



**2500 Lakeview Condominium  
Windowwall Replacement and Concrete Restoration Work  
Consultant's Activity Report: April 18, 2009 through May 29, 2009**  
(Six week period)

**HR CDC Activities:**

- Attend full-day meeting on 4/21/09 at 2500 for post-proposal interviews with three CMC candidates, Board, and Management.
- Conference calls with McHugh and Berglund re: "vertical split" approach to project delivery, as proposed by B&A. Request preparation of cost/schedule impact.
- Preparation for 5/5/09 meeting with three CMC candidates, including preparation of spreadsheets with various questions posed by Board following prior interviews on 4/21.
- Attend/participate in second round of post-proposal meetings on 5/5 with three CMC candidates, Board, and Management at 2500 Lakeview.
- Field observations/investigation and (partial) repair of leak in temporary sheet metal closure at northeast PTAC unit in Hospitality Room.
- Review of GMP adjustments forwarded by each of three CMC candidates based on comments, questions posed during 4/21 and 5/5 proposal review meetings.
- Attend "town hall" style meeting on 5/12 to assist Board with responses to Unit Owner's questions regarding the proposed project.
- Telephone calls, e-mails with various Board members relative to follow-up responses to questions posed during the 5/12 "town hall" meeting, plus evaluation of preconstruction costs going forward through fall, 2009, and potential cost of delaying project by one full year.
- Attend special Board meeting on 5/26 to discuss outstanding project issues / questions prior to scheduled meeting/vote on 6/4.
- Discussion with CTL re: warranty coverage on concrete repair failures; review and comment on 2005 CTL photos showing slab-to-column joint which is one of the major potential water penetration points.

**CTL Group Activities:**

- Attend full-day meeting on 4/21/09 at 2500 for post-proposal interviews with three CMC candidates, Board, and Management.



- Attend/participate in second round of post-proposal meetings with three CMc candidates, Board, and Management at 2500 Lakeview.
- Attend "town hall" style meeting on 5/12 to assist Board with responses to Unit Owner's questions regarding the proposed project.
- Unit 3502 performed field visit regarding reported water leakage. Wrote a letter of recommendation for repairs at Eileen's request.
- Research and prepare a brief summary of CTL Group fees (related to facade work only) incurred at 2500 LV since 1996 per Eileen's request.
- Gather 2005 window mockup photos (showing column-to-floor slab detail) and email it to Sandy & Randy with explanatory notes

**ELARA Energy Services Activities:**

- Continued communication with HR CDC regarding the recommended CMc candidate, as well as further questions from the Board and CMc candidates.
- Follow-up discussions with manufacturer's product representatives and CMc candidates.
- Attend full-day meeting on 4/21/09 at 2500 for post-proposal interviews with three CMc candidates, Board, and Management.
- Attend/participate in second round of post-proposal meetings on 5/5 with three CMc candidates, Board, and Management at 2500 Lakeview.
- Attend "town hall" style meeting on 5/12 to assist Board with responses to Unit Owner's questions regarding the proposed project.
- Investigation of the leaking PTAC custom installation located in the northeast corner of the Hospitality Room. Assisted HR CDC with application of sealant around the seams of the PTAC sleeve to mitigate further leakage.
- Preparation of consultant cost estimates for remaining pre-construction phases of the Window Replacement and Concrete Restoration Project.