

Ellington Condominiums
2801 1st Avenue
Seattle, WA 98121

RE: Major Building Maintenance Items – Building Re-Coating & Alley Re-surfacing

Project Timing

- **Re-Coating project Mid -June through October 2009**
 - Contractor for this work is Pioneer Masonry Restoration
 - 120 days of work is anticipated
- **Re-Surface Alley Late July through early September 2009**
 - Contractor for this work is Gary Merlino Construction
 - 4-6 weeks of work is anticipated, with the project being completed in two phases

Description of work

Re-Coating project

Pressure-wash the entire exterior of the building. Cut out existing sealant at the window and door perimeters, replace with new. Apply two coats of new paint at stucco surfaces and re-seal brick/ block at street level.

How will they accomplish this?

- **Most work will occur from roof-hung swing stages** (looks like scaffolding on wire cable suspended from the roof) **and from resident decks**. Workers will access decks from the exterior swing stages and not through the units. In the event access is necessary within a resident's unit, Ellington Facilities will help to coordinate access and accompany the crew members to minimize the disruption. **Work at street level will be from ladders and work platforms.**
- **Electric pressure washers** will be used to clean the building; these units are less intrusive/ noisy and without the fumes associated with gas powered equipment. Washing will include the walls and lids on the balconies. After washing each individual deck, the crew will also spray off any debris from the deck before moving to the next area. This will leave windows, decking/ flooring and walls wet. Please plan to move any weather sensitive, personal items from the decks prior to work beginning.
- **Small power and hand tools** will be used to mechanically remove the existing perimeter sealants. Caulking guns will then be used to re-seal windows, doors, fireplace vents, etc.
- Paint will be applied by **brush and roller** with little or no use of paint sprayers.
- The **City of Seattle will require pedestrian protection on the 1st Avenue** side of the buildings while overhead work continues. All efforts will be made to reduce the amount of time the scaffolding/ staging will be up – which is anticipated at four to five weeks, starting in late July.

- **Regular building window washing will resume at the end of the project.** So when deck areas are pressure washed, please understand that final cleaning will occur following completion of the paint and sealants.

Work hours

- The crews are planning to work four day weeks (Monday thru Thursday), ten hours per day, from 8:00 am to 6:00 pm.
- Much of the work is weather dependant, so if one of the typical work days is rained out, Fridays will be used as “make-up” days to keep the project on schedule.

Building Access for the Contractor

- The Crew foreman has been provided card access to the towers and will use a single building elevator to move personnel, equipment and materials from a storage area in the garage to the roof. The designated elevator has protective pads installed on the walls.
- Crews will typically drop from the roof via swing stages and will coordinate daily with Ellington Facilities (Sean Smith) when access is necessary onto resident decks/ balconies. **A project goal is to provide one week’s notice to the affected residents to have all personal items removed from areas of work.**
- Temporary Sanitary facilities (Sani-Can) for the crews will be located in the Ellington garage, just south of the alley entry in a parking stall. This unit will receive weekly cleaning.
- Material storage will be coordinated with Ellington Facilities and is expected to be within a secured maintenance in the garage.

Where will they start?

- **The first work area will be the alley sides of the two buildings.**
- An adhesion test will be completed verifying that the paint will stick to the existing paint adequately so the product warranty will be honored by the supplier for 10 years following completion. If the adhesion test fails, a first coat of primer will be necessary prior to applying two coats of paint.
- Work will begin mostly on the roof while the set-up/ rig their swing stage equipment for both north and south towers.
- Two stages will be used on each tower to expedite coatings work. Until this work completes, the alley re-surfacing work will not begin.
- After completing cleaning, sealing and painting of the alley sides of the buildings (including decks) – workers will move the equipment on the roof to serve the 1st Avenue side of the buildings. We anticipate this will occur around July 20-27.

Where will they go when they are done on the alley side of the buildings?

- **Around July 20-27, the 1st Avenue awnings will be removed, pedestrian protection will be erected over the public sidewalk** on 1st Avenue and the same process of cleaning, removal /replacement of sealants will begin again on both towers.

- The street level windows will be re-sealed, brick sealed and the awnings re-covered (off-site). Following dismantling of the pedestrian protection, the street level brick and windows will be cleaned and sealed. Awnings will then be re-installed.
- 4-6 weeks of work is anticipated on the 1st Avenue side of the building.

Following completion of the Alley and 1st Avenue sides of the buildings, a determination of which building faces will be cleaned and sealed will be made. For planning purposes, work will most likely move to the interior plaza area cleaning the two “inside” faces of the buildings, with the Clay and Broad Street building faces being completed last.

Alley Re-surfacing project

Removal of the existing pavers, fine grading of the existing sub-grade materials (dirt), new concrete paving similar to the stamped concrete on the southern Clay Street sidewalk area.

Timing and further description of this work to follow in later reports. **Current planning has this work starting late July 2009** after the painting operation moves out of the area.