

Harbor Club Project Update

FRIDAY, MARCH 15TH, 2024

HARBOR CLUB – CONSTRUCTION AND SCHEDULE UPDATE

Dear Resident,

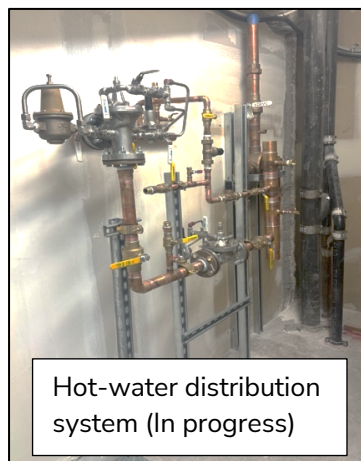
Please take a moment to review the Harbor Club project updates below.

West Tower Construction Update

CMP has successfully concluded Phase #2 Preconstruction Meetings in the West tower, commencing with Zone 3 – floors 8-14. These meetings will progress sequentially as per the outlined schedule below. Typically, preconstruction meetings are conducted 2-3 weeks prior to the onset of construction within units. The anticipated schedule for Phase #2 repairs in the West Tower is as follows:

Zone	Floors	Anticipated Schedule
Zone 3	Floors 8-14	March 18 th – April 24 th
Zone 4	Floors 15-20	April 8 th – May 15 th
Zone 5	Floors 21-26	April 29 th – June 5 th
Zone 6	Floors 27-32	May 20 th – June 26 th
Zone 7	Floors 33-38	June 11 th – July 17 th
Zone 8	Floors 39-41	June 28 th – August 21 st
Zone 2	Floors 3-7	July 29 th – September 13 th

Furthermore, please note that in alignment with CMP's designated scope, plumbing cleanouts will be installed in each laundry stack. This installation process will necessitate the implementation of water restrictions, affecting residents on upper floors of the plumbing section. Water restriction notices and emails will be provided at least one (1) week before the installation of cleanouts, ensuring residents are adequately informed. In the interim, plumbing teams are diligently working on finalizing miscellaneous preparations and configuring plumbing systems for the upcoming Phase #2 repairs within units. Attached below is a recent progress photos showcasing the new hot-water distribution system in the West tower:



East Tower Construction Update

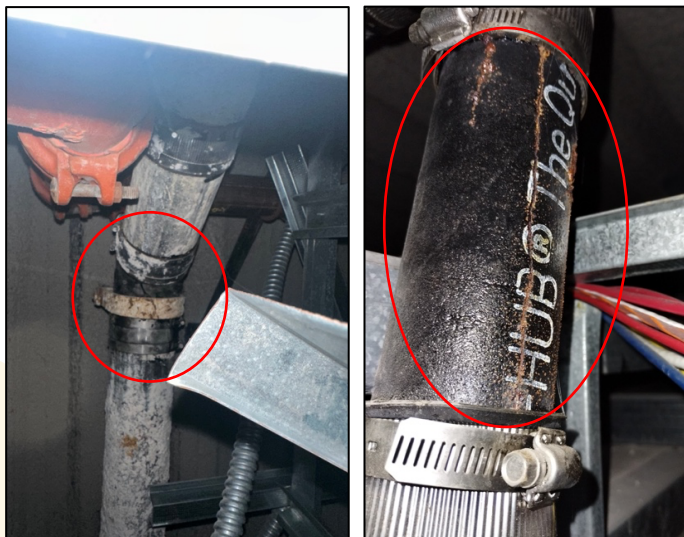
To reiterate our commitment to completing as many preparations as possible, CMP will initiate the installation of cold and hot-water distribution components in the East tower starting next week. During this period, construction crews will be intermittently present on distribution and recirculation levels. Additionally, branch valves within the ceiling soffit will be installed as required in conjunction with the installation of the hot and cold-water distribution components.

It is important to note that construction noise and activity will be present on distribution and recirculation levels during the execution of the aforementioned scope. CMP kindly reminds residents to exercise caution while navigating the hallways in the presence of construction crews. Furthermore, please be reminded that working hours are from 8:00 am to 5:00 pm, so residents are encouraged to plan accordingly and anticipate construction noise and activity during this time.

East Tower Lobby Repair

At present, CMP is in the final stages of replacing the drain line routed through the East tower ceiling. This replacement is crucial for the functionality of the new floor drains that will serve the cold and hot-water distribution stations throughout the tower. CMP anticipates completing all finishing details by Monday, March 18th at 5:00 pm.

Please be advised of a slight delay due to the discovery of additional compromised sections of the drain line connected to the designated replacement area, which has extended CMP's timeline. Below are additional photos illustrating the repair findings, including leaking fittings and cracked connections. These findings have necessitated additional drywall replacement and plumbing replacement.



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General Project Update

Please be reminded that as CMP completes Phase #2 repairs within units, we are prompted to investigate and address any additional plumbing issues observed. Should further repairs be necessary within your unit, CMP will provide a comprehensive update to the Board for approval, ensuring that any changes to the area of work or schedule are communicated with affected owners promptly. Rest assured, CMP has proactively planned ahead to ensure that materials and support are onsite to address any unforeseen issues that may extend the repair scope within units.

As preconstruction meetings are underway, owners are reminded of their obligation to assist with the preparation of workspaces, such as removing items from underneath sinks. CMP will assess all necessary impacts and preparations during the preconstruction meeting and can provide moving services if required; however, associated charges will be the owner's responsibility.

Please note that preconstruction meetings will continue to be held in sequential order, and updates will be provided as we progress through the repairs.

We thank everyone for their continued support and patience while we restore your plumbing systems!

Respectfully,

Greyson Connelly
Vice President
Cornerstone Managing Partners
(619) 507-8940
greyson@cmpcorp.net