

## **Frequently Asked Questions and Answers**

### **1. Major Capital Projects**

The most frequent questions here relate to past capital investment, and the Building Stabilization Project (Wall Project) and related settlement data in particular, and future plans for special assessments.

#### **A. Building Stabilization Project (Wall Project)**

**Q.** We would like to learn more about the structural improvements that were done to the complex to deal with the settling in buildings D & E.

**A.** The so-called “Wall project” was executed in 2011 with the primary objective of stabilizing the foundations of all the upper buildings. It was also needed to replace an aging “railroad tie” wall that supported the roadway above the lower buildings. This was done by removing half the road down to the bottom of the lower units, drilling two rows of holes horizontally into the bedrock along the length of the complex, screwing ~40ft long bolts into the bedrock and attaching 10ft x 10ft concrete plates to the bolts, and tightening them down to pull the whole of the remaining substructure of the road, and through this the foundations, into the hill. The work was done by a company called Neenan at a total project cost of about \$6,000,000, and was a rigorous and very comprehensive solution to stabilize permanently the foundations of the upper buildings.

**Note:** Photographs of the engineering work in progress are available from the Owner website.

**Q:** Are there copies of the engineering reports we could review?

**A.** We have a file covering the original scope of the project, but do not have a project report post-completion.

**Q:** What does the ongoing settlement testing entail?

**A.** We continue to monitor the stability of the upper buildings periodically. We have building monitoring data from 2011, before the wall project began, plus the results from follow up measurements from 2013 and 2015. The monitoring points (prisms) are typically at the sides and center of each block (three points per Building).

**Q.** Are there any current signs of settlement?

**A.** The data for the building movement over four years, starting from before the wall project was undertaken (i.e. 2011 to 2015), shows the movement to be very minor. In particular, the two sets of readings from 2013 and 2015, post completion of the wall project, showed movement in any direction was 0.2 inches or less for all the upper buildings.

**Q.** Who is the engineer and could we talk with them directly about this.

**A.** The Company that did the work is called Neenan. You are free to talk to them about the Project.

**Q.** Are there any warranties on the work?

**A.** It is 5 years since the work was completed, so it is likely that any warranty coverage we had will have expired.

## **B. Flues Project**

**Q:** We have heard that the flues in the complex were replaced recently – what was the scope of this project?

**A.** The flues and fireboxes for all wood-burning or potentially wood burning fireplaces within the property were replaced in 4Q2015 – a total of 56 Units. The only exceptions were three “direct vent” gas fireplaces, which no longer have the capability to burn wood. Two of these were already installed (J6, B3) while the other (K5) was installed at the same time as this project. In addition, the wood-burning firebox in Unit J5 had already been replaced and in this case, only the flue was replaced. Thus, all wood burning flues and associated fireboxes are new and expected to last another 30+ years. To complete this work, all 19 chases throughout the complex were opened up and the old flue pipework removed and new pipework installed. The chases themselves were brought up to current code as part of this work, including installing insulation on the inside wall of all chases (between individual Units and the chases), and dry wall lining on all four sides on the inside of the chases and fire barriers between floor levels within the chase, to protect against the transmission of fire from one unit to another through the chases. The total cost for the project was approximately \$600,000.