

**Surfside III
Homeowners Association
Project Newsletter I, January 2007
Report from the Project Manager**

Stonemark Construction Management was retained by Surfside III Homeowners Association on October 26, 2006 as Project Manager to investigate and assess plumbing and other problems, evaluate the overall condition of the buildings, and provide recommendations, management and supervision to the upcoming major repair project.

Plumbing analysis. Stonemark's initial scope of work has focused on compiling information on the causation of the water damage that has affected so many units at Surfside. Analysis of historical data has provided a wealth of information and a clear and unexpected direction: almost 90% of the water related losses are due to backups and cracked piping of the cast iron drain lines in the condominium buildings. As such, the first priority for the major project will focus on drain lines in these buildings. The relatively few number of problems with the water piping in all buildings and with the townhome drain lines (which are plastic and not cast iron), allows for focus of energy and funds towards the most critical problems – cast iron drain lines. Further evaluation of drain piping is required to determine causation of failure, which is likely from a combination of multiple problems, including improperly supported piping, original installation failures, potential manufacturer's defects, and inevitable corrosion.

Prototype Repairs. The townhome of 786 Seawind has been determined by the Board to be a high priority. Problems in this unit relate to water infiltration from the exterior envelope - exterior wall, deck and roofing problems. Repairs to this unit have been specified and bid competitively, and work will be initiated shortly. Concurrent to repairing this unit, destructive testing and further analysis will be performed to determine what, if any, building envelope issues in the townhomes may require addressing on a project-wide basis.

Regarding the condominium units, Stonemark will oversee prototype repairs on six units in two stacks including 920, 922 and 924 Lighthouse and 620, 622 and 624 Sunfish. The initial scope of work will be replacement of all cast iron waste piping between the first floor slab to just above the water level of the third floor fixtures. Piping will be carefully removed, analyzed, photographed and catalogued, and representative samples will be sent to a metallurgical laboratory. This thorough evaluation of the piping in different buildings, floors, and conditions will be vital in determining the causation of pipe failure, which in turn will inform the most effective plan for future pipe replacement and priorities. The specifications for this work are being prepared and we expect to go out to bid to vendors shortly.

Video camera and hydrojetting. Stonemark also recommended and the Board approved video camera inspection and hydrojet cleaning of the drain lines for the whole of Building 7 to accomplish the twin purposes of proactive maintenance (to reduce the potential for future backups) and forensic investigation. Through our data analysis, Building 7 was shown to have had the greatest number of incidents. *Access to every unit in Building 7 is required for this work.* Expect that Lordon Management will be contacting you to confirm that there is a key in the Association office for your unit. You will be informed and given advance notice of the dates for this important work.

Further plumbing work. Stonemark will correlate the findings and results of all of the work noted above, including data analysis, video camera inspection, hydrojetting, replacement and inspection of drain lines in the 6 units, and laboratory analysis, into a report providing clear direction for priorities and initiation of the major repiping project. It is possible that further hydrojetting work could be ordered for other buildings or other actions performed to improve the performance of drain piping. Stay tuned for our results and recommendations.

Elevator shafts. There is considerable water damage to the building shafts that house the elevators, particularly the interior fire code drywall and door frames. As it makes no sense to replace the equipment and modernize the elevators if the shafts are leaking, Stonemark will further investigate the exterior wall and roof construction of the shafts through destructive testing, and then prepare recommendations for a scope of work for this project to the Board. We expect to devise an integrated project between the elevator vendor to replace and modernize the equipment, and a general contractor to provide waterproof integrity to the shafts.

Homeowner Meeting. After this initial phase of prototype repairs and investigation has been completed, Stonemark will

present our findings at an informational meeting for all homeowners to discuss the findings and present the anticipated project plan and how it will affect you and your unit. This meeting could be held as early as April. Stonemark will continue to issue monthly reports to be incorporated into this newsletter, and will continue to work closely with the Board in keeping all homeowners informed of our findings and progress.

We want to thank everyone in advance for their cooperation.