

Construction Projects Update

The Dogwood Planter Box Renovation Project



It's going well in terms of construction plans and timelines. However, some Dogwood residents, speaking on "conditions of anonymity" claim it's noisy, disruptive and altogether unpleasant.

And now the contractor has begun ripping up asphalt plaza decks and parking spots! It's as if a new freeway interchange is being constructed near the building.

But it's necessary to stop the water leaks into the garage. And there is now a light at the end of the tunnel.

New concrete has a minimum 28-day cure time before the PUMA waterproofing material can be applied – which means the new retaining walls have a week remaining to meet the *minimum* requirements.

The contractor wants to wait a few weeks beyond that.

The concrete in the planter box floor has passed the "dryness" test and is ready for final preparation before application of the PUMA system.

By October landscaping installation should begin.

Plaza Deck Renovation Projects Underway



At both Dogwood (B2) and Sequoia (B1) renovation of the Plaza decks has begun.

Asphalt removal at both buildings should be complete by the end of this week - followed by removal of the original waterproofing materials underneath.

We'll then be able to assess the condition of the underlying (hollow core) concrete planks to determine what is needed for their prep and repair. That's a bit of an unknown at this point—in what condition will we find the concrete after 30+ years?

The contractor expects to apply the new waterproofing

in September, followed by a new asphalt topping.

At Sequoia, in addition to the plaza deck, asphalt over 8 parking spots must also be removed – those eight spots will be out of commission for a month. Sequoia residents have been provided the details.

Restricted Building Access

Near the end of the Plaza Deck renovation, the front doors of the building will not be accessible – for entry or exit - for several days. They will be locked.

Plans are being devised now to work around this huge but unavoidable inconvenience. Residents will always be able to enter the building through the garage gate and exit through the steel doors; the postal carrier will be given access through the garage as well. Packages and other deliveries may have to be delivered to the office while the front doors are not accessible.

Please stay tuned for more information as we proceed. And for Dogwood and Sequoia residents, hopefully it will all be completed in a few months and you can take your hard hats off! Or - you can leave your hat on.

As you wish.