**BOARD REPORT ON THE REPLACEMENT OF SANITARY DRAIN STACKS AND DOMESTIC WATER RISER- OCTOBER 2024**

**CONTRACTOR**

The Board approved the acceptance of Modern Niagara as the contractor for the Project on

June 19, 2024.

**PROJECT MANAGER**

Nicolas Gauthier of Modern Niagara has been designated as the Supervisor that will oversee the construction work. Max Fitzgerald is the Foreman on site. Keller Engineering is acting as the contract manager and will work with Modern Niagara to monitor the project, perform site reviews and inspections at specifically defined project milestones, and review applications for payment.

**COMMUNICATION**

All questions, comments, or concerns should be addressed to the CCC145 Property Manager.

Eileen Boles at <[**eboles@condogroup.ca**](mailto:eboles@condogroup.ca)**>**

**RECENT DEVELOPMENTS**

A pre-construction meeting was held on August 13, 2024, attended by Modern Niagara, Keller Engineering and the Property Manager. The start date of the project was not determined at that time. The Board was subsequently provided a copy of the Minutes of the Pre-Construction Meeting. Going forward, the Board has requested that the Board be represented in all future meetings with the contractor and Keller Engineering.

A notice was sent by Eileen Boles on October 7, 2024, informing residents that the sanitary stack and domestic water riser project is expected to begin on October 21 on bathrooms closest to the entry door in units located on riser 7. Many residents were concerned about the short time notice given, especially so close to the Thanksgiving weekend.

Given that the anticipated access was through the outside corridor, owners were surprised to learn that toilets had to be unbolted and removed in order to take out the flange. Because of this short notice, the Property Manager has arranged a contractor, Horizon Plumbing to remove the toilets and plug them for a group rate of $90 plus HST. All unit owners who wanted to participate in this arrangement replied to Bailey at <[**BMcNicoll@condogroup.ca.**](mailto:BMcNicoll@condogroup.ca.)>.

With the exception of toilets which are wall-mounted and where the flange can be removed from outside the unit, all toilets have now been removed and capped

If the corporation participate as a group, the Property Manager will propose a similar scheme for the reinstallation of the toilets at the appropriate time.

**PHASE 1 SCHEDULE OF REPAIRS\***

|  |  |  |  |
| --- | --- | --- | --- |
| Units | Duration | Start | Finish |
| #07 | 35 days | Monday -October 21, 2024 | Friday -December 6, 2024 |
| #01 | 30 days | Monday- January 6, 2025 | Friday- February 14, 2025 |
| #02 | 30 days | Monday February 3, 2025 | Friday -March 31, 2025 |
| #06 | 35 days | Monday-March 10, 2025 | Friday – April 25, 2025 |
| #10 | 35 days | Monday- April 14, 2025 | Friday-May 30, 2025 |
| Laundry-Floors 2-14 | 35days | Monday -May 19, 2025 | Friday -July 4,2025 |

\* A more detailed time schedule is posted at the Park Square website.

**SPECIFIC QUESTIONS**

The following is a more detailed explanation of several topics relating to **PHASE 1** of the project received from Keller Engineeing:

**Toilet Removal/Reinstatement**

1.Since this is a unit owner’s responsibility, the Board recommends that unit owners inform the Property Manager at least one month ahead of time if they wish to avail themselves of the service offered by Horizon Plumbing. The Property Manager will then inform the owner of the exact date of the removal, which should be at least 5 working days before the start of the contractor’s work.

2. When will the unit owner know if their toilet needs to be removed?

It is assumed that all toilets will need to be removed for this work unless Keller Engineering receive specific information indicating otherwise. If owners have wall mounted toilets that they believe don’t need to be removed, they can be left in place. Nevertheless, if it is determined during the course of work that their removal is required, Modern Niagara will remove them at additional charge to the project to avoid delays.

3.Will the inside walls of the bathroom be affected by the toilet removal?

It should not be, they are just removing them to replace the flange that sits inside the unit.

4. When will the toilets be reinstalled? . Should all toilets be reinstalled on a single day at the end of all the work on the riser? Toilets can be reinstalled at the end of the piping replacement for the entire stack/riser. For sub-phase 1 affecting the 07 washrooms this is scheduled to be **December 1, 2024.**

**In-Unit Access**

1. Why do the construction workers need to access the inside of units at this phase when all the pipes are accessible from the outside? Which tasks require the unit owner to provide access to either the plumber or the Contractor?

Known tasks for contractor access will be to replace the toilet flanges in suites and installing/ removing plugs for pressure testing. Additional isolated access may be required for unanticipated tasks during the course of construction.

2. Will the review of in-suite removals require access inside units?

Yes, this is to verify that any required removals inside suites has been completed.

3. “Site inspection – Found conditions” is noted to take 2 days from Thursday October 31st to Friday November 1st for sub-phase 1. Is this for all floors in Riser 7? Does this mean that all owners must be prepared to provide unit access on those dates?

No suite access is required for this work. Keller Engineering will be inspecting the existing piping layouts inside the walls through the corridor drywall removals.

4. Will work on the hot-and cold-water pipes require access to units?

Keller Engineering does not anticipate this requiring suite access.

**Scope of Work**

1. In the schedule of repairs submitted by the contractor, there is reference to replacing all pipes on the 1st floor and parking garage. We have replaced the drainpipes in the garage in 2023. Does this refer to the connection between drainpipes on the first floor to the “new” pipes in the garage as well as new domestic cold and hot-water pipes?   
This work includes making the final drain connection from the stack to the new drainpipe in the parking garage and replacing the domestic water pipes up to the shut off valves.

2. Does the term “replace all pipes” refer to both the drainpipes and the cold-and hot water pipes?  
This depends on context and can refer to either all specified drainpipe, all specified water pipe, or all specified water and drainpipe. In the schedule where it says “replace pipe – all” on line 25, they are referring to all specified drain and water pipe in that location.

3. “Review in Suite Removals” is noted as a task for the 12th & 14th floors; 8th & 9th; 4th & 5th; and 2nd & 3rd. Why is there no “Review in Suite Removals” task listed for the 10th & 11th, 6th & 7th, and 1st floors?

The contractors’ intent was to complete a review of multiple floors at a time as they progressed. Chris O’ Brien has spoken with the contractor and Andy Reaume provided information that all toilet removals have been completed. Since only toilet removal is involved in Phase 1 of the project, the contractor will proceed without these inspections based on the information provided to Keller Engineering for each sub-phase.

4. “Pressure Testing, Firestopping, Insulating” is a task for the 10th &11th floors; the 6th & 7th; 2nd & 3rd; and 1st & Parking Garage. Does this mean 4 adjoining floors are pressure tested, at a time, except for the 1st Floor & Parking Garage?

That is correct. Completing this work in sections will be easier for the contractor.

**Work /Time Schedule**

1. Why was Riser #7 chosen as the first riser to work on?

The contractor indicated that this location would be the easiest to work in due to the adjacent lobby area making it a little more open. This was selected as the starting location to make it a bit easier for the technicians on site during the first sub-phase while they’re getting acquainted with any nuances of the building/project.

2. The removal and replacement of the pipes will start on Monday November 4. While the toilets cannot obviously be used, is it still possible to use the sink/bathtubs. When will the water be cut off in this riser?

Sinks, bathtubs, and toilets cannot be used while work is ongoing. The drains and water supply for the washrooms closest to the entrance door in all 07 units will be shut off for the duration of work on this sub-phase. This is planned to start **Monday, November 4**. Water and drain service will be restored once the final pressure test and inspection have been completed, which is scheduled for **Friday November 29.**

3. My two bathrooms are scheduled in different years.  For each bathroom reno you have to (a) open the hall, (b) reno the bathroom and (c) close the hall. Would it not be more efficient to schedule my two-bathroom renovations back-to-back?  This would mean that two renos could share the same (a) opening and (c) closing. It might mean that we use less of our wallpaper as well - given a single wallpaper of a larger surface rather than two pieces of wallpaper of smaller surfaces.

The decision was made to only include 1 stack/riser per unit, per phase, so that occupants will always have an operational bathroom, and to minimize the area of construction within their suites at a given time. It is expected most owners will remain in their suites for the duration of construction so this is intended to accommodate occupancy.

4. Thirty-five (35) days is quite a long time for the building to have only 1 washing machine and 1 dryer in the Lobby. Can something be done to minimize this?

The project is currently planning to only have 5 laundry floors down at a time during off working hours. During working hours, it is expected that all laundry rooms will be shut down. The exact phasing of this may depend partially on the configuration of parallel stacks which exist for the laundry rooms, which won’t be confirmed until we get there. The tentative plan for this is included in the schedule.

5. When will the water connection be restored? Willl it be restored before the drywall is re-instated?

When piping replacement is completed, before drywall is reinstated for washrooms.

For information

C145 Board of Directors