



MEMO

To: All Residents
From: André Baker – General Manager
Date: July 26, 2017

Upcoming and Ongoing River Place East Projects

Dear Residents:

We are pleased to announce the completion of the hallway and door painting and the replacement of the door number tags. We appreciate all of your cooperation and patience as this project commenced.

It is my pleasure to announce ongoing projects scheduled for the duration of the summer months and in to the fall season. The following is a tentative schedule of major upcoming projects within River Place East:

- **Elevator Modification:** A full Modernization of the Elevators in the building is scheduled to begin late August – early September. The modernization consists of replacement of all three elevators, enhancements to controls and upgrades to passenger and freight cars. In its entirety, the project will span for approximately one year. Each elevator car will take approximately three months to fully modernize. As to be expected, during the span of the project there will only be two elevators functioning at a time. Our new service vendor: ThyssenKrupp Elevators, will be on site, daily to ensure that any outages to the operable elevators are addressed and repaired in an expeditious manner.
- **Mailroom Renovation:** A full renovation of the mailroom, is currently in the planning stages. The scope of the renovation consists of, but not limited to: enlarged mailboxes, increased lighting, increased mailroom space, new counter tops and wall painting. The date of this project will be announced one the planning phase is complete
- **Lobby Renovation:** Plans for renovating the lobby have been in the making for over a year. The scope of work includes; replacement of the Concierge's desk, new flooring, light enhancements and a structural redesign.

- **Roofing Replacement**: Replacement of all four quadrants of the roof. Replacements will enhance the insulation of the building and address any roof leakages
- **Penthouse Window Replacement**: Similarly to the replacement of windows on floors 1 – 11, replacement of the Penthouse Windows is still in the planning stages. Dates of replacement will be announced closer to the commencement of the project.
- **HVAC Enhancements**: The cooling tower is scheduled to be replaced during the winter months. The replacement of the cooling tower will enhance the AC functionality in the building, creating a more noticeable change in the working temperatures within the units.

This is just a snap-shot of the many projects planned for the coming year(s) at River Place East. If you have any questions or concerns related to any of the projects planned, or pending, please do not hesitate to reach out to the Management Office for more information.

Thank you,
André Baker
General Manager