

3410 Lakeshore Drive Condominium Association

c/o Osher Management Services, Inc.
3410 N. Lake Shore Dr. Chicago, Illinois 60657
(773) 477-0006 • Fax (773) 477-8015

March 9, 2018

RISER PROJECT UPDATE #5



We just wanted to update everyone on the progress of the third phase of our riser project.

The C Kitchen and E Bathroom are complete.

The L bathroom, has been started and we expect it to be completed in about two weeks.

Next “stop” is the O bathroom. We will be entering through the stairwell for that one.

The next group of risers will be A/B, A, B and H/I, H, I bathrooms. Barring anything unforeseen, mid-April might get us into your units.

This is the first time we will be breaking through the bathroom plumbing wall, to reach the risers. What that means is that most of the wall that runs behind the tub, basin and toilet will be taken out. So, tiles will be removed and replaced.

The board has decided to proceed this way:

In each unit, where we will remove a wall with tiles on it, the Association will give that unit owner an allowance of \$187 to buy ceramic tiles of their own choice. The condo owner will make sure the tiles are in their unit at the time the contractor (hired by the Association) is ready to install them.

The Association will pay for the removal and the installation of 55 feet of ceramic tiles, surrounding the tub.

The unit owner will have to pay the difference (TBD) for installation of additional tiles or tiles of a material other than ceramic.

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If you have re-done your bathroom, and still have enough extra tiles left over, from your remodel, have them in your unit, when the contractor is ready to install. The Association will pay to install ceramic tiles ONLY. If you have glass or stone (marble, granite, etc.) tiles then, you will have to pay the difference in labor charges for the installation.

We have not received all the quotes on the labor so, as soon as we have a budget number we will get back with you to advise what the TBD dollar amount will be.

AB/HI folks, when we get firmer dates, we will be reaching out to tell you what to do and what to expect.

Lynn Kaiser – Osher Management