**BOARD REPORT APRIL 2025 DRAIN PIPE PROJECT**

We would like to provide you with an update on the ongoing piping replacement project in our building.

Work Completed:

Drywall Work (Stack S5/R5 – Unit 02 Washrooms):

Drywall has now been reinstated on all floors. The contractor will be installing access panels in the newly finished areas.

Cleanout Access Points:

Cleanouts have been installed on floors 5, 9, and 14, which will make it easier to maintain the new piping.

Insulation Repair (Garage Level):

A previous deficiency in pipe insulation in the parking garage (stack R19) has been addressed.

Work In Progress or Upcoming:

Piping Installation (Stack S16-R15/16 – Unit 06 Washrooms):

New sanitary and vent piping has been installed from the 2nd floor up to the 13th floor, with work underway on the 14th floor.

Beginning April 22 and continuing for the duration for the work, water supply will not be available inside the affected suites between 8am and 4pm, Mondays to Fridays)

Laundry Room Work (Ground Floor):

The contractor will be removing appliances and drywall to access piping in the ceiling of the laundry room. This is necessary to complete the piping work in that area.

Beginning April 22 and continuing for the duration for the work, laundry services will not be available on the Ground floor.

Domestic Water Piping (Stack R15/16):

Demolition and installation of new domestic water piping is scheduled to begin next week.

Outstanding Issues:

14th Floor Drywall Delay (Stack S2/R2):

Drywall repair on the 14th floor is still on hold due to a roof leak where the vent stack exits the building. Repairs will resume once the weather allows for the necessary roof flashing work.

Project Status:

The project remains on schedule, with only minor outstanding deficiencies.

All other work is proceeding in accordance with the project scope and is being completed in a professional and workmanlike manner.

We appreciate your patience and cooperation as this necessary work continues. If you have any concerns or questions, please contact the property management office.