

## **Tropic Gardens 1**

### **Likely impact to Unit Owners**

**Project planning does not anticipate that Unit Residents will have to vacate their units over evenings. While physical construction at or around your unit is in progress, it is recommended that residents do not stay in the unit during the work day. The contractor performing structural repairs in the attic and roof may require the unit be vacated during the work day. Once the contractors have been selected, scheduling information will be provided as well as impact to your unit.**

#### **Civil Phase:**

**SCOPE: Replace deteriorated sewer lines, revise drainage system to inhibit water from saturating building foundations, ponding and flooding units as well as transmitting surface water to drainage improvements.**

1. Units in the area of the construction will hear loud construction noises and dust during the physical work.
2. All plantings against the buildings will be removed to construct drainage, and in some cases, foundation repair improvements. Plantings will return to the buildings following the completion of the building construction phase.
3. Access to Unit front doors will be prohibited while physical work is in progress at the door. Similarly, access to Unit back doors will also be prohibited while physical work at the door is in progress. At no time will work occur at the front and back doors at the same time.
4. Waste line service to units will not be interrupted during the sewer main line and lateral replacement installation. The Contractor will require suspension of water use for several hours during cut-over of service at the building from the existing building discharge lines to the new system.
5. Parking lot restoration, which is required as a part of the drainage repairs, will include removal of the Asphaltic Concrete surface, regrading of the slopes and repaving. Residents will not be able to park in the lots during restoration construction. The schedule will be provided once the contractor is selected.

#### **Building Restoration Phase:**

**SCOPE: Repair structural distress caused by building settlement (including foundation repairs), repair termite damage and wood rot damage, entry trellis replacement, replace roofs, replace and upgrade guttering and apply coatings to all buildings.**

**ASBESTOS CONTAINING MATERIALS (ACM) AND LEAD BASED PAINT (LBP) – Regulated Hazardous Materials: Tropic Gardens 1 was constructed when the use of ACM and LBP was prevalent. ACM in the development as installed and verified by recent testing include: the larger second floor exterior siding and sealants, original vinyl tile and mastic, original gypsum wall board and wall plaster and original roof underlayment.**

1. Foundation repairs are scheduled but may not be limited to Buildings 1437, 1449, 4152, 4170, 4204, 4836, 4838, 4840, 4844, 4876, 4878, 4888, 4892, 4904, 4908, 4910. Although not anticipated, these repairs may affect the interior flooring of units in those buildings.
2. The structural framing repairs include attic framing as well as structural floor and window beams. Insurance requirements of contractors may not allow for residents to remain in the units during those repairs while the work is in progress. Some of this work may disturb the ACMs in the unit requiring abatement. Window and door framing repairs may require removal and replacement of doors and windows. The AOAO will be providing the Window and Door policy to all Unit Owners.
3. Residents will not be able to use front entries while the front entry trellis work is in progress.

**Landscape Restoration Phase:**

**SCOPE: The Landscape restoration is to restore the plantings removed or disturbed during the other project phases. The large plantings and trees have been assessed by a notable arborist. Repairs or replacement of plantings are at the recommendation of the Arborist and Landscape designers. The irrigation system will be restored to accommodate the restored landscaping.**

1. Units in the area of the construction will hear loud construction noises and dust during the physical work.
2. Landscape areas reconstructed may not be available for use or access until they have grown back sufficiently to be used.