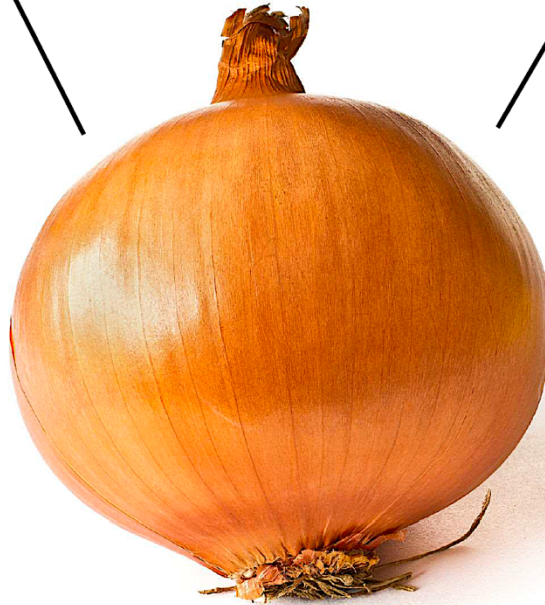


The Project Town Hall was held on Wednesday December 15, 2021

Known Ahead of Mock Up

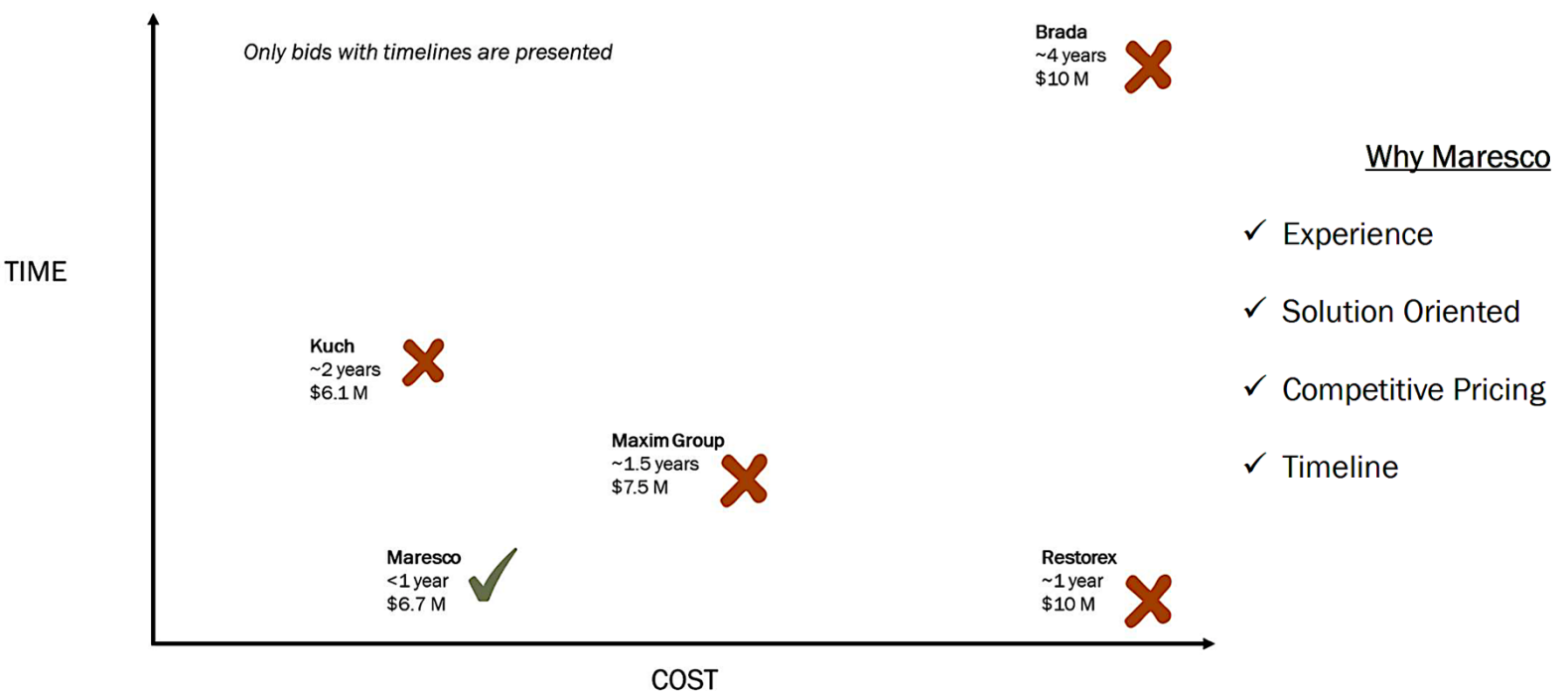
- Some water penetration on C/D side of building
- Lifespan of windows exceeded
- Project required entry into units
- Several permits required because of street impacts
- Increasing price of materials and labour



Discovered During Mock Up

- Water penetration on A unit
- Deteriorating joints identified in several units
- Concrete damage requiring access to all floors and ceilings
- Mortar used as a filler between units which is not compliant with current fire codes
- Small traces of asbestos in some popcorn ceiling within units requiring abatement approaches

Bid Comparison

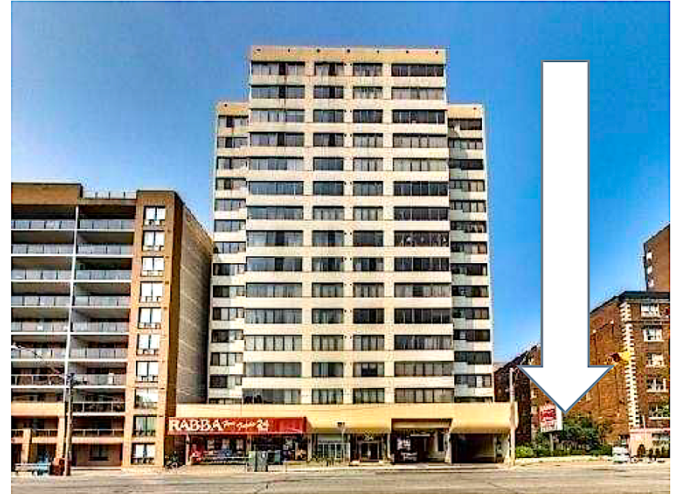


Project Approach

Project to start in early 2022 and targeted to be fully completed by end of 2022.



D > A > B > C



Top to Bottom by Vertical

Impact to Owners – Building Impact



No access to second floor terrace or rooftop for duration of project for safety.



No guest parking for duration of project.



Protective scaffolding in front and back of building.



Reduction to one elevator during day.

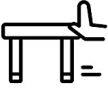


Increased noise during the working day.

Unit Preparation (Owner's Responsibilities)



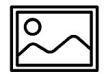
Remove Window Coverings



Move Furniture at least 7 feet away From Windows & Cover Furniture



Clear Cupboards in Kitchen



Remove Art, Mirrors, Picture, etc.

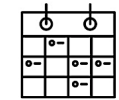


Follow Any Additional Specific Instructions By Maresco

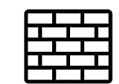
Impact to Owners – Unit Impact During Renovation



Owners are responsible for preparing unit for in-unit work.



Project is expected to last five weeks for each unit.



Temporary wall in unit will block access to windows.

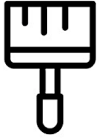


Kitchen will have limited to no access (depending on design).



Recommended that during the days of asbestos abatement and window replacement, residents be absent from the unit, but return at the end of the day.

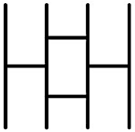
Post Renovation Owner Responsibilities



Painting of walls and ceiling.



Restoring window coverings



Flooring may be damaged if extensive concrete repairs needed (repair = owner's responsibility).



All efforts to reassemble the kitchen will be made, but counters and backsplash may need additional work (repair = owners' responsibility).



Restoring units to their satisfaction (moving furniture, hanging art, etc.).