

# DOMESTIC HOT AND COLD-WATER LINE REPLACEMENT

HARBOR CLUB PRECONSTRUCTION PACKET (PHASE #2)

DATE OF MEETING:

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RESIDENT NAME:

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UNIT NUMBER:

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ANTICIPATED START DATE FOR YOUR DOMESTIC WATER LINE REPLACEMENT:  
(Date is subject to change)

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PETS REPORTED IN UNIT:

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## INDEX OF INFORMATION INCLUDED IN THIS PACKET


As part of the Harbor Club Re-pipe project, CMP has created an inclusive packet for Harbor Club residents to assist with the preparation of your unit, provide project information, and to assist you in navigating the domestic hot and cold-water line replacement phase of this project. Below you will find the planned repair scope for your unit.

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|--|----------|
| 1) CMP Contact Information                       | Page 1   |
| 2) Scheduling and Communication                  | Page 2-3 |
| 3) Plumbing Scope of Work and Impacts            | Page 3-6 |
| 4) Path of Travel, Protection and Unit Specifics | Page 6   |
| 5) Resident Preparation and General Information  | Page 7   |

## 1. CMP Contact Information:

Cornerstone's In-Building Office Location:	3 <sup>rd</sup> Floor Library
Vice President:	Greyson Connelly
Direct Line:	(619) 507-8940
Email Address:	greyson@cmpcorp.net
Project Website:	<a href="http://cmpcorp.net/harborclub">http://cmpcorp.net/harborclub</a>
Project Password:	harborclubrepipe

Page 1

 (619) 507-9466  
admin@cmpcorp.net  
License #765523

## 2. Scheduling and Communication

Below is information regarding anticipated schedule, communication, and resident briefing for the upcoming plumbing projects.

<p><b>Schedule</b></p>	<ul style="list-style-type: none"> <li>• A schedule will be posted on the project website under the “Schedule” tab. Please note, this schedule is subject to change. If/when changes occur, CMP will notify the community.</li> <li>• During large-scale reconstruction projects, schedule requests/modifications are not granted.</li> <li>• Please contact CMP immediately if you have questions or concerns regarding the plumbing repair schedule for your unit(s).</li> </ul>
<p><b>Daily Work Hours</b></p>	<ul style="list-style-type: none"> <li>• Crews will be operating daily from 8:00am – 5:00pm. Note that crews will mobilize starting at 7:30am. Unit work will start promptly each day at 8:00am.</li> </ul>
<p><b>Preconstruction Meetings</b></p>	<ul style="list-style-type: none"> <li>• During this meeting, we will review the overall scope, preparation and anticipated schedule for all impacts related to this phase of the project.</li> <li>• If you are located out of state and/or cannot be present a zoom video conference call can be arranged.</li> </ul>
<p><b>Notification Process</b></p>	<ul style="list-style-type: none"> <li>• Homeowners/residents will be contacted by a member of our Project Management Team to confirm contact information and preferred contact method.</li> <li>• A “preconstruction meeting” will be scheduled no less than <b>two-weeks prior to their start date</b>. Cornerstone will be reaching out to all homeowners/residents to schedule preconstruction meeting ASAP. In some cases, this meeting could take place well in advance of any work within your unit.</li> <li>• Additional notification will be provided to homeowners/residents <b>one-week prior to the commencement of plumbing repairs in your home, including email reminders and paper door notices</b>.</li> </ul>
<p><b>Completion of Construction + Final Meeting</b></p>	<p>Owners will be notified upon completion to address any questions and/or concerns you may have.</p>
<p><b>General Schedule and Updates</b></p>	<p>You can find the general plumbing schedule and updates on the project website:  <b>Schedule:</b> <a href="https://cmpcorp.net/harborclub/schedule/">https://cmpcorp.net/harborclub/schedule/</a>  <b>Updates:</b> <a href="https://cmpcorp.net/harborclub/updates/">https://cmpcorp.net/harborclub/updates/</a></p>
<p><b>“Slinky” Effect</b></p>	<p><b><u>All construction dates are subject to change.</u></b> Please consider this when making plans, as the schedule may experience a “slinky effect” and due to the nature of this project <u>we are unable to accommodate schedule requests.</u></p>

<b>Additional Communication</b>	Periodic updates regarding the status of the scope affecting your unit will be provided as updates are available. Additionally, a daily progress report will be provided to units with active construction within.
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**DOMESTIC HOT AND COLD-WATER LINE REPLACEMENT**

\*All residential domestic hot and cold-water lines will be replaced on floors 3 to 41. This scope will affect each unit in each vertical stack and zone throughout the entire property

**DISTRIBUTION/RECIRCULATION FLOORS**

(Floors: 3, 5, 8, 12, 19, 21, 25, 27, 31, 33, 34)

Yes, your unit is on a distribution or recirculation floor.

No, your unit is not on a distribution or recirculation floor.

\*Units that are designated distribution floors will have additional drywall work in ceiling locations in order to reach riser locations for zone water supply.

**PLUMBING CLEANOUT**

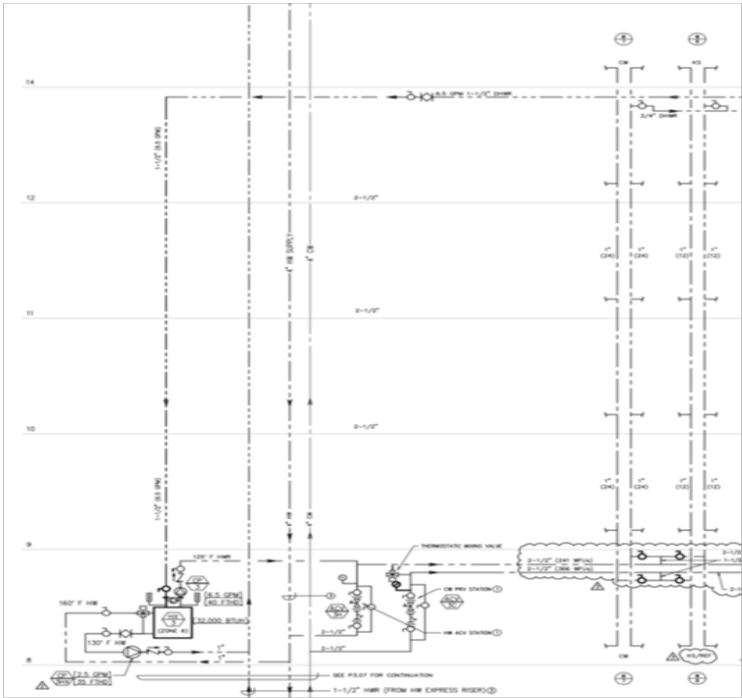
Yes, your unit will receive plumbing cleanouts.

No, your unit will not receive plumbing cleanouts.

**3. Plumbing Scope of Work and Impacts**

<b>Access to Unit</b>	<ul style="list-style-type: none"> <li>• Majority of the plumbing replacement scope will occur from the inside of each unit.</li> <li>• The Board has approved building security to unlock your door at 7:50am, allowing crews to move freely in-between units.</li> <li>• Installation/preparation will resemble an assembly line. You will have multiple crews with designated tasks access your unit during installation.</li> <li>• The plumbing projects will require multiple periods of access to each residential unit in order to complete the replacement of the hot and cold domestic water lines.</li> </ul>
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<b>Security Team</b>	<ul style="list-style-type: none"> <li>• Building security will begin unlocking doors daily at 7:50am for units who are scheduled for replacement on that day.</li> <li>• Doors will be locked by security upon the end of each working day (4:00pm-5:00pm) if resident is not home.</li> <li>• Unit doors will be kept open during construction in your unit to assist with productivity and to avoid potential damage to the access point.</li> </ul>
<b>Domestic Hot and Cold-Water Line Replacement</b>	<ul style="list-style-type: none"> <li>• Domestic hot and cold-water lines will be replaced in each residential unit from floors 3 through 41/42. All fixtures and water sources will be impacted with the exception of HVAC system and Commercial units, as they are on separate water supply systems.</li> </ul>
<b>Laundry and Bathroom Plumbing Cleanouts</b>	<ul style="list-style-type: none"> <li>• In conjunction with the domestic water line replacement scope, CMP will install plumbing cleanouts within the laundry drain stacks in accordance to the existing kitchen cleanout locations. CMP will also install plumbing cleanouts with bathroom stacks as permitted by access and existing conditions. Water restrictions will be required in order to install plumbing cleanouts.</li> </ul>
<b>Potential Replacement of Additional Cast Iron</b>	<ul style="list-style-type: none"> <li>• Additional repairs may be required within residential unit's contingent on observations found upon opening wall locations. If additional repairs are required, CMP will provide the newly identified matters to the Board for approval and will inform residents of the additional time and scope within the units, if applicable. Please note that water restrictions will be required in order to replace any additional drain line locations.</li> </ul>
<b>Water Restriction Vs. Water Shut-Down</b>	<ul style="list-style-type: none"> <li>• Water Shut-Down = No water supply to your unit</li> <li>• Water Restriction = Do not use drains as instructed by CMP</li> </ul>
<b>Concrete Coring Work</b>	<ul style="list-style-type: none"> <li>• Concrete coring may be required in upper floor units depending on custom units features and routing of new hot and cold-water lines.</li> </ul>
<b>Water Shut-Down Information</b>	<p><u>Domestic Hot and Cold-Water Line Shut-down Information:</u></p> <ul style="list-style-type: none"> <li>• <b><u>Due to the nature of this repair, multiple water shut-downs will be required in order to route and transfer all water line to the new domestic system within a given zone.</u></b></li> <li>• <b><u>During water shut-downs, residents will have no water within their entire unit from 8am to 5pm, Monday through Friday while repairs are being conducted.</u></b></li> <li>• <b><u>Residents are instructed to fill tubs/buckets with water in order to flush toilets.</u></b></li> <li>• <b><u>Please note that two (2) bathroom units may experience a period where only one bathroom is operational while repairs are being completed.</u></b></li> </ul>

	<ul style="list-style-type: none"> <li>• <u>Water shut-downs for each zone may last up to two (2) months in order to transfer all existing supply risers to the new hot and cold-domestic system.</u></li> <li>• <u>During the commencement of repairs in a given zone, CMP will need to disable the old system in order to proceed with the replacement of the water lines. This may result in a decrease in hot-water to units until the new system is installed in each location.</u></li> </ul> <p><u>Residents may use all drains during the domestic replacement work, with the exception of know water restrictions relating to the installation of additional drain line cleanouts.</u></p>
<p><b>Distribution Levels</b></p>	<p>Distribution floors will require additional drywall cuts and openings within the ceiling in order to route the domestic risers that supply water to each fixture within residential units in the given zone.</p> <p style="text-align: center;"><b>EXAMPLE RISER DIAGRAM</b></p> 
<p><b>City Inspections</b></p>	<p>All plumbing repairs will require final inspection(s) from City Inspectors in order to fulfill the repairs per the plumbing permit. City inspections are anticipated to include a maximum of five (5) locations per day. Please note that this may extend the schedule for your unit.</p>
<p><b>Other Inspections</b></p>	<ul style="list-style-type: none"> <li>• Special inspections are also required for fire caulking, OCIP insurance and Engineering.</li> </ul>

<b>Custom Finishes and Modified Unit Features</b>	<ul style="list-style-type: none"> <li>• CMP will discuss and review modified features that will be impacted due to the routing of the new domestic hot and cold-water lines. Any associated cost relating to the restoration of custom features will be provided to the HOA. Owners may decide to use CMP to complete repairs to custom features or their own contractor upon completion of all restoration repairs. CMP is obligated to install framing and drywall within each unit per contract and the project permits. If an owner decides to use their own contractor, repairs will be no able to commence until the plumbing projects as a whole have been completed in your tower.</li> </ul>
<b>Final Repairs and Custom Features (Drywall Finish Work)</b>	<ul style="list-style-type: none"> <li>• All standard drywall repairs will be completed upon final replacement of the hot and cold-water lines in each unit. The restoration of custom features will be contingent on availability of material and specialty teams required to restore impacted areas. The restoration of custom features impacted by repairs are not covered by the HOA and will possibly be restored on a separate timeline. CMP will identify custom features with owners in preparation for the completion of repairs. Owners will need to decide if they wish to use CMP to conduct repairs of custom finishes at which time, CMP can provide cost estimates for the required repairs. If owners decide to use CMP, an agreement will be provided by the HOA to memorialize the repair arrangements.</li> </ul>
<b>Floor Plan</b>	<ul style="list-style-type: none"> <li>• <b>See included Floor Plan of your unit for impacted areas.</b> Plumbing modification areas vary based on floor plan.</li> </ul>

#### 4. Path of Travel, Protection and Unit Specifics

<b>Path of Travel</b>	<ul style="list-style-type: none"> <li>• Crews will require free movement throughout the designated path of travel to plumbing replacement and cleanout installation locations within your unit.</li> <li>• Floor Plan enclosed references the location of the path of travel and protection.</li> </ul>
<b>Internal Unit Protection</b>	<ul style="list-style-type: none"> <li>• Protection will be installed in all plumbing work areas, including floor protection and floor to ceiling containment to mitigate drywall dust.</li> <li>• Protection will remain in place throughout the duration of the plumbing work within your unit.</li> </ul>
<b>End of Day Conditions</b>	<ul style="list-style-type: none"> <li>• While work is taking place, crews are expected to keep work areas and path of travel clean and organized.</li> <li>• Some material may remain in your unit while repairs are being completed.</li> <li>• CMP anticipates restoring water at the end of each day. In the event of an emergency or an unforeseen issue, CMP will notify impacted residents of the of the issue and any impacts that may arise.</li> </ul>

## 5. Resident Preparation and General Information

<b>Child Policy</b>	<ul style="list-style-type: none"> <li>Children under the age of 18 must be accompanied by an adult within the unit while construction is occurring</li> </ul>
<b>Pet Policy (Extremely Important – no exceptions)</b>	<ul style="list-style-type: none"> <li>There will be nothing to prevent (safety barrier, etc.) a spooked pet from running out of an open window frame.</li> <li><b>UNACCOMPANIED PETS:</b> For the safety of your pet, all unaccompanied pets <b>must be removed</b> from the unit while the plumbing replacement is occurring.</li> <li><b>HOMEOWNER PRESENT:</b> If a resident is present, pets <b>must be placed in a separate room</b> void of construction.</li> </ul>
<b>Preparation around and near replacement locations</b>	<ul style="list-style-type: none"> <li>To assist with the upcoming repairs, please relocate items in the path of travel or on the walls.</li> </ul>
<b>Access and Moving Costs</b>	<ul style="list-style-type: none"> <li>In preparation for access to all plumbing locations, residents will need to move furniture and personal belonging away from work locations. If residents are unable to move furniture, CMP will coordinate an insured and bonded moving company to assist at the owner's expense. CMP will confirm if moving services are needed with each owner.</li> </ul>
<b>Notice to Guests and House Keepers</b>	<ul style="list-style-type: none"> <li>Please inform all guests, family and housekeeping staff of water restrictions and affected locations.</li> </ul>
<b>Hazardous Items</b>	<ul style="list-style-type: none"> <li>In the event a crew enters a unit and are exposed to (visually or by scent) items that present hazardous working conditions (Guns, drugs, etc.), crews are instructed to abandon the unit until items and/or hazards are removed.</li> </ul>

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