



We appreciate that our community has absorbed many large expenses over the last few years and wish to assure you of our commitment to due diligence, when considering repairs or replacements. While our list of projects has diminished since 2018 there is more, yet, to do.

2022 PROJECT COMPLETIONS

- Replacement of new cooling towers
- Replacement of internal pump piping feeding towers.
- Installation of new FOB access system on elevators.
- Installed new elevator penthouse HVAC
- Approved manufacture of device to access building (exterior)
- Replaced additional exhaust fans.
- Pool structure repair scheduled.

2021 PROJECTS INCLUDE BUT NOT LIMITED TO:

- Elevator (3) modernization
- New lobby desk
- Replace CenterPoint Hatch
- Repair expansion joints on Franklin and Travis.
- Replaced additional exhaust fans

2020 MAINTENANCE - REPAIR and REPLACEMENT

Projects completed in 2020 include:

- Building envelope – Waterproofing, painting
- Painting of handrails in courtyard and garage.
- Painted Commerce garage facing Commerce and courtyard.
- Painted garage elevator tower and doors.
- Continued waterproofing walls/floors in the sub-basement.
- Balcony structural inspections resulting in application of zinc to worn areas.
- New pool furniture.
- Replace two exhaust fans on the roof.
- Gym was renovated.
- New outdoor grill at the pool.
- Fire pit at the pool, natural gas line.
- Installed new fencing to secure the Commerce garage.
- Installed two exterior doors to meet fire code and secure Stairwell B at roof and basement lobby.
- Installed fire alarm speaker at the pool.

2019 MAINTENANCE - REPAIR and REPLACEMENT

Projects completed in 2019 include:

- Major repairs and component replacement to the cooling tower.

- Two new HVAC units in lobby and gym.
- Applied with the City to change classification of building to allow 30 free false fire alarms (none previously).
- Repaired flagpole.
- Installed installation on basement ceiling to prevent water penetration from CBC coolers.
- Replacement of the courtyard awning.
- Two new boilers and circulating pumps installed with automation.
- Three (3) new condenser water pumps with variable frequency drives.
- Cleaning and sealing of porous walls in the sub-basement pump room.
- Replaced 3 Commerce street gates.
- New treadmill in the gym.
- Installed a new fire panel.
- Installed water bugs (flood alert) in the sub-basement and connected to the fire panel.
- Installed new elevator drive and brake panel for elevator #2.
- Sealed elevator #3 hoist way walls against ongoing water penetration.
- Power washed and striped basement parking (post-Harvey repair work).
- Purchased new flood mitigation equipment.
- Renovated the lobby, painted lobby walls and trim.
- Installed pump in exist ramp drain to carry rainwater out to storm sewer.
- Changed door hardware front door and in on common hall doors removing panic bars.
- Installed high speed internet throughout the building. (1gb)
- Floodgate renovated to extend protection another two to three feet.
- Replaced sealant at expansion joints on Travis at building/sidewalk.
- Replaced 4 exhaust fans on the roof.
- Installed new lighting around the pool deck.
- Installed new lighting in the Commerce Street storage.

POST HARVEY -2018

- Service elevator modernized
- Concierge staff trained on FirstService Residential software and scanning system packages (no more writing lists).
- Replaced transfer switch and electrical.
- Installed new Electric Fire Pump
- Lift station motors and controls replaced
- New 3-Ton HVAC unit in Electrical room
- Replaced Domestic water pumps and controls.
- Restoration of water storage tank.
- Activated evaporation credit program with City Of Houston.
- New trash/recycling contract with new containers – From \$1335 to \$571 monthly
- Purchased Flood equipment, portable generators, hoses, barriers
- Sealed below grade walls and covered street level openings.
- All common areas painted floor 2-9.