From: Kathrine Johnson
To: No-Reply - Summit Resort Group
Bcc:
Subject: Important: Drake Landing Building C Boiler Replacement Project - Monday,11/09/2026 through Friday, 11/13/2026
Date: Friday, November 6, 2026 11:25:00 AM
Attachments: image003.png
Importance: High

Dear Drake Landing Building C Homeowners,

This important message is to advise you of the upcoming pre-scheduled **Building C Mechanical Room Flooring & Boiler Replacement Project** at the **Drake Landing community, scheduled for Monday, November 9th, 2026, through Friday, November 13, 2026**. *Important: Building C will have no building-provided radiant heat or hot water during this time*. There will be domestic cold water to use.

As mentioned in the last several HOA BOD meetings, we discovered that the Building C Mechanical Room floor is buckling under the existing boilers, and we must replace it before the floor fails and the severe winter weather begins. As part of our Capital Reserve Projects, the boilers are at the end of their life expectancy, so the Board is taking this opportunity to replace them with two (2) new high-efficiency boilers. This work will be coordinated with Premier Plumbing & BW Enterprise**.**

Timeline of the Project

1. Monday, November 9, 2026
    a. AM - Temporary heating units will be delivered to each Building C condominium unit to provide an alternative heat source for that week. (We need access to each unit.)
    b. AM – During the delivery of the heating units, we ask each homeowner to utilize their gas fireplace and turn it on. The heat will rise inside the unit to keep it warm, especially at night when temperatures may drop. Important!
    c. Premier Plumbing's team will shut off the Building C boilers, which will shut down the building's heating. Their team will remove the aged equipment from the mechanical room on this day.

2. Tuesday, November 10, 2026

a. BW Enterprise will demo the failed flooring inside the mechanical room, stock the job with materials, and replace and reconstruct the flooring & joist where needed.

3. Wednesday, November 11, 2026
    a. BW Enterprise will continue their flooring work inside the mechanical room and finish that portion of the work.

4. Thursday, November 12, 2026
    a. Premier Plumbing will arrive and begin replumbing the boiler connections and install one of the two new boilers. Our target is to have at least one (1) boiler installed and operable by Thursday evening so the heat can be turned back on in the units.

5. Friday, November 13, 2026
    a. Premier Plumbing will again arrive and begin replumbing the second boiler connections so the final boiler unit can be installed and operable.
    b. The SRG team will collect the heaters distributed to the units on Monday afternoon.

Project Scope of Work includes the following:

- Remove the three (3) existing aged boilers and replace them with two (2) new high-efficiency boilers. Premier Plumbing will perform the work.
- Demo & replace the mechanical room plywood floor that directly supports the boiler(s). BW Enterprise will perform the work.
- Both vendors will coordinate the work so both scopes can be completed within a five (5) day period.
- Building C will have limited heat through temporary heaters distributed to the unit.
- Building C will have limited hot water on Monday and likely no hot water for the rest of the day. Please use the hot water sparingly, and do not use the dishwasher or washing machine on the hot setting.

We understand that this is a very important project with a time sensitivity to keep each vendor

on track to meet the timeline. Thank you in advance for your patience. Please contact our office if you have any questions.

Best regards,

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Summit Resort Group

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