

Newsletter

August 2014

1. Door Thresholds

We have been installing thresholds at the suite entrances during the past week. Some owners have commented on their height compared to the suite flooring and the existing hall carpets.

Flooring at virtually every suite entrance is different. Different flooring and different heights. The existing hall carpet will be replaced during August.

The ceramic threshold that we are using is a standard component used in all modern condo buildings. It has been selected to provide a uniform appearance to all suite doors as one walks down the corridor. Its thickness is determined by aesthetics and structural requirements given the loading imposed by traffic in and out of the suites.

The threshold also serves to minimize air infiltration from the corridors into the suite. The new doors are equipped with a high performance sweep to block air and light (overnight) entry into the living areas. The threshold, well installed, will provide a 'seal' between the corridor and the suite.



2. Corridor Renovation Update

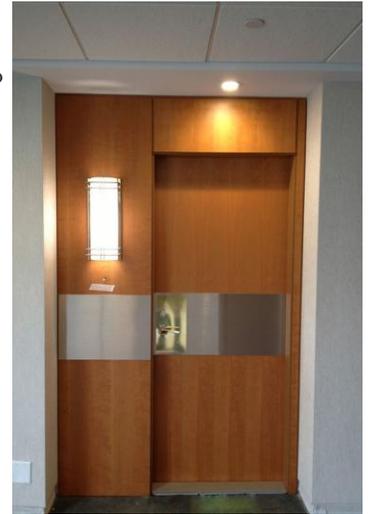
Our last Newsletter to you on the status of the corridor renovations was this past spring. It is time to bring you up to speed on the various elements of this project and the expected completion date.



Scope

As you recall, a contract was signed by the Condo Corporation late last year with a general contractor JCO and Associates. The contract included the demolition, supply of materials and construction of numerous elements in the four condo floors and the entrance from the garage.

The components to be replaced or renovated included wall coverings, ceiling tiles, sprinkler modifications, suite doors and adjacent wood work, secure Medeco locks, upgraded door bells, carpets and tiles throughout, energy efficient LED lighting in the corridors and outside the suites, hose cabinet identification, improved brass signage, LED fire exit indications and painting of all surfaces.



In the four elevator lobbies the ceilings, walls and floor are all being refurbished with a large overhead lighting fixture, full height and full wall wide mirrors, sheer draperies, a large ceramic floor design, elevator door redesign and associated wood trim and new paint throughout. New furniture elements will be provided following the construction stage.

The parking garage entrance will be fully refurbished with wall treatment, carpets, lighting and elevator door and trim upgrades.

Project Management

As designed this past winter the project management has been undertaken by Debbie Shaver supported by Lorraine Joyner and Roger Gibb P Eng. Our designer Alba Graner and the principal of JCO have represented the contractor and various suppliers.



During the last six months we have met regularly (every 2-3 weeks) to tour the construction site, discuss the schedule and various issues.

Our meetings have been positive and cordial.

Project Schedule

When the bids were received late last year the project was estimated at 20-22 weeks. After we chose JCO the schedule was refined to 17 weeks assuming no supply or delivery issues. We had hoped to start the project in January 2014 but learned that Brookfield had contracted to repair the freight elevator. The work would be completed during March. We also learned early in the year that the UV protective film on our corridor windows had no value and had to be replaced either before the construction or after, but not during given the presence of dust.

Bids were invited, a contractor selected, and the window film was replaced on all 120+ windows in our corridors and elevator lobbies during March.

Demolition and preparatory work began in the corridors the first week of April and completion was expected late July, early August.



Since that time all construction work has advanced with few surprises. The first real surprise was early June with the delivery of the suite doors. The supplier had decided, based on the sample that we had provided, and the wood that he had in his inventory, that a clear finish would provide the colour desired.

Unfortunately, that was not the case, and all 68 doors had to be returned and reworked. We visited the plant in Quebec during the refinish and the doors, when delivered later in June, responded to our expectations. Unfortunately

in this series of events, not only could the doors not be installed but the millwork (wood trim) around the doors could not be fabricated. The result was a loss of three weeks in terms of the completion date of the project. We have similarly suffered delays in certain tile and ceramic



products, our custom design hall carpet, the sheer window treatment in the elevator lobbies and the furniture in the lobbies. At the time of writing, July 30, and based on a project meeting July 22 we expect the entire project to be completed on August 29, 2014. A final tour to identify deficiencies is scheduled for September 2, 2014.

President's corner

As you have heard at the AGM a few weeks ago, the President of the Board of Directors of our Condominium Corporation, Alan Pearson, has decided that it is time for him to retire from the Board once his term expires in 2015, after many years of dedicated and splendid service to our community. To ensure a smooth and effective transition, he also indicated in his comments that he would prefer to serve his last year on the Board of Directors, as a board member, not as President.

Immediately following the AGM, the new Board of Directors held its first meeting and elected me as President. It is an assignment I accept with humility, and with many thanks to Alan, who has left big shoes to fill. My commitment to all of you fellow residents is that I will do everything I can to maintain and continue to enhance the high standards of management and services we have already experienced at the most effective cost possible. I will work tirelessly for continuous improvement of all aspects of life in our beautiful building. Please contact me with any thoughts, suggestions or issues at rares_l@pateanu.ca.

Should you have questions or comments please call me.

Deborah Shaver. Property Manager

Rares Pateanu
President of the Board of Directors, MTCC 690