

# Q&A for Up-Coming Phase 2 Restoration work

Work commences August 4<sup>th</sup>. 2025:

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**Q.** When will construction begin?

**A.** The constructor will begin mobilizing his equipment to SCI August 4<sup>th</sup>.

**Q.** When will the building be closed down for construction?

**A.** Effectively Monday August 4<sup>th</sup> is when the building is closed for renovations.

**Q.** What areas of the building will be worked on during Phase 2 of construction?

**A.** After the west side (gulf side) stages are erected, existing balconies will be removed and replaced with new. This will be done one riser at a time. After the new balcony railings are installed, the Gemstone waterproofing application will be applied.

**Q.** Will I have to remove my balcony furniture?

**A.** Yes. Balcony furniture will have to be removed from all balconies while work is being done. Balcony furniture should be stored inside each unit and it's the responsibility of each owner to coordinate this. Any balcony that still has furniture when the contractor starts working on the balcony will be removed by Building Maintenance and the owner will be charged for this.

**Q.** I still have renters until Mid-August. Will they be able to use the unit and balcony?

**A.** We strongly recommend owners not rent their units once the building shuts down for construction, but we are aware that some have confirmed rentals in August. Once the contractor starts working on your riser, they will secure your balcony doors from the exterior and your guests will not have access to the balcony. Your guests can still occupy the unit until the end of their rental period, but I would advise them of the work and noise that will be taking place while they occupy the unit.

**Q.** Will the pool be open during the construction work?

**A.** Yes. When the second floor owner's suite windows get replaced, the pool & deck will be closed. This work could take up to a week to complete. There might be a day or two where access to the pool might be blocked due to work nearby, but the pool and spa will remain mostly open during phase 2 work.

**Q.** What type of work will be done during phase 2?

**A.** The contractor will have 3 active construction zones. The first will be on the west side of the building replacing railings and waterproofing the balcony floors. The second work zone will be repairing the support columns in the parking garage and the final crew will start working on the walkways starting on the 10<sup>th</sup> floor.

**Q.** Will we be notified when the work on our balcony is finished?

**A.** Every attempt will be made to inform owner through email or FACEBOOK as to the status of work. Once work begins on the balconies we will notify owners. When the waterproofing is done, owners will be advised as to when the balcony furniture can be put back.

**Q.** How long after the balcony is waterproofed can I put my furniture back on the balcony?

**A.** The contractor advises the product needs 5 days to cure/dry properly. The product will be dry to the touch after 8 hrs. Any owner who puts out their furniture early and compromises the waterproofing will be charged to re-coat their balcony.

**Q.** Can we park our car in the garage during construction or on weekends?

**A.** NO. While work is underway in the garage, it will be off limits to parking. Owners will need to park on available spots on the east parking lot. During this period of construction, parking rules will be suspended. Owners should also be aware that a number of exterior parking spots will be taken up by the contractor.

**Q.** Will we be notified when work will start on the walkways and what floor?

**A.** Work will start on the 10<sup>th</sup> floor first and gradually move down to the second floor. Every attempt will be made to notify owners as to what floors will be worked on during the construction phase. It's possible the contractor will have crews on multiple floors doing concrete work and also removing the tile from the elevator lobbies. Owners who decide to stay in their units during this phase of construction should exercise caution and remember that SCI is an active construction zone.

**Q.** Will we be notified when they paint and apply the Gemstone waterproofing on the walkways?

**A.** We will notify owners by email & Facebook as to when the waterproofing application is taking place on each floor. Owners need to remember that when this is done, no access to your unit is possible until 8 hrs after the application is allowed to surface dry.

**Q.** Will we be able to use the grocery and luggage carts during construction?

**A.** Once work commences on your level, we do not recommend the use of grocery carts on the walkways. After the Gemstone waterproofing is applied, NO grocery or luggage carts are allowed on the walkways for at least 5-7 days.

**Q.** Will I be able to spend Christmas at SCI?

**A.** Yes. Owners are free to use their units, but need to understand that it will be loud, dusty and unsafe when their floor is being worked on. The contractor will not be working for several days during the Christmas period, so owners will be able to enjoy the beach and pool during this time. We STRONGLY recommend owners **not** to rent their units during phase 2 construction. The liability to the rental owner as well as the Association greatly increases when we have guests navigating through an active construction zone.

**Q.** When is Phase 2 construction schedule to end?

**A.** We hope to have phase 2 construction wrap up by the end of January 2026. This is assuming we do not lose many days due to bad weather or any other unforeseen circumstances. Weather delays are unpredictable, so fingers crossed that we will not be impacted this year.

**Q.** Will all the landscaping and outdoor plans be completed before we start phase 2 construction?

**A.** The BOD anticipates the new landscaping plan will be completed by then.

**Q.** Will the elevators be working during the construction period?

**A.** The BOD has approved up-grades to be done on the elevators and at least one elevator will be functional during this period.

**Q.** Who can we contact if we have any questions during this period?

**A.** Owners can email the property manager at Leading Edge > [service@leadingedgecam.com](mailto:service@leadingedgecam.com)

Owners can ask questions on the Sandcastle1 Facebook page > [Sand Castle 1 Indian Shores Owners](#)

I will be monitoring the construction schedule and owners can email me > [frank@trilliumproperty.ca](mailto:frank@trilliumproperty.ca)