



April 28, 2021

Historic Beltline YWCA Rehabilitation CommunityWise Tenant FAQ

Work is ongoing to rehabilitate the Historic Beltline YWCA, including the foundation. The current phase of rehabilitation includes repairs to the building's exterior, including the sandstone foundation walls, wood framed windows and metal tile roofing. Two fire escapes on the south of the building will also be replaced.

Why is this work necessary?

The Historic Beltline YWCA requires work to address exterior signs of deterioration typical to buildings over 100 years old. This renewal ensures this important historic building can continue to serve the community for many years to come.

Have there been any changes to the scope of work since it began?

Work continues as planned with minor changes to scheduling due to unforeseen circumstances, but the scope remains the same.

What have the impacts of the pipe burst been to the building?

Because of the pipe burst earlier this year, an issue separate from the originally scheduled rehabilitation activities, work is being completed to ensure any damage or potential mold is identified and remediated. We have tested the air quality and continue to monitor and ensure the building remains a safe space for tenants.

What is being done to ensure security and safety during construction?

Safety is important to us too! Outside the building, our contractor has installed fencing to limit access to any areas of danger. Contractors are required adhere to their own corporate COVID-19 protocols, including wearing to wear masks and practicing social distancing when entering the building.

Fire escapes will be removed and replaced in stages to allow for safe exit from the building in the event of an emergency. Temporary signage will be installed to indicate when a fire escape is out of commission.

What is the proposed schedule for the work?

A detailed schedule of work and tenant impacts will be updated and provided as work progresses. Work on the foundation is underway and will continue into fall of 2021. A temporary ramp has been installed for access into the building's front doors. With the wet and cold of winter behind us, our contractor has started replacing the windows, continuing through the warmer months to reduce tenant impact. Fire escape work will be done in stages through the summer and fall. The roof repairs and tile replacement are scheduled for summer 2021. The majority of work is on track to be completed by the end of 2021.

How will the site be impacted by the construction?

Efforts will be made to ensure safety and minimize unsightly conditions as work progresses. The construction area and trenches will continue to be protected with fencing.

Will we see scaffolding surrounding the building?

Scaffolding was installed in early 2021 to facilitate work on the building's windows. Further scaffolding will be installed in late spring/early summer to provide access for the fire escape and roofing work.

Are we still able to enter through the front entrance?

The building will continue to be accessible throughout construction. A temporary barrier-free ramp has been installed to allow unburdened access to the front door of the building while the new ramp is being installed. The previous access ramp did not meet code requirements and needed to be replaced.

What is happening with the front porch structure?

At this time, repairs to the front porch are not included in the scope and budget of the current project. The City is exploring options for additional funding and looking for potential cost savings for this purpose.

How will the work affect my tenant space?

Some construction activities can occur while the spaces are occupied, while others, such as foundation repairs, may require temporary tenant relocation within the facility itself. The contractor will provide as much notice as possible to all affected tenants.

Tenants in the lower level will be temporarily relocated while foundation work affects the perimeter walls of their space. Tenants will be returned to their original leased spaces as soon as work in their area is complete. The contractor will be supplying movers to make the moving process as smooth as possible for tenants.

Tenants on upper floors will only be directly affected when their windows are replaced in 2021. Individual tenants should be able to continue to use their spaces during the replacement with only limited interruptions. A detailed schedule has been issued showing when each location is expected to be impacted.

To allow tenants to continue to occupy their spaces, window openings will be temporarily covered while workers repair the wood frames from the outside. Temporarily covering windows will allow us to work on the frames from the outside of the building while maintaining interior temperatures and weather seals. Workers will only cover windows they are actively working on (up to two weeks).

The main impact of the roofing work in summer 2021 will be the sound of workers walking overhead. Existing roofing materials will be removed and replaced in increments to ensure continued protection from the elements.

We will make efforts to complete work in a way that least affects tenants and surrounding businesses, but due to the nature of the work, some disruptions are unavoidable. As we move through the phases of the construction we will work directly with any affected tenants prior in advance of any impacts.