

Attachment C – Project Summary

The capital needs assessment identified the need to replace all windows and plumbing waste stacks.

Windows replacement became even more critical after an 11-month old child tragically died after falling out of a 9th floor window at Skyline in 2011. The proposed window replacement will result in a fixed window with a very small operable opening to avoid similar accidents. CommonBond engaged engineering and design professionals to perform the analysis of the window and plumbing needs. A new scope of work was defined with the following recommendations:

Windows: All windows are original to the building's 1971 construction. The current scope will require replacement of all 1656 window units, 690 of which are pairs. The total window cost is estimated to be \$3,596,090 plus general conditions.

Plumbing: The waste stack and vent piping is in poor condition. The piping has clogged and leaked in multiple sections. It is recommended that the main horizontal pipes be replaced along with replacement of all horizontal waste and vent lines, vertical waste and vent stacks, and all domestic water supply lines. The total plumbing cost is estimated to be \$5,714,470 plus general conditions. Kitchen cabinets will need to be removed and replaced to access the plumbing. Plumbing replacement would be undertaken vertically based on individual stacks, which will require a 14-month construction period, during which individual units will need to be vacated for 4-6 weeks.

Relocation: The recommended approach to achieve the most efficiency would be to vacate a stack of 2 units on each floor during the 14-month construction period. During construction, these units will be used as "hotel" or "swing" units. As construction progresses, residents would need to move to those units for 4-6 week period, although it would not be necessary to move all of their belongings out of the units. Moving costs are included in the relocation and construction budget. The vacation of the 50 stack units for more than a 12-month period would be considered permanent relocation under URA regulations, so the goal is to structure the scheduling such that none of those units would require more than a 12-month vacation.