



Thank you for attending our resident meeting on Monday, May 2, 2022. I am glad we were able to provide you with information regarding the plumbing pipe project that will be taking place at the Rose Schnitzer Tower. This is an overview of the information that was shared and the questions that were asked of the team.

Overview

The waste water lines at Rose Schnitzer Tower are made of copper and are coming to the end of their useful life. The proposed pipe project will replace the waste water lines throughout the building, including the pipes connected to the sinks, toilets and showers of each unit in the building. R&H Construction and their plumbing specialist, Alliant Systems are scheduled to begin construction in June 2022.

Construction Safety

The construction workers will be working in the hallways of the building and there will be sections of the hallway that will be marked off with cones and caution tape. Please do not cross into these areas or try to peer into the wall when the plumbing is being worked on. There will be adequate space for you to pass in the hallway to get to and from your units. Workers will be in the building Monday-Friday from 8AM to as late as 6PM. They will be easily identifiable because they will be wearing hard hats, bright orange vests and identification badges around their necks. If you do not see someone wearing the proper gear or identification, please notify management. Every unit will receive repairs, but not all units will be repaired in the same manner.

Unit Access

The first units that will be affected will be “A” type units.

“A” units are unit numbers that end in 03, 05, 08, 09, 10, 11 and 12 on floors 2-17.

First Floor “A” units are 106, 107, 108, 109 and 110.

For the “A” units, the plumbing lines can be accessed nearly entirely through the exterior walls in the hallway outside of your apartment. Workers will need to enter to shut off water and replace sinks and/or toilets but those tasks will be done within a few hours, during which time you may remain in your apartment. You will always be given 24 hours’ notice before your water access is effected or anyone enters your apartment.

The construction in the “A” units is expected to begin in June and complete in October, starting from the first floor and then going up. This schedule may be subject to change.

Type “B” units are unit numbers that end in 01, 02, 13, 14 on floors 2-17 and first floor units 101, 102, 111, 112.

Type “C” units are unit numbers that end in 07 on floors 2-17 and unit 105.

Type “D” units are unit numbers that end in 04 and 06 on floors 2-17 and units 103 and 104.

For B, C and D type units, the work to repair your plumbing will require more extensive work inside your unit. Workers will need to access your plumbing from under your sinks in both your bathroom and your kitchen and replace your toilet and the drywall above it. This will require you to **temporarily** move out of your apartment for a period of 7-10 days.

Relocation

Cedar Sinai has contracted with DDV Consulting Services to provide the residents with temporary relocation assistance to ensure that everyone is taken care of and their needs are met. In that spirit, all type B, C and D units will have the opportunity to sit down with a relocation advisor for a one-on-one meeting to discuss their relocation needs. Once we have confirmed the construction start date and funding has been secured, DDV staff will be reaching out to residents to schedule meetings, likely in late June or July of 2022. Relocation will happen 2-3 units at a time as construction works its way up the building from the first floor up.

Notices

You will receive notices that are consistent with the Uniform Relocation Act. The first of these notices will be a Notice of Non-Displacement. This is a notice that everyone will receive as soon as funding is secured to begin construction. This notice provides you assurance that you will not be permanently displaced as a result of the construction project and that you may return to your apartment following renovations and that your rent will not increase as a result of the construction project. For each notice you will be asked to acknowledge your receipt by signing the notice. If you are required to move temporarily, you will receive **30 days' notice** in advance of your move out date. This notice will provide you with the following relocation options:

Temporary Lodging

1. **Hotel:** You will be asked to select from a couple of hotel options. We are in current discussions with both the Mark Spencer Hotel and the Marriott to provide you with hotel options that will provide either a kitchenette or microwave and mini fridge in your hotel room. We are also selecting hotels where pets will be welcome. When we meet for your one-on-one meeting to discuss your needs, we can discuss the hotel options in more detail so that you can choose the lodging that is best suited for you. All costs for hotels will be directly paid for by the development project. **You will not have to incur any expenses.**
2. You may also elect to **stay with a family member or a friend** during your relocation. If you choose this option, you will receive a stipend in lieu of lodging. You will receive \$74 per day while you are out of your apartment. This money is pre-paid on your move-out day in the form of a check and is intended to be used for incidental expenses such as additional meals, transportation and assistance for family members or friends. Any funds received for relocation are not considered income and do not need to be claimed on your taxes. They will not affect your consideration for SSI, Section 8 or SNAP (food stamp) benefits.

If you are required to stay off site, DDV will make hotel reservations for you, coordinate transportation if you need it, and be physically present on moving day to make sure that you are taken care of and settled in your temporary lodging. They will also help move you back into your home after construction is completed.

Clearance Work Areas

For all unit types, the construction work in your unit will require you to move all of the belongings in your bathroom that are on or under your sink, and around or above your toilet. You will also need to empty out the area under the sink in your kitchen. These belongings can be boxed up and moved to any other area of your apartment. DDV will provide you with boxes for this move. If you are physically unable to pack your belongings, DDV can arrange assistance in packing and unpacking. Once these areas are clear for workers, they will be enclosed in a

plastic partition so that the plumbing and sheet rock work can be done without spreading dust or debris in your apartment. Everything will be cleaned up by the construction crew prior to your return.

Support and Care

Unfortunately, the repairs to the plumbing system cannot wait any longer at Rose Schnitzer Tower. We will make every effort to minimize the disruption to you while we are working on this project. Our entire team will be fully supporting you during relocation and as always, the management and resident services staff will be here to support you through all construction and relocation efforts. Construction updates will be posted on the building monitors and on the website: www.RSTPipeReno.com. If you speak a language other than English, you can select your language in the top right corner to access the website in your preferred language. We expect that the project will be completed in April of 2023.

Questions and Answers

During the meetings that we held on Monday, May 2nd, the following questions were asked:

Q: Where and when is the work going to begin?

A: The work is scheduled to begin in June, in the hallways, and in the Type A units, starting from the first floor moving up to the upper floors.

Q: Will I be able to get to and from my apartment if there is construction in my hallway?

A: Yes, construction will get out of the way and stop work until you pass. Safety is of the highest priority to you and the team.

Q: How noisy and dusty will the work be?

A: There will be short bursts of noise, when drilling into the concrete. The construction team will clean up after themselves by vacuuming throughout the day.

Q: Why are you using cast iron pipes and not black PVC?

A: If construction used PVC, you would hear every bit of water going down the drains, every toilet flush, every tub drain, etc. Cast iron insulates the flow of water. It is also a more durable material. The new pipes are expected to last up to 60 years.

Q: After cast iron is installed can we use bleach in our apartments?

A: No, House Rules state no chemicals down the drains. Harsh chemicals such as Drano and bleach cause deterioration and will shorten the life of the pipes.

Q: Will we get 24-hour notice if the water will be shut off during the day?

A: Yes, you will be given 24-hour notice anytime there is an incidental change in plan or procedure. When the water is off, there will be restrooms available to you on the Basement level of the building.

Q: When will my one-on-one interview happen?

A: Your relocation team will be conducting these interviews late in the summer.

Q: Can my unit be skipped?

A: No. Every unit is affected in this process. All of the pipes in the entire building must be replaced.

Q: If I don't mind having no water for a week, may I stay in my unit?

A: No, your apartment will not be habitable while the construction work is being completed.

Q: Which parts of my unit will be impacted by the construction?

A: Most work will be completed in the bathroom. The bathroom will be sealed off from the rest of the apartment. The areas will be cleaned before you return to your home. See the diagram on the last page for your unit type to see which areas will be worked on.

Q: Will the walls be fixed after the work?

A: Yes, construction will replace any disrupted drywall and paint to as good or better than it was before they started construction.

Q: Can I stay with another resident in the building while my apartment is being re-piped?

A: Yes. You may elect to stay with another resident in the building during relocation if they are not required to relocate at the same time.

Q: Can I access my apartment during construction?

A: You will not be able to access your apartment during its construction if you are in a type B, C, or D unit. Residents in type A units can remain in their apartments during construction.

Q: Where should my boxes go?

A: They can be moved into the living room or closet and stored there during construction.

Q: What if I need packing assistance?

A: When you get your 30-day notice you will inform the relocation team of your needs. You can discuss this during your one-on-one interview.

Q: Do type A units need to move their items?

A: Yes, all items in bathroom, above and below the sink and around the toilet must be packed up. You will not need to move anything above the kitchen sink.

Q: If I don't have to move because I am in an A unit, can I still get the \$74 a day?

A: No. If you have to move out and choose to stay with a family member or a friend that is the only time you will be given the "stipend in lieu of housing" of \$74 a day.

Q: Will I receive any money for meals?

A: No, but your hotel will have, at the minimum, a microwave and a mini fridge. We may be able to arrange for a hot plate. If you are willing to stay further away from the building, we may be able to relocate you into a hotel with a full kitchen, if needed. If you have special needs for meals, please discuss this with the relocation team during your one-on-one interview this summer.

Q: Do I have to clear the refrigerator?

A: The power will not be shut off, but when you get a 30 day notice you should start eating down the perishable food.

Q: How will I get my mail?

A: The hotels are near Rose Schnitzer, but if you need assistance with transportation to return to gather your mail, we can assist you. If you pay a taxi or Uber/Lyft we will reimburse you. Please save your receipts if you wish to be reimbursed.

Q: What will happen to my deliveries?

A: We will work with you to do some planning in advance to redirect a delivery. If you need assistance with that the relocation team can help.

Q: What happens to my plants?

A: Please discuss this with your relocation team during your one-on-one interview in the summer. You may be able to take a small one with you or arrange to have them watered while you are away.

Q: When will the common areas be re-opened for residents to use?

A: The library and computer lab will remain open throughout construction. All other common areas will remain closed until all of the construction work is complete, expected to be in April, 2023.

Q: Will the restrooms be open in the basement?

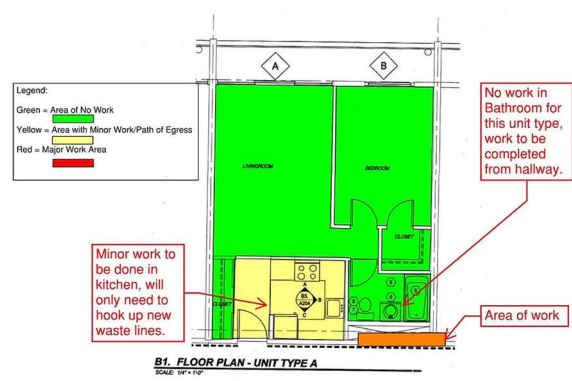
A: Yes, until 10:00pm daily

Q: I exercise in the hallway on my floor – will I still have room to do this when the construction team is there?

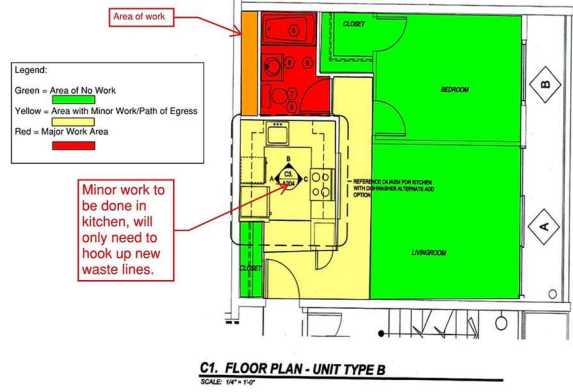
A: It is best if you can do your exercise on a different floor where construction is not taking place.

RED = Major Work Area **YELLOW = Minor Work Area/Pathway** **GREEN = Area of No Work**

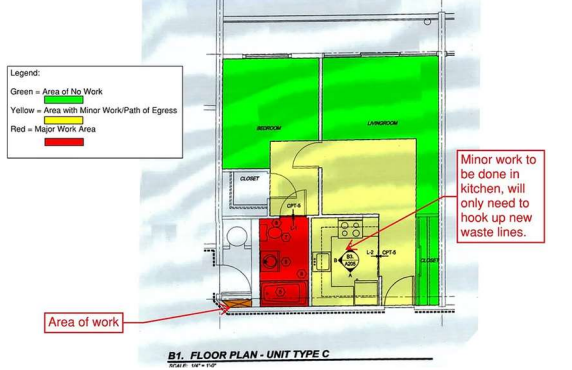
Type A Affected Areas



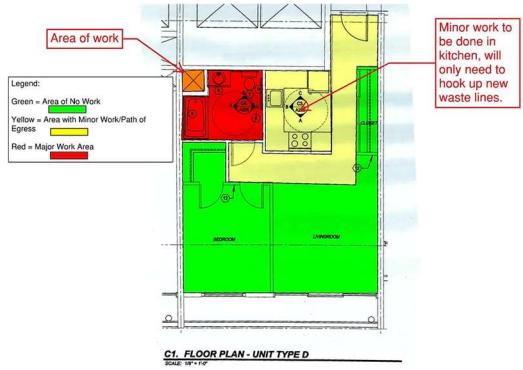
Type B Affected Areas



Type C Affected Areas



Type D Affected Areas



Please remove all items from these areas of your apartment for the duration of construction in your apartment:

