

November 8, 2023

Dear Residents

I am sure you are all aware of the Second Floor Terrace Rehabilitation Project that has been ongoing for the past several months. The intent of this Brief is to bring you up to speed on where we are in the schedule and when the project is likely to come to a conclusion.

The following pictures show the process that was followed to date during the rehabilitation:



The surface was broken into small pieces with jackhammers and disposed of through the yellow chute



Once the rubble was removed and the concrete slab was cleaned up, the new forms were laid down to mold the new concrete pour and ensure that a proper slope to the new drains was achieved.



Wooden forms being laid down



New concrete with slope to drains

After the concrete had set then the waterproof membrane was applied.

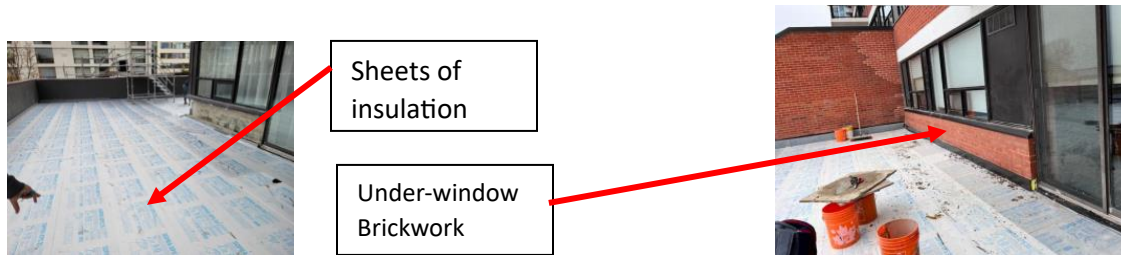


Waterproofing to seal seams



Drainage board applied

On top of the waterproof membrane, the workers set a layer of insulation. The terrace is now ready to have the pavers laid down.



The manufacturer had to make a new batch of pavers to meet the order and they will not be on site until approximately mid-November. In the meantime, Mascon Construction will replace the brickwork under the windows that had to be removed for the project.

The Schedule Going Forward

The overall project is well behind the schedule that was originally proposed at the start of construction. This is due to a variety of issues including equipment breakdown, unforeseen additional concrete requirements, and the weather. Notwithstanding all this, we are approaching the end of the project and barring any additional surprises the following schedule applies:

- a. 17 November – all under-window brickwork complete
- b. 17 November – pavers are delivered and laydown begins. Rebuild of wall between 207 and 208 begins
- c. End November – pavers complete. Final finish work and flashing begins
- d. First/second week December – project complete

Thanks

We understand that these major projects cause disruptions and stress in your lives. Thank you all for your patience. We are working in your best interests to maintain the Landmark in the best possible condition – a building that you can be proud to live in. Wishing you all the best in the upcoming holiday season.

Jim Calvin
Vice President
FCC11

