



PARK TOWER CONDOMINIUM ASSOCIATION

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Date: August 26th, 2021

To: Owners and Residents
'06 Units 30th to 55th Floors

From: Tim Patricio, Property Manager

Re: RISER REPLACEMENT PROJECT – '06 Unit Kitchens
NOTICE OF INSPECTION –Wednesday, September 8th

RISER REPLACEMENT SCHEDULED

Replacement of the hot water riser serving the '06 Kitchens from the 30th to 55th floors has been scheduled to begin Monday November 1st. To initiate this process, **inspections of these units by the Association's plumber are scheduled for Wednesday September 8th** from 9AM to 3PM. Our plumber expects to take about 10 to 15 minutes or less per unit. He will start on the 55th floor around 9am and work downward through each unit, ending by 3pm.

These inspections are vital to lay the groundwork for the project to begin in November. The plumber will assess the condition of pipes, fixtures and to help plan needs for each unit individually. Then, letters will go to each Owner and resident to help prepare you and set expectations. We will then hold an informational **Town Hall Meeting on Thursday October 7th, at 6:30PM in the 2nd Floor Party Room**. At the meeting we will describe the history and purpose of the project, and provide more specific details for residents, including an opportunity to ask questions and address any concerns you have.

Riser replacements are among the most challenging and invasive projects needed in a building such as Park Tower. Belongings will need to be removed from the impacted locations, and each business day the water will be off from 9AM to as late as 5PM while the risers are being replaced. Thankfully, to date we have replaced 21 of these risers throughout the building, so once we have completed the inspections, we can reasonably set your expectations and answer questions.

Work will generate some dust, be noisy at times, and there will be times you may not have use of kitchen faucets. But if you are prepared, know what to expect, and work in tandem with us, we are confident the project can be a success.

For your convenience, we are providing the preliminary calendar. This may be updated after we analyze the inspection results. We also have the more detailed project calendar drafted and enclosed. This too may change after the inspections, but will be finalized prior to the Town Hall Meeting.

We thank you in advance for your cooperation, patience and understanding as we plan to make these improvements. If you have any questions, please e-mail us, parktowercondo@dkcondo.com.

To stay updated on this and other PTCA projects, news and info, visit us online:

www.ptcondo.com

Riser Replacement Project

Preliminary Calendar of Activities

'06 Kitchens from 30th to 55th Floors

Inspections

Wednesday September 8th

Instruction Letter and Calendar Distribution

By The Week ending Friday September 17th

Town Hall Meeting

Thursday October 7th, 6:30PM in the Party Room

TENTATIVELY EXPECT WORK TO BEGIN IN UNIT

Week of Monday November 1st	Floors 55-41
Week of Monday November 8th	Floors 40-30

PLAN FOR PERIODIC WATER OUTAGES

Wednesday November 3rd through Friday November 12th

Expected COMPLETION OF RECONSTRUCTION

Major Reconstruction is expected to take place from the 55th floor down to the 30th floor, and be completed by Thursday December 9th. More detail will be worked out once inspections are complete and we review the results.

The results of our plumber's initial inspections as well as any unknown conditions found as work progresses, may impact our ability to conduct work as scheduled above. But on past riser projects, we have typically proceeded reasonably close to schedule.

November 2021

Riser Replacement Calendar - '06 Kitchens Floors 30 - 55

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Water off weekdays All units 9am-4pm →</p>	1 Demo 55-53	2 Demo 52-50	3 Demo 49-47 Plumb 55-51 Ins 55-53	4 Demo 46-44 Plumb 51-48 Ins 52-50	5 Demo 43-41 Plumb 48-45 Ins 49-47	6
7 <p>Water off weekdays All units 9am-4pm →</p>	8 Demo 40-38 Plumb 45-42 Ins 46-44	9 Demo 37-35 Pumb 42-39 Ins 43-41	10 Demo 34-32 Plumb 39-36 Ins 40-38 Recon 55-52	11 Demo 31-30 Plumb 36-33 Ins 37-35 Recon 55-51	12 Plumb 32-30 Ins 34-32 Recon 55-50	13
14	15 Recon 51-48 Ins 31-29	16 Recon 50-47	17 Recon 49-46	18 Recon 47-44	19 Recon 47-43	20
21	22 Recon 45-42	23 Recon 43-40 Punchlist	24 Recon 42-39 Punchlist	25 Thanksgiving Office Closed	26 No Work Planned	27
28	29 Recon 41-37 Punchlist	30 Recon 39-36 Punchlist	Demo - demolition and preparation Plumb - riser and branchline replacements Ins - Insulation of pipes Recon - reconstruction Punchlist - miscellaneous items			

December 2021

Riser Replacement Calendar - '06 Kitchens Floors 30 - 55

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Recon 38-35 Punchlist	2 Recon 36-33 Punchlist	3 Recon 35-32 Punchlist	4
5	6 Recon 34-31 Punchlist	7 Recon 32-30 Punchlist	8 Recon 32-30 Punchlist	9 Recon 30 Punchlist	10 Punchlist	11
12	13 Punchlist	14 Punchlist	15 Punchlist	16 Punchlist	17 Punchlist	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
31						