional weeks with water restrictions 8am – 5pm

BATHROOMS

- Pumps from kitchen to bathroom during plumbing
- No other construction in this location

BEDROOMS

- No impact
- No construction in this location

INTERIOR UNIT PROTECTION - CAST IRON



WATER USE CHALLENGES

PREVENTATIVE MEASURES TAKEN:

- **PROTECTION/CONTAINMENT:** Crews set protection and containment in the surrounding area.
- **COMMUNICATION:** Emails, calls, texts, and posted door notices will be provided to owners/residents prior to work to prevent potential unit flooding during pipe replacement.
- Tested plumbing in penthouses to determine which lines went into the 06-kitchen stack.
- Water restriction reminders posted to sink throughout the duration of the scope.
- Started at the top to prevent the material from falling during removal in an open unit.
- Installed chute from open pipe during replacement which is drained into a large container, then disposed of the dirty water by pumping it through a hose to the toilet.
- Crews went door to door when water was running.

IN UNIT DOMESTIC SCHEDULE

			SEPTEMBER 2022																											
			31	1	2	6	7	8	9	12	13	14	15	16	19	20	21	22	23	26	27	28	29	30						
			W	T	F	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	
Harbor Club Standard Units			0%																											
▼ 01 Repipe			0%																											
Demo Day 1 - Kitchen	Restoration	0%	...																											
Demo Day 2 - Bathroom #1	Restoration	0%	...																											
Demo Day 3 - Bathroom #2	Restoration	0%	...																											
Plumbing Laundry Riser	Plumbing Subcontractor	0%	...																											
Plumbing Kitchen Sink	Plumbing Subcontractor	0%	...																											
Fire Caulk/City Inspection	City Inspector, Fire Caul	0%	...																											
Plumbing Fridge	Plumbing Subcontractor	0%	...																											
Plumbing Secondary Bathroom Riser 1	Plumbing Subcontractor	0%	...																											
Plumbing Secondary Bathroom Riser 2	Plumbing Subcontractor	0%	...																											
Fire Caulk/City Inspection	City Inspector, Fire Caul	0%	...																											
Plumbing Master Bathroom Riser 1	Plumbing Subcontractor	0%	...																											
Plumbing Master Bathroom Riser 2	Plumbing Subcontractor	0%	...																											
Fire Caulk/City Inspection	City Inspector, Fire Caul	0%	...																											
Restoration Laundry, Kitchen	Restoration	0%	...																											
Restoration Fridge	Restoration	0%	...																											
Restoration Secondary Bathroom	Restoration	0%	...																											
Restoration Master Bathroom	Restoration	0%	...																											

INTERIOR FINISH WORK

DOMESTIC SUMMARY - In Unit Work

- Protection and containment
- Demo and disposal
- Plumbing
- Metal framing and backing
- Fire caulking
- Drywall, tape, and texture repairs
- Primer and finish
- Cabinetry and Accessories
- Tile Repairs – Restore waterproofing



DAILY LIFE OF A HOMEOWNER – *DOMESTIC*

WHAT TO EXPECT:

WATER SHUT-OFF

- 2 Months of Water Shut off (8am – 5pm) while construction is taking place in your zone.
- Unit's water will be turned on by the end of each workday.
 - *Exceptions: 2 bathrooms, laundry on a case-by-case basis.*

IN-UNIT PROTECTION

- Floor protection will **remain in place for the entirety of the project.**
- 1-2 additional weeks with water restrictions 8am – 5pm.

SHOWERS

- Our GOAL is to have showers and tubs remain online so units are functional.

FURNITURE RELOCATION

- Must discuss with board

SECURITY AND ACCESS

PROJECT ACCESS

- Project is designed to ensure residents can remain in the unit throughout duration of project.

PROTECTION

- Unit protection includes rubber mats, carpet runners, ram board and Masonite.

Protection will **remain in place until ALL work is complete.**

OPENING OF UNITS

- Security will begin opening units scheduled for construction at **7:50am each morning.**

SECURITY

- Security will be actively roving throughout the property, monitoring all open units.

LOCK UP

- Security will actively be locking unit doors between 3:30-5:00pm.

DAILY LIFE OF A HOMEOWNER – *DOMESTIC*

HOMEOWNER RESPONSIBILITIES

UNIT KEYS

- All units **MUST** confirm a key to your unit is provided to management and is available at all times for the duration of the project.

PRE-CONSTRUCTION PREPARATION

- Homeowners are responsible for working with our construction team to coordinate their required pre-construction meetings.
- Homeowners are responsible for moving all personal items out of each construction area within their unit.

Examples:

- Under kitchen cabinets
- Under bathroom sinks
- Out of the shower and tub areas

FURNITURE RELOCATION

- Pending final Board Decision

HOMEOWNER PREPARATION

(PRE-CONSTRUCTION)



PRE-CONSTRUCTION PLANNING FOR HOMEOWNERS

CONTACT
INFORMATION
VERIFICATION OF
HOMEOWNER

CUSTOM IN-UNIT
DOCUMENTATION

PRIOR
CONSTRUCTION
MEETING
*(2-3 weeks prior
to start date)*

HOMEOWNER CONTACT INFORMATION - VERIFICATION

The gathering and verification of contact information, provided to us by management, is paramount to our ability to notify you of important project dates and required preparation prior to the painting of your balcony.

*If we are unable to engage with residents, project delays are almost certain to happen. **Delays result in cost increases to the HOA due to extended scheduling.***

Homeowner/Resident Contact Information Verification:

- Digital Form – *Will be emailed to address on HOA file*
- Verification of Contact Information:
 - Unit Number
 - Name
 - Email Address
 - Cell Phone Number
 - Text Notification Opt-In
 - Residential Status

Homeowners Calls:

- Calls to residents will be conducted if email attempts to obtain verified contact information is unsuccessful

CORNERSTONE
MANAGING PARTNERS

HARBOR CLUB - Plumbing Reconstruction Project: Resident Communications Information

Dear Harbor Club Resident,

The Board of Directors has hired Cornerstone Managing Partners to operate and oversee the upcoming plumbing reconstruction project at Harbor Club. Management has provided CMP with owner and resident contact information on file so we can communicate and provide you with updates throughout this project. You will find this information has been merged into sections below.

FORM INSTRUCTIONS:

We kindly ask for your assistance in verifying/providing the following information...

1. Please review your contact information included within this form below.
2. Update any missing or incorrect information.
3. Complete the additional questions included regarding residential status, primary contact, etc.
4. When finished, **CLICK SUBMIT** button located at the bottom left of the form.

PROJECT KICK-OFF INFORMATION

- Anticipated Start Date: Early 2023
- Plumbing reconstruction is anticipated to be completed in the first half of 2025
- You will receive email updates throughout the duration of the project.

Thank you very much for your cooperation and assistance as we work to improve your community!

Steve Gerard
Communications Director
Cornerstone Managing Partners

B I U

Unit Number *
Short answer text

First Name *
Short answer text

CUSTOM FINISHES

HOMEOWNER EXPECTATIONS:

FINISHES - HOA REQUIREMENT: Homeowners Association is responsible for restoring to original finishes

PRE-CONSTRUCTION ASSESSMENT

- Review all construction conditions.
- Determine custom conditions that will be impacted by the project.
- CMP to provide a bid/proposal for the homeowner to review for the restoration of the custom condition.

HOMEOWNER OPTIONS

- CMP to complete custom finishes during in unit work.
- Homeowner to hire own contractor after tower is complete.

PAYMENT PROCESS

- Homeowner to pay HOA for custom restoration. HOA to then pay CMP.

PRE & POST CONSTRUCTION MEETING WITH HOMEOWNERS

PRE-CONSTRUCTION: PREPARATIONS WITH INDIVIDUAL HOMEOWNERS

TIMELINE: 2 – 3 Weeks prior to construction beginning within your unit.

MEETING TOPICS

- Review construction path of travel
 - Pre-photo documentation of unit
 - Remind homeowners of FAQ's
 - Address homeowner questions and/or concerns
-

POST-CONSTRUCTION MEETING:

MEETING TOPICS

- Review unit condition with homeowner
- Address any concerns
- Post-photo documentation of unit
- Close-out of work with homeowner

COMMUNICATION PLAN TO HOMEOWNERS / RESIDENTS

TYPES OF COMMUNICATION UTILIZED

We utilize multiple types/platforms of communication to best fit your needs. This includes town halls, digital forms, emails, flyers, and text messages.



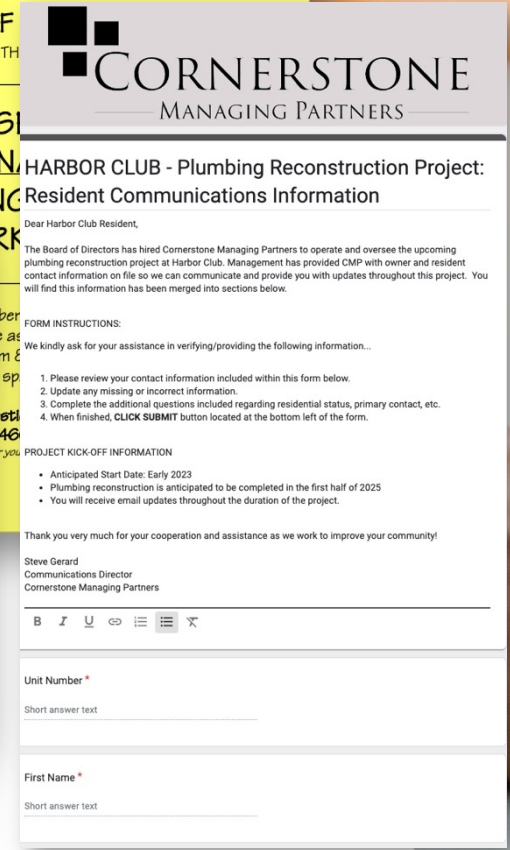
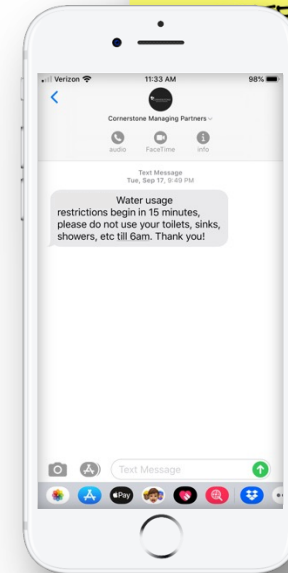
Townhall for Project Kickoff



Phone Calls, Emails, Texts



Flyers, Notices, Digital Forms



IMPACTS (PROPERTY)

CONSTRUCTION IMPACTS - TOWERS

CONSTRUCTION NOISE

- 8:00am – 5:00pm
- Construction Noise (Moderate to Loud)

ELEVATORS

- 7:00am – 5:00pm - 1 elevator.
- **NO MOVES** during construction hours
- **NO DELIVERIES** of furniture during construction hours.
- **FULL MORATORIUM** of private, in-unit construction during the project.

PROTECTION

- Common area protection to remain in place for duration of work in progress.
- Elevators to be hard packed/protected for the duration of entire project.

ON-SITE CONSTRUCTION OFFICE - (Library)

- Library will be used as the on-site construction office for the duration of the project.
- Library will **NOT** be available to residents nor Boards to conduct business for 2 years (2025).

CREW BATHROOM / BREAK AREAS

BATHROOM AREA FOR CREW

- There will be a fenced-in area under the West Tower's 5th floor pod as shown in the adjacent photo.

BREAK AREA FOR CREW

- Approved HOA location
- Often in storage areas
- Avoid “hanging” around the property

MATERIAL STORAGE

- Pending



FREQUENTLY ASKED QUESTIONS



PROJECT FAQ'S

RELOCATION

“Must I relocate/vacate my suite during the reconstruction project?”

- No. All in-suite work is designed to ensure the unit is occupiable during the reconstruction project.

PETS

“May I leave my pet in the unit while reconstruction is taking place?”

- While the crews are working in individual suites, no pets (cats, dogs, etc.) may be left in the presence of crews. This is for the protection and safety of your pet.

CHILDREN

“May children remain in the suite alone during reconstruction?”

- No. All minors must be accompanied by an adult while reconstruction is taking place.

UNSAFE ITEMS - CMP's Policy on “Unsafe Items”

- In the event CMP enters a unit and unsafe items or items that may present a hazard to crew members (guns, drugs, etc.) are visible, crews are instructed to cease work and depart the unit until items and/or hazards are removed.

PROJECT FAQ'S (CONTINUED)

SCHEDULE CHANGES

"May I request a schedule change for my unit?"

- No. This is incredibly important. Construction schedules are designed to keep an uninterrupted production schedule and completed within the timeframe agreed upon by the Board of Directors. Schedule requests/changes cannot be accommodated.



PROJECT COSTS

CONSTRUCTION BUDGET

DESCRIPTION	COST
Cast Iron Plumbing	\$ 991,404.11
Cast Iron Unit Prep, Demo, Restoration & Commercial	\$ 412,778.24
Domestic Water Plumbing	\$ 4,457,083.68
Domestic Water Common Area Prep, Demo & Restoration	\$ 869,125.19
Domestic Water Unit Prep, Demo & Restoration	\$ 3,903,842.43
General Conditions	\$ 1,688,064.00
Construction Logistics and Safety	\$ 818,644.28
On Site Storage Locations	\$ 141,433.60
TOTAL CONSTRUCTION COSTS	\$ 13.3 Million

QUESTIONS





THANK
YOU



CORNERSTONE
— MANAGING PARTNERS —