

Park Square

*151 Bay Street
Ottawa, ON K1R 7T2*

August 31, 2023

Dear Owner,

The Board is aware that there is growing interest in how the planned drain pipe replacement project will proceed. Our commitment remains to inform you on the basis of “when we know, you’ll know” and have not sent updates over the summer simply to tell you there is no update.

However, we have been seeking information on a regular basis and this week were able to have a substantive meeting with our professional advisors to resolve a number of issues. We now have additional information to share, which we do so below.

First a brief reminder of what we told you earlier. The drain pipe project came about as a result of engineering studies that indicated our pipes would need replacement earlier than originally planned in our reserve fund studies. The first stage of the project—replacement of pipes in the garage—was relatively simple and was completed this spring. The cost of the project came in under estimate which was good news. The special assessment last spring covered that project and some other unanticipated work related to the membranes of our planters.

The remainder of the project will commence next calendar year and continue for a total of five years. There will be two special assessments including one in March 2024, which has already been announced, for \$1.1 million. A second assessment will be levied in the March 2025. It is anticipated that it will also be \$1.1 million but could vary—up or down—depending on the result of the tendering process.

To reiterate, the corporation is responsible for replacing the drain pipes and associated plumbing. We will also open and close drywall as part of the project.

Individual owners will be responsible for providing access to the affected walls which means the removal of all fixtures (tubs, toilets, sinks, counters, and cabinets) against those walls. They will also be responsible for the restoration of the impacted rooms. Each unit is different so the impact of the project on owners/residents will vary according to the particular layout of their unit. In a limited number of cases, access to bathrooms and kitchens can be achieved through the common element corridors but in most cases, this is not possible because of shear and block walls and access will take place in-unit and result in disruption and expense for owners.

The provision of access is not a matter of choice by individual owners but is mandated by the Condominium Act and our declaration documents. The process will be complex and difficult for all concerned and we hope we can count on your cooperation and good will. We are committed, as a Board, to provide the maximum possible notice as to when and how your unit will be impacted.

Finally, the corporation, through its engineers, will be managing the coordination of the replacement of the plumbing, including opening and closing of the walls. However, it will be up to

individual owners to manage the removal and restoration of finishings. It may be advantageous for owners to cooperate on finding a contractor who can do all the required work on a riser (such as all the 01 or 02 units, etc.). However, the corporation cannot provide assistance in that process.

We can now provide you with some additional information.

Because of the need to ensure that at least one bathroom remains operational in each unit throughout the project, work will be undertaken in each unit for at least two, and in many cases, three years.

In order to provide as much lead time for you to plan, the work in 2024 will involve only those pipes that can be accessed from the common element hallways. No in-unit work will be done, meaning no bathroom or kitchen fixtures will need to be removed next year.

Having said that, bathrooms and kitchens that are worked on from the hallway will have no water and the drains will not be operational for the duration of work on the riser (a riser is the entire vertical length of the pipe in the building; most units have three risers). This is anticipated to be roughly two months. To reiterate, only one bathroom will be impacted in any given year.

A workplan describing how access will be obtained in all other units is in the final stages of completion and we should be able to share that information with you shortly after we receive and consider the report. Again, no in-unit work is anticipated before 2025 and our engineers believe that considerable notice, likely as much as six months, will be provided before work of that nature commences in each unit.

Beyond that it is impossible to say, at this time, precisely when work will commence on your unit. We do believe that the schedule will become clearer once tenders have been called and the successful bid arranged. We anticipate that the scope of work, the tender process and the contracting of the successful bidder will be completed within the next six months, though hopefully sooner.

Although we have tried to be thorough in this letter, we know some of you will still have questions. We plan to hold an information session after the access workplan is complete but before the AGM in November. Further information will be forthcoming when it is available.

Sincerely,

Board of Directors
CCC NO. 145