

**Subject:** Facade Project Restart  
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**111 East Chestnut**  
111 East Chestnut Street  
Chicago, Illinois 60611  
**Facade Project Restart**

**TO: ALL RESIDENTS AND OWNERS**

**RE: FAÇADE PROJECT RESTART**

### **Restart of Façade Project**

The concrete façade project will recommence the week of May 11. As it begins you may hear intermittent drilling and other noises as the contractor routs and seals concrete cracks. The loudest noises will not begin until June 1, however, from jackhammering and concrete removal.

The pre-June 1 work will occur on the west side of the building, along the B, D, E, G and J units. Beginning June 1 work will begin on the north side (the A Unit dining and bedroom areas). As previously, a sidewalk scaffold will be installed over our Chestnut Street lobby entrance.

Management will advise weekly which sections of the building will be impacted the coming week. However, sound travels and regardless of which side of the building the work is being done, the noise will be heard elsewhere. Please plan accordingly. The Chestnut Room and, with a reservation, the 10<sup>th</sup> floor conference room remain available for your use, as needed. Both will have less noise than other areas of the building.

### **This is a Critical Project**

The façade project is critical to the structural integrity of our building. Concrete

deteriorates over time and cracks appear. If the cracks are not routed and sealed, water can infiltrate. This can lead to more serious deterioration in the future and can affect the concrete integrity of individual units.

The concrete project began in Spring 2019, is almost 50% complete, and is expected to continue through Fall 2020. We put the project on hiatus during Gov. Pritzker's Stay at Home order but cannot postpone the work any longer without significant ramifications. These include water infiltration that could be far more costly to repair later, additional costs if the project continues into 2021, and a possible breach of contract with our vendor.

The project encompasses exterior concrete repair, sealant replacement and localized concrete painting. Issues involving individual unit interiors will be handled as they arise.

### **Project Details**

Working hours will be Monday to Friday, 8am to 4pm.

During working hours, access to both the north and west barbecue decks will be restricted. However, both decks will be open weekdays after 5pm and on weekends.

### **Safety Issues**

There will be workmen on scaffolds outside the building during the project. ***Please note that throwing anything out a window puts those workmen in danger and can cause them serious harm or death. Homeowners are subject to substantial fines if they or their tenants engage in behavior that endangers the safety of our contractors, staff or residents.***

### **Dust Mitigation**

For purposes of dust mitigation, please do not open your windows when workers are outside your unit. Despite the contractor's use of vacuums and proper dust control practices, changing winds can cause dust to escape

into the air.

Also for purposes of dust mitigation, do not use A/C units near where work is being done. You may choose to cover your HVAC unit with a cloth as an additional precaution.

### **Privacy**

We suggest you continue to close windows and drapes for privacy during work hours and remove items from walls or shelves that may fall from vibration.

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The construction team will work as quickly and efficiently as possible. We appreciate your patience and cooperation throughout construction. Contact the management office at 312-649-9600 if you have any questions.