

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

February 4, 2019

RISER PROJECT UPDATE #11



Well, 2019 is a continuation of the same as it comes to the riser project.

We hit the ground running on January 2.

The “N/O” back-to-back kitchen riser was completed.

The work went very smoothly and the second riser of the new year was begun the week of January 7. As we tell everyone...everyday...until we get into a wall, we just don't know where we will end up!

The “C” bathroom and “AB”, “B” kitchens were done at the same time. The “C” bathrooms were always “on the block” for the demolition but, doing the “AB” and “B” kitchens along with the bathroom work, made sense.

Much to our relief (and that of our studio condo (C) residents) we finished with that riser, January 29. It was completed in 20 days for which we anticipated 28 days.

The same day, we began the work on the “G” bathroom riser. To the chagrin of the “AB” and “A” folks, the demolition for that riser is thru the “AB” bedroom and “A” kitchen. The wall removal is extensive which means that it will be noisier and more invasive than we had expected. We estimate 21-28 days.

Status of the work:

- This week, we started riser # 17 (out of 22).
- We have replaced the risers in 174 bathrooms (out of 250) that we have in the building.
- We have replaced the risers in 135 kitchens (of 182).
- In 166 units, we replaced at least one riser. The only tier that has not had a riser replaced is “K” tier. Since “K” did sacrifice a wall to “L”'s bathroom they still “felt the love”!
- At this point, the “E”, the “J” and “I” stand-alone tiers are complete.

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Of all the bathrooms that were dismantled, MANY of you opted to upgrade one or more of them. Making lemonade out of lemons!

In December, we took our first draw from the loan account.

For the owners among you, when we finish drawing on the approved loan, we will know the interest rate that will be applied. At that time, we will advise everyone what they will owe, if they opt to the 5 year monthly special assessment plan. We will also let everybody know when the due dates will be for those who are planning to pay in a single or two payment option.

The current plan, SUBJECT TO CHANGE WITHOUT NOTICE, is to do the

- F bathroom
- D kitchen (entry thru C living space)
- M/N back to back bathrooms (entry thru N powder room and hall closet)
- H kitchen (entry thru O bedroom closet)
- K kitchen/bathroom

There has been no time line established.

As you can see, we didn't alternate buildings, as we have in the past. We wanted to complete a tower. This way, once the riser debris is cleared, our maintenance crew, carpet cleaners, etc., can come and "repair" the nicks and scrapes on the walls and doors, paint, and clean the floors. By the time they do all that work, the 3420 tower will be ready for the same!

We believe that everyone is more than ready to see sprucing up!

If you have any questions, please contact the office.

Thanks, to everyone, who has been so gracious and supportive through this very disruptive (but, necessary) project!

Regards,

Shlomo Osher

Shlomo Osher – Property Manager