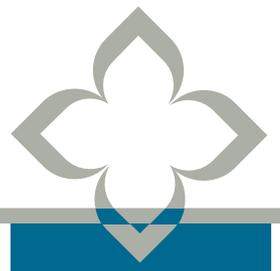


March 15, 2016

Master Plan Updates



Information related to our upcoming renovation

Keeping
our
residents
informed
about the
Master
Plan is a
top
priority.

Issue No. 2

Architectural Updates

Work has continued to move at a rapid pace over the last few weeks. As we mentioned in our last newsletter we are ahead of schedule and the architects have completed the design development phase. In order to move forward with construction the plans and drawings need to be approved by the City of Cincinnati. Our architects met with the City of Cincinnati to preview the plans and received very good news. The City felt the plans and phasing were on target, allowing the architects to move forward with their next round of construction documents. This brings us one step closer to being able to share phasing plans with you.

Phasing Plans

A team, consisting of Episcopal Retirement Services staff, the architects and RidgeStone Builders has been meeting to discuss various scenarios regarding our phasing plan; where do we start, timing of each phase, order or phases. Some things we need to consider when creating phasing plans is the work that is being completed on the HVAC and plumbing systems. This is often done in stacks, apartments above and below, rather than apartments all on one floor. We also have to consider occupancy permit requirements. We wouldn't want to have a situation where an area is complete, but we can't get an occupancy permit due to our phasing decisions. We need to consider multiple possibilities.

Your Marjorie P Lee Executive Committee held a vigorous discussion with management team last Friday to better understand how this planning works. A question that we have heard often is, "Why can't you tell us who are moving first?" Throughout this process we have shared that the plans are evolving as the drawings are completed, systems are evaluated and ideas are generated. These plans have been fine-tuned each time we have new information. If we had shared initial thoughts even 2 months ago, we would have communicated a phasing plan that is already out of date. We don't want to rush to communicate only to find that we have miscommunicated. Having said this, we are coming very close to a time when we will be able to share that information.

Our communication plan was shared with your Resident Executive Committee, it was agreed that when the initial phase has been determined those who are directly impacted will be told through one on one communication. We will then share a general communication with the greater community.

We appreciate the committee's counsel and support. Members noted that the unknown is very hard, but that it would be irresponsible to share details before we are certain of the plan. One member commented that although change is difficult, they had been through many changes and challenges in their life times and that we all need to look at this as another challenge that we will get through together.