

THE SIDING PROJECT COMMUNICATOR

To: PCC 122 Residents

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Hello everyone! This is Issue #3 of our Siding Project Communicator. Please keep these publications on hand as you may wish to refer to them should you have questions. This issue will not be hand delivered in hard copy to owner household mailboxes who receive communication by email.

On September 14, 2022, Board members and I conducted an on-site review with our Site Management Representative Mike, his Project Manager Patrycja, our Site Contractor Chris, and our Site Supervisor Ahmed. The purpose was to get an update of how the work is going, what issues they have if any, and if they are making progress as expected.

Following is important information for every household to read and understand:

- The project is proceeding well but slower than originally scheduled due to the amount of plywood that needs to be installed and replaced. The original builder neglected to install plywood under the siding in a significant number of areas and any plywood that was installed under the old siding has mostly rotted and needs to be replaced. This is unexpected, time-consuming work and is expensive.
- We have received some complaints from owners regarding noise from workers later in the evening than expected. I have brought this to the contractor's attention and he agreed to have his workers be more sensitive to stop-work at the contracted time of 6:00 PM. Legally, construction hours are 7:00 AM to 7:00 PM. Our contractor gave us a break to commit to work from 8:00 AM to 6:00 PM. However, they cannot leave the job without securing the Blueskin to the sheathing. Occasionally they have unexpected issues during the day that cause them to run late in finalizing the Blueskin application and they run over the stop-work time. Please keep in mind that we want this construction project over as soon as possible and we ask for your patience and cooperation to help us achieve as much progress as possible while we have days of good weather and before winter sets in. Thank you so much for your assistance in this regard.
- All units with Blueskin installed will receive siding before the crew shuts down for winter. They will start at the back of Unit 15 and proceed from there. When the siding is delivered, it will be installed on units when the old siding is removed. We don't have a timeline for this activity yet.
- You will see that Unit 1 has been used as a mock-up for the siding, unit numbers and lights. We have chosen new numbers for the complex but the light we prefer is out of our price range so we continue to search for a suitable light.
- Work on several chimneys has been completed. The top course of deteriorated brick around the chimneys was removed and replaced as specified. Space between the brick and chimney flue was in-filled with mortar.
- Roofers were in to replace shingles on various units. The Siding and Roofer Contractors must maintain site separation as required by the Ministry of Labour.
- This is a reminder that items and personal belongings in backyards must be kept 8 feet away from the back of units as the Contractor will return to units worked on to perform the remainder of the specified work. Also, as explained in Issue #2, all wall hangings and objects on or near wall shelves and in other sensitive areas should be removed and stored in a safe location when work is in progress on or near your unit.
- Soffits, Fascia and Eavestroughs – these items will be black in colour and will be installed by a specialist crew after the siding installation is completed. More vents will be placed in the soffits to provide additional air flow into the attics.