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## Podium Deck Update

**To: All Members**  
**From: Ashley Winders, Co-ordinator**  
**Date: Wednesday November 7<sup>th</sup> 2018**

We have just started week **36 of now a 39-week project.....**a few more weeks and Members will feel some relief from living in a construction zone! Thank you to everyone for your patience. We know everyone is looking forward to having their space back.

Pending any schedule changes, below are some updates regarding what to expect over the next 2 weeks:

### **Week 36 – Wednesday November 7<sup>th</sup> – Friday November 9<sup>th</sup>**

There is expected rain in the forecast this week. Pending the weather, we expect that on the:

- NW & SW: Continue with planting trees and shrubs, retaining wall, and metal fencing.
- SE: Commence rebuilding formwork as per the new approved design.

### **Week 37 – Monday November 12<sup>th</sup> – Friday November 16<sup>th</sup>**

- NW & SW: Complete installation of the retaining wall. Installation of the metal fences will continue.  
Complete installation of the on-slab breezeway topping portion in SW quadrant and flip the hoarding to open the breezeway in SW and close adjacent in NW for construction.
- SE: Continue with installation of on-grade concrete curbs.

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### **Community Consultation**

As you may know. The co-op held a community consultation regarding any Podium Deck questions and or concerns that Members had. Attached is a copy of the question and answers that were discussed.

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### **Co-op Address Sign**

Unfortunately, because the lit-up Hugh Garner sign was removed due to the project, it is hard to identify our building to people looking for the address, especially at night. We are working on getting another sign. In the meantime, please remind your guests of this and keep this in mind when someone is visiting that has never been to the co-op.

### **Will we be done by November 30<sup>th</sup>?**

As of today's site meeting with RJC and Structural Contracting the complete west side including the courtyard will be open by Friday November 30<sup>th</sup>. ☺

### **What is the work schedule for the North East Units?**

As we mentioned, the work on the North East corner will begin early Spring of 2019. This work is expected to take 14 weeks. We are waiting on a schedule as will send that out to Members as soon as we receive it.

### **Saturday Work**

Workers may be onsite on Saturdays during the next 4 weekends.

### **Courtyard Event**

The Board and the Social Committee will be working on planning a spring event in the Courtyard in early May. Tentatively, Saturday May 4<sup>th</sup> with a back-up rain date of Saturday May 11<sup>th</sup>. Sawmill Sid is scheduled to join us to complete some milling projects with some of the left-over wood. We are also having a cutting board milled out of the reclaimed wood for each household.

### **Window Washing**

The co-op is waiting to hear back from the window company to see if we can have the windows washed at the beginning of December.

### **Parking**

We plan to get back to normal parking routines at the beginning of December. Karen will be contacting any Members who will need to relocate.

**Help us save the environment & member money!**

**Receive all future Podium Deck updates via email and not to your door.**

**It's easy, send a quick email to [karen@hughgarner.com](mailto:karen@hughgarner.com) stating that you want to receive podium updated via email.**

# Podium Deck Community Consultation

Thursday November 1<sup>st</sup> 7:15 – 8:15pm in the Party Room

Attendance: See attached list – 17 Members attended

Guests: James Cooper, RJC; Jeffrey Cock, Martin Wade Landscaping; Carlo Mariana, Structural Contracting

RJC presented a slideshow to review the project from beginning to its current state. Please contact Ashley in the office if you would like a copy of this slideshow.

**Q. Maureen - A concern was raised about the water that is leaking into the centre stairwell in the P1 garage.**

**A.** This area is below the Maintenance back doors which has yet to be waterproofed. Once the waterproofing is complete, it will rectify this issue.

**Q. Pat - When will the wood fence along the City park fence be installed?**

**A.** This will be installed over the next few weeks.

**Q. MJ - Are the concrete walls going to be painted?**

**A.** Yes, on both the North East and North West side.

**Q. Lesley – Asked about gaining access to the Courtyard, possibly still while the work was going on, to plant some bulbs that have been purchased.**

**A.** It was explained that because of liability issue this can't be accommodated. It was offered to have the Landscapers plant the bulbs.

**Q. Lesley – Can the planter boxes stay in the North East laneway over the winter.**

**A.** If the snow plow is able to get through safely, then yes. (It has since been confirmed that the truck will not fit with the planters in the laneway.)

**Q. Lesley -- In the contract it notes the trees being planted will be maintained until 'established'. What does 'established' mean?**

**A.** In this contract, established means until the trees are signed off on and accepted by Martin Wade Landscaping.

**Q. What type of guidance will be provided to the ground level units?**

**A.** A Maintenance Guide is a part of the contract and will be provided to the co-op.

**Q. Natalie – What happened if the plants put in the ground are trampled by the workers?**

**A.** If something is damaged due to negligence, it will be replaced.

**Q. Natalie – If plants die and warranty cover replacements, will the exact same tree, plant, or shrub be guaranteed for replacement?**

A. Yes.

**Q. Maureen – Who will be responsible for winterizing the hose bibs & irrigation?**

A. Danny, the Maintenance Worker will take care of this annually.

**Q. Ann – asked if the hose bibs being installed are secure. Suggested that they may need an additional bracket.**

A. James indicated they were but they would take a look to see if an additional bracket can be installed.

**Q. Fred – Asked about the driveway light being out.**

A. Ashley indicated the bulb was out and there was an issue replacing it and the Electrician is expected in the next day or so.

**Q. Anil – Asked about the state of the concrete below the additional topping that was removed. Is there a cause for concern?**

**Will the North East corner be in worse shape because it is being left until the Spring?**

A. The North East corner will not be any worse because it is being completed in the Spring because it is not being ripped up. RJC stated they don't expect any major issues, but will not be sure until the concrete is removed.

#### **Other Comments**

- Someone commented on the lights and wanting to ensure they are bright.
- Someone commented to number light posts in order to easily reference them.
- The schedule for the North East side is being finalized and will be distributed by mid-December.
- For each household, we are having cutting boards milled out of reclaimed wood.