

CORONADO SHORES CONDOMINIUM ASSOCIATION #9

El Mirador Plumbing Project Update: March 1, 2017

The following information is provided as of this date with more information to follow. It will also be posted under "Homeowner Information" on the El Mirador section of the CoronadoShores.org website, posted on the building main bulletin board located in the Mail Room area and sent via e-mail and USPS to those without email. Copies will also be available at the front desk.

1. **Scope of work update:** at this time, the plan is to replace the high volume pipes such as the kitchen "wet" drains; kitchen "dry" vents; bathroom "wet" drains and bathroom "dry" vents. The washing machine drains, wet bar drains and storm drains, which are considered "clean" water drains, will not be done at this time.
2. **Sequence list change:** In order to lessen the intrusion, particularly during the Easter (April 16) holidays, the work will start with the '01 and '10 stacks followed by the '05 and '06 stacks. Those bathrooms can be accessed mostly from the common area hallways therefore a minimum of bathroom finishes will be affected. These units also have back-to-back kitchen drains that will be accessed on only one side. In the '05 and '06 stacks, the access required is from a closet of the adjacent bathroom. It is anticipated these units will be completed by the end of June. A revised sequence list, subject to change, for the remaining units will be provided in the near future.
3. **Start Location:** The work will **begin with units 101 and 110** then moving up each floor to the top.
4. **Estimated timeframe:** Work within each unit will take approximately 5-7 working days.
5. **Communications:** Mr. **Mike Canup**, AV Builder Corp. Site Supervisor, can best be reached on his cell phone: **858-688-1958**. If immediately unavailable, he will return your call as soon as possible.
6. **AV Builder Information Memo** dated Feb. 23, 2017 is attached for your reference.
7. **Preparation:** Mike Canup will meet with you to advise where access will be needed and how to prepare in advance. It is imperative that all preparation be completed timely so as not to delay the work schedule. If other arrangements have not been made and the start date is delayed: due to lack of preparation by the resident, the homeowner may be charged. Advance notices will be provided approximately 14 days, 7-10 days, 3-5 days and 1 day prior to the start date.
8. **Start date:** Monday, March 13, 2017 in the '01 and '10 stacks followed by the '05 and '06 stacks. It will take approximately 5-7 working days within each unit. Unit start dates list dated Feb. 28, 2017 is attached.
9. **Summer Vacation:** No work will be done during July and August but will commence again in early September. The revised sequence list dated 2.28.17 with projected start dates is included.

10. **Water Shut-off:** If residents are willing to cooperate to refrain from using drains while those certain pipes are in process of being replaced in units below, water can remain on. If not, in order to prevent damage, it will need to be turned off.
11. **Asbestos:** The asbestos containment does not preclude the use of your unit. The process should be completed within the same day as the pipe is replaced. Because the original drywall joint compound (also known as drywall "mud") contains between 1-2% **asbestos fiber**, a budget allowance of \$299,000 has been included within the project total cost to abate where areas will be opened; however, units that have already had original drywall removed may only need to be tested for clearance purposes. If needed, the abatement process includes containing the area to be opened within a zippered plastic "closet"; providing negative air to the contained area while encapsulating the drywall removed and then properly disposing it at a hazmat facility.
12. Recently, a resident concerned about asbestos contacted the Air Quality Control Board requesting an inspection of an opened area. The two inspectors met with the contractor, reviewed the area and paperwork and were satisfied with the conditions.
13. **Cost:** The cost of the project is approximately \$1.9 million that does not include related professional costs such as engineers, project management or legal fees.
14. **Lawsuit:** The lawsuit is on-going and the Board is not at liberty to discuss it.

Your continued patience and cooperation in spite of the noise, disruptions and inconvenience are greatly appreciated.

Sincerely,
Your Board of Directors

El Mirador Plumbing Replacement Project

Unit Start Dates

28-Feb-17

Phase One

101/110	Unit Start Date	3/13/2017 8:00
201/210	Unit Start Date	3/15/2017 8:00
301/310	Unit Start Date	3/17/2017 8:00
401/410	Unit Start Date	3/21/2017 8:00
501/510	Unit Start Date	3/23/2017 8:00
601/610	Unit Start Date	3/27/2017 8:00
701/710	Unit Start Date	3/29/2017 8:00
801/810	Unit Start Date	3/31/2017 8:00
901/910	Unit Start Date	4/4/2017 8:00
1001/1010	Unit Start Date	4/6/2017 8:00
1101/1110	Unit Start Date	4/10/2017 8:00
1201/1210	Unit Start Date	4/12/2017 8:00
1401/1410	Unit Start Date	4/19/2017 8:00
1501/1510	Unit Start Date	4/21/2017 8:00
1601/1610	Unit Start Date	4/25/2017 8:00
105/106	Unit Start Date	4/27/2017 8:00
205/206	Unit Start Date	5/1/2017 8:00
305/306	Unit Start Date	5/3/2017 8:00
405/406	Unit Start Date	5/5/2017 8:00
505/506	Unit Start Date	5/9/2017 8:00
605/606	Unit Start Date	5/11/2017 8:00
705/706	Unit Start Date	5/15/2017 8:00
805/806	Unit Start Date	5/17/2017 8:00
905/906	Unit Start Date	5/19/2017 8:00
1005/1006	Unit Start Date	5/23/2017 8:00
1105/1106	Unit Start Date	5/25/2017 8:00
1205/1206	Unit Start Date	5/30/2017 8:00
1405/1406	Unit Start Date	6/1/2017 8:00
1505/1506	Unit Start Date	6/5/2017 8:00
1605/1606	Unit Start Date	6/7/2017 8:00

Phase Two

108/109	Unit Start Date	9/5/2017 8:00
208/209	Unit Start Date	9/7/2017 8:00
308/309	Unit Start Date	9/11/2017 8:00
408/409	Unit Start Date	9/13/2017 8:00
508/509	Unit Start Date	9/15/2017 8:00
608/609	Unit Start Date	9/19/2017 8:00
708/709	Unit Start Date	9/21/2017 8:00

Phase Two (Cont'd)

808/809	Unit Start Date	9/25/2017 8:00
908/909	Unit Start Date	9/27/2017 8:00
1008/1009	Unit Start Date	9/29/2017 8:00
1108/1109	Unit Start Date	10/3/2017 8:00
1208/1209	Unit Start Date	10/5/2017 8:00
1408/1409	Unit Start Date	10/9/2017 8:00
1508/1509	Unit Start Date	10/11/2017 8:00
1608/1609	Unit Start Date	10/13/2017 8:00
102/103	Unit Start Date	10/17/2017 8:00
202/203	Unit Start Date	10/19/2017 8:00
302/303	Unit Start Date	10/23/2017 8:00
402/403	Unit Start Date	10/25/2017 8:00
502/503	Unit Start Date	10/27/2017 8:00
602/603	Unit Start Date	10/31/2017 8:00
702/703	Unit Start Date	11/2/2017 8:00
802/803	Unit Start Date	11/6/2017 8:00
902/903	Unit Start Date	11/8/2017 8:00
1002/1003	Unit Start Date	11/10/2017 8:00
1102/1103	Unit Start Date	11/14/2017 8:00
1202/1203	Unit Start Date	11/16/2017 8:00
1402/1403	Unit Start Date	11/27/2017 8:00
1502/1503	Unit Start Date	11/29/2017 8:00
1602/1603	Unit Start Date	12/1/2017 8:00
104/107	Unit Start Date	12/5/2017 8:00
204/207	Unit Start Date	12/7/2017 8:00
304/307	Unit Start Date	12/11/2017 8:00
404/407	Unit Start Date	12/13/2017 8:00
504/507	Unit Start Date	12/15/2017 8:00
604/607	Unit Start Date	12/19/2017 8:00
704/707	Unit Start Date	12/27/2017 8:00
804/807	Unit Start Date	12/29/2017 8:00
904/907	Unit Start Date	1/4/2018 8:00
1004/1007	Unit Start Date	1/8/2018 8:00
1104/1107	Unit Start Date	1/10/2018 8:00
1204/1207	Unit Start Date	1/12/2018 8:00
1404/1407	Unit Start Date	1/16/2018 8:00
1504/1507	Unit Start Date	1/18/2018 8:00
1604/1607	Unit Start Date	1/22/2018 8:00



AV BUILDER CORP

Feb 23, 2017

El Mirador Plumbing Replacement Information Memo

The El Mirador Plumbing Replacement Project is formally scheduled to start on March 13. Your General Contractor is AV Builder Corp, a reconstruction contractor specializing in repairs to buildings such as yours since 1981.

A schedule of when your residence will be started shall soon be distributed by your Board of Directors. Unfortunately the work requires that the upper and lower (below) unit of each residence being worked on occurs at the same time. This makes changes to the schedule near impossible.

What we can make possible is an open line of communication with the membership as we proceed through the project. So what kind of communication can a resident expect from AV Builder?

First the basics...these are the ways you may choose to contact AV Builder:

El Mirador Site Supervisor:

Mike Canup

Mobile# 858-688-1958

El Mirador Project # 858-875-5085

AV Builder Corp:

Office: 858-622-9200, press 0

Email: Elmirador@avbuilder.com

After Hours Emergency: 800-400-8200

Website: WWW.AVBUILDER.COM

How will AV Builder contact residents during the project?

The contractor shall generally communicate with you through notices posted on your front door and will occur in this order:

1. Each residence shall receive a posted notice approx. 2 weeks prior to your work scheduled date. This notice shall contain a date, approx. one week prior to the start of work, where a contractor representative will meet you in person at your residence to show you how to precisely prepare for the work to occur in your home.
2. The next notice is a reminder notice that your scheduled in home consultation is the next day.
3. That next day we will appear at your front door for your consultation.
4. In approximately four days from your in home consultation, you will receive another posted notice on your front door that will remind you that work will start the next day.
5. The next day we will appear at your front door at 8am sharp to begin the work.

The work itself will take between one and two weeks to complete depending on the complexity to the pipe system in your home.

If you do not believe you will be available to respond to the notices posted on your door, please contact us at the office number shown above and we will arrange our meeting with you over the phone or by e mail if you choose. Sadly the work must occur per the schedule but we will do what we can to accommodate you through the process.

AV Builder genuinely appreciates being your contractor and as such we will treat you with the courtesy and respect you deserve...we will do that on a daily basis...we only ask for the same treatment back from you. Thank you ☺

SAN DIEGO
6373 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121
(858) 622-9200 • FAX (858) 622-9299

ARIZONA
7316 E. 6th AVENUE
SCOTTSDALE, AZ 85251
(480) 429-7600 • FAX (480) 429-7611