



To: Peloton Owners
From: The Peloton HOA Defect Repair Committee
Date: March 22, 2019
Re: Community Update #5

This update will highlight Defect Repair Committee ("DRC") activity in February and March 2019.

A. Feasibility Study & Proposed Scope of Repair

Over the past six weeks, we have worked closely and weekly with our Engineering firm (PIE Engineering) to refine our requested Feasibility Study and Proposed Repair Scope. At our request, PIE engaged the services of the mechanical engineering and plumbing firm, 2020 Engineering, to assist with many issues concerning mechanical systems, plumbing, and hot water heaters.

We are aiming to schedule a Fireside Chat with Owners in April for review of the final "Feasibility Study."

B. Fire Suppression System (FSS) Repairs

We now know much more about the scope of these FSS repairs, and how they will impact everyone individually. We will be replacing all sprinkler heads in buildings C&D except the ones in the loft units where the heads are connected to metal piping. While we had originally hoped to promise how many units could be completed per day, our test run yesterday (March 21, 2019) showed that this is not yet possible. Some sprinkler heads were attached with glue rather than the proper thread sealant (leading to the problems we're solving). This makes the time it takes to remove and replace them unpredictable. The original projection from Meridian Fire & Security was three units per day, but our test unit consumed more than a full day for the sprinkler head replacement work.

With this in mind, we will still soon provide all owners and residents with a detailed notice regarding the schedule and the procedures for the work. Each unit will receive about two weeks notice before contractors are to arrive. Unit occupants do not have to

be present during the sprinkler head replacement but they may be present if they so choose.

To minimize the risk of FSS water dripping onto personal property, and to provide the contractor necessary work space, each unit occupant will have to move some personal property away from the area near the sprinkler heads. We will provide more details about this necessary chore soon, but it will not require moving property out of the unit. The HOA is hiring two able-bodied (background checked, insured, and bonded) employees to move items that are too heavy or bulky for residents to move themselves. We recommend residents themselves move whatever other valuables they can easily handle – this would include smaller pieces of artwork, glass objects, personal valuables and the like. Please use common sense in this regard.

C. Tankless Water Heaters

The DRC, the ARC (Architectural Review Committee), and the HOA Board, along with numerous experts, have spent many months investigating whether and how The Peloton complex might add more tankless gas water heaters. The opinion of all the experts we have consulted is that:

A) Our gas system was not designed to handle the high BTU load increase that will occur when many tankless water heaters are fired up at the same time.

B) To upgrade our gas system to handle the anticipated increased demand for more tankless water heaters would require replacing all gas lines in the complex. This replacement would cost several million dollars and would require that gas to each building be turned off for several weeks.

C) It is not a construction defect that the existing gas system was not designed for tankless water heaters.

For all the above reasons, on February 6th, the DRC voted to drop the tankless water heater issue from DRC discussions, and that issue is now outside the scope of the construction defect repair.

D. Concrete Repairs

Our general contractor, AGS Construction, Inc, will begin full concrete repairs when nighttime temperatures do not fall below 40 degrees. However, AGS will be on our site soon to do temporary repairs of the holes visible in various parts of our driveway.

These items are not the sum total of issues the DRC is and has been investigating and consulting experts about, but they are the issues we have definitive information to give you at this time.