



# WATERGATE

COMMUNITY ASSOCIATION

MAJOR PROJECT

TIMELINE 2012 - 2015



Fire sprinklers, interior lighting and finishes are on their way to your hallway soon!



# TENTATIVE PROJECT SEQUENCING

Bldg.	"E"	"C"	"A"	"D"	"B"	"F"
Garage Sprinklers	Feb '12	Mar '12	Apr '12	Jun '12*	May '12*	Jul '12
Sprinklers - Lower to Upper Floors	Aug '12	Oct '12	Jan '13	Apr '13	Jul '13	Oct '13
Lighting, and Asbestos Treatment	May '12	Jul '12	Sep '12	Dec '12	Mar '13	Jul '13
Selection of Contractor - Interior Decorating Work	Huntsman Constr. Docs ("CD") Completed Jun '12	BID CD Interior Dec'12	Bid Review Jan '13	Board Review and Approval Feb '13	Contracts Mar/Apr '13	Order Materials May/Jun '13
Finishes - Carpet, Tile and Paint	Jul '13	Oct '13	Feb '14	Apr '14	Sep '14	Jan '15



# COMMON AREA LIGHTING, ALARM, ASBESTOS TREATMENT, FIRE SUPPRESSION PROJECT

The Common Area Lighting, Alarm, Asbestos Treatment, and Fire Suppression work will begin in early May 2012 starting at the E Building and continuing to Buildings C, A, D, B and F. It will take an average of 56 days per building and is expected to take up to 30 months to complete all six buildings.

This part of the project is scheduled to begin in the E Building lobbies at 4 Captain, 6 Captain and 8 Captain and move on to the next building. Each lobby will require the removal of acoustical ceiling material and wall covering. Benchmark Environmental Engineers will be monitoring the air quality control while PW Stephens Contractor will conduct the abatement work. There will be corridor, stairwell and lobby access limitations during construction. Lobbies will be closed one at a time, for 2 – 4 days. No mail will be delivered for one day, with partial accessibility to mail boxes the following day. Notices confirming construction dates will be sent out to building residents and posted in the building lobbies so residents can plan for alternate access to their unit.

After the lobby work is completed, the next phase of the project will be to move vertically into the building. *Notices will be mailed to owners and residents approximately 10 days before their scheduled construction date requesting access to their unit.* Gill's Electric will start on the second floor and move up, removing the existing corridor light fixtures and replacing them with temporary lights. PW Stephens will then initiate abatement work next to prepare openings for the installation of light fixtures, fire sprinklers, pipes and soffit covers, and fire alarm adjustments and connections. PW Stephens will bore a 2-inch hole opening above the door of each unit to accommodate a sprinkler head as part of the fire suppression system. Chubb Fire Alarm will also access the unit to disconnect the LED box wiring above the entry door.

During this project, there will be construction noise and increased activity in the common area hallways from 8:00 am to 5:00 pm, Monday through Friday. Benchmark Engineers will be monitoring and documenting air quality in the corridors after the ceiling and wall penetration work are completed. Mini enclosures or similar containment may be used in the construction areas and unit access may be limited during construction hours.

# PROJECT DESCRIPTION BY TASK

## Sprinklers

All garage areas to be completed before moving into all floors - lowest to highest

## Lighting

Work is to be done in conjunction with fire alarm modifications, asbestos treatment, and air monitoring

## Finishes

Carpet, paint, tile and furnishings in all lobbies and residential hallways

