

THE BOARD'S BULLETIN BOARD

SPECIAL PLUMBING OWNER'S FORUM Q & A

MARCH 2012

Prepared by the Community Relations Committee to keep you informed of current developments

The power point presentation by 1350's consultant's, Allana Buick and Bers, which was given at the March 7 Plumbing Owners' Forum on the 3rd floor lanai, is available for viewing on our website. Should you have missed it, you may see it there. The notes from the question and answer period are presented below:

- Question: Will there be access points in the walls for future repairs and are they an option? Answer: No, because they are too difficult and too expensive. There will, however, be individual shut off valves at each unit's bathroom supply piping so that leaks in individual units can be turned off at the source limiting damage below, and renovations in individual units will not require stack-wide water shut down.
- Question: How is it possible that there was shoddy work done in the chases in the past? Answer: For many years there was limited review of renovation plans and work done in units. Even with rules and review, some contractors do not follow the plans, and some owners do not follow the rules.
- Question: Can we use PVC or ABS to replace the cast iron waste pipes? Answer: No, because they do not meet code in a fire-rated chase as they cause toxic fumes during a fire. They are also noisy, allowing you to hear your neighbors' every flush.
- Question: In my remodeled unit I had all my copper pipes replaced already. Will they be replaced? Answer: The copper pipes are part of the supply system and do not need replacement because laboratory analysis of samples indicate that the copper pipes may have 15-25 more years of serviceable life. However, a few feet of copper pipes leading to the washing machines will need to be replaced due to the galvanic corrosion caused by the use of unprotected fasteners when they installed the washer boxes during original construction.
- Question: I have new hardwood floors. Will they be protected? Answer: Yes, with a paper layer, then plastic, then a drop cloth on top.
- Question: Will cabinets and counter tops be put back to original condition in the kitchens and the baths? Answer: For the most part, yes. The original kitchens and baths do not have stone backsplashes so they are easier. In some cases, we may find cabinets that are in terrible condition, due to termite damage for example. We do not anticipate trouble with counter tops, but condition and material will determine the ability to put things back. The workmen doing these replacements during the pilot have done excellent work.
- Question: Is the work schedule still expected to last 12-14 months after the pilot? Answer: We have discovered more work that needs to be done, but with an anticipated 9-14 days in each unit, and increasing the manpower on the job in the full project, we still believe that that time frame will not need to be exceeded by much time.
- Question: When work is being done in a stack why is the water shut off all day? Answer: Because the contractor has found that it is more efficient by far to work vertically when replacing pipes, but waste that is up the stack has to come down... so the stacks have to be shut off for the entire work day, otherwise the plumbers would have the water and waste falling on them and into the chase.
- Question: How much will it cost to replace custom kitchen cabinetry? Answer: We expect that almost all cabinets will go back up within the regular scope of the job, but some backsplashes, counter tops, or in rare cases, cabinetry may need to be repositioned or replaced by individual owners. Each will be handled on a case by case basis and the cost will vary from unit to unit.
- Question: How will we know the schedule for when our unit will be worked on? Answer: The plan is that each unit owner will be contacted with sufficient lead time to move their belongings out of the way and each unit will have a walk through before the work begins to establish the condition of the unit. The anticipated lead time is 30 days once the full phase of the project is underway.
- Question: What if the resident has asthma or other respiratory illness? Answer: While the contractor will go to great lengths to mitigate dust, there will inevitably be dust released while this work is going on. If you have a serious problem, you should arrange to be away during the work in your unit. The contractor cannot work in a unit where a resident with a health problem that is affected by dust is in the unit during working hours.
- Question: What is the proposed order of the work through the stacks? Answer: It is expected to go 12, 10, 8, 6, 4, 2, 1, 3, 5, 7, 9, 11, like a horseshoe around the building. The harder stacks will be last in order to maximize the efficiencies learned from the easier ones. We anticipate that the contractor will build up speed as the project progresses, but it is possible that the starting dates for last stacks may be delayed a bit.

- Question: How will the whole project go faster than the pilot? Answer: We planned that the pilot would go slower as we were investigating and learning more about the condition of the pipes and everything else in the chases. We anticipate the contractor will be using more men, and we assume they will hit an optimum pace to get done on time.
- Question: Describe the system of repairing the deficiencies created by other contractors during individual unit remodels...How is it not going to inhibit the timing of the project? Answer: There are two systems for unit owned deficiencies repairs: 1) For those repairs that are within the critical path of the project, the individual unit owner will be contacted and given 48 hours to get the repair done themselves, or it will be taken care of by our contractor's crew and the costs charged back to the unit owner. The owner can also choose upon contact to have the project contractors take care of it right away and be charged back for the costs. 2) For the repairs that are not in the critical path, the owner will be contacted and notified that repairs are needed. They will be given 30 days to get the repairs done beginning after the plumbing contractors have completed their work in the unit as the owner's contractor cannot be working in the unit at the same time. And where repairs are needed both in the critical path and beyond it, the 48 hour period will apply only for the work needed in the critical path.
- Question: How are electrical deficiencies in the chases going to be handled? Answer: The same way that the other deficiencies will be taken care of as described above.
- Question: How are the contractors going to decide which kitchen will be worked in when they are choosing the uneven numbered units? Answer: They will survey all the apartments and the easiest apartment to put back will be chosen. As a general rule, it seems that the units with renovated kitchens are the easiest, but they will all be examined to make sure that is true in each case.
- Question: How long will each stack have the water turned off? Answer: Right now it is estimated that each stack will take approximately six weeks to complete, so the water will be turned off in that stack above the 18th floor, only during working days and only from the hours of about 8:30am - 6:00pm. For floors 18 and below, the water will be turned off only for approximately the last three weeks of work in that stack, again during working days and the same working hours. There are signs posted in the elevators each day regarding the water off schedule. Please remember that during the water off periods, no one should use their toilets. The third floor bathroom is available for use.
- Question: I think it is good for the building to meet code requirements for the low flush toilets as it will save on our water bill and it is a minor cost to the owners. What other code upgrades are needed that the owners will have to pay for individually? Answer: It is in the entire Association's best interest to address all issues and code deficiencies, especially where life safety issues like fire are discovered, and the goal is to have a code compliant building when the work is complete. Some of the deficiencies are building wide, like the lack of pipe supports (which means that pipes can fall down the chase and destroy other pipes in their path or hit workers), and these issues will add substantial cost to the project. Other major ones, mentioned in the presentation, are the discovery of asbestos and the deficiencies in fire stopping. Another example we have seen is non-code electrical wiring. Some will be part of the scope of the project and some will be charged back to the owner, depending on ownership. This is being worked out right now and some of it will have to be determined as the work progresses. In general, items that serve only the individual unit (e.g. improper electrical wiring, fire stopping at shower valve, lateral piping from the verticals to the units, etc.) will be charged back to that unit owner, while items serving the common area elements will be part of the general project costs.
- Question: Are the toilet drain (closet bends) embedded in concrete? Will they be changed out too? Answer: Yes those are embedded. They are not included in the replacement scope of work. However, if the contractor finds one in bad shape, they can change it out. This is not included in the project cost.
- Question: Are the bath cabinets going to be re-installed? Answer: Yes, as a rule, in units where the cabinetry is taken down in either the bath or the kitchen, it will be re-installed, and the walls will be replaced to pre-existing conditions if they are painted. If the walls have a wall treatment (for example: wallpaper or paint faux finish), the owner will have to have that done at their own cost by their own contractor after the plumbing work is done. Owners who want to remodel their units after the plumbing project is completed in their unit may want to opt not to have the old cabinetry re-installed. They should discuss this with the contractor prior to the start of work in their unit.
- Question: What about backsplashes and tile? Answer: Wherever possible they will be re-installed. Porcelain and ceramic tiles are very difficult to re-install. Some backsplashes can also be difficult. The contractor will try, but we cannot guarantee that it will be possible. Each one will be reviewed on a case by case basis.

