

RECOMMENDATION TO OWNERS MAY 2022



ARDISSONE BUILDING COMMITTEE

■ Current Facility Issues Facing HOA

- Roof replacement in next several years
- Repainting
- Railing corrosion and non-compliance with current standards
- Water intrusion from Planters
- Seawall and Piling maintenance and repair

Roof Finding 2020

The reserve study provided by Sedgwick Valuation Services in August of 2020 indicates the

- buildings should be painted within the next 1-2 years and that the
- tile roofs are at or past their useful life and should be replaced soon as well

(note: roofs need to be replaced before painting commences).

RAILING Preliminary Findings (final due May 30)

- Railings date back to original building construction - late 80's, early 90's
- Anchor Bolts and railing bases are corroded
- Condition similar across all six buildings with few exceptions where replacements/upgrades already made
- Railings no longer meet local and national building codes

Recommendation – Replace railings with acceptable standard to be determined by architect

➤ Planter Findings (from preliminary report final report may differ)

- Water intrusion occurring from cracks in top caps and vertical walls and scuppers allowing internal water penetration
- Condition results – deteriorated internal planter waterproofing membranes and delaminated paint

Recommended options-

Option 1 -- Remove planters back to existing external CMU knee walls (with a few exceptions, e.g., where glass enclosures exist). Impact on lanai flooring needs to be addressed by architect

Option 2 -- Remove planter caps, waterproof planter interiors including scuppers to prevent water penetration

Building Committee Charge

- Review structural engineering materials and reports and engineering firm recommendations for painting.
- Meet with roofing and painting (and other) contractors and with the Ardissonne building manager and management company representatives to understand existing conditions and determine work scopes.
- Interview local design professionals and provide Board with recommendation and budget for engaging such design professional who will make proposal(s) for roof and paint color selections, gutters, railings, gate house and entry sign and ensure architectural and visual/aesthetic integrity and continuity.
- Ensure building code and permitting concerns (and their impacts on design options and costs) are explored and understood during design and budget process.
- Provide Owners with minimum of two options for design.

Why do we need a Design Firm Conceptual Plan

- Comprehensive, Cohesive Solution Needed as . master plan for the property
- Coordinating selections of roof material, paint color, and railings is critical for maintaining and potentially enhancing the overall appearance of the Ardissonne.
- An overall master plan allows the HOA to phase the work into various timelines for completion and funding.
- Architectural design firms can provide a coordinated approach for these key decisions.
- A sub-committee of the Building Committee - Brian Walker, Jim Walsh and Doug Johnson - sourced Naples' firms known for progressive design renovations.

Iterations of the Ardissonne over the past 30 years



1990's -2010
Blue inset tiles
Brown Parking Screen tiles
Mediterranean Lantern lights



2010 To present
Revised Pool area
Blue tile painted taupe
Brown Parking tiles same as wall
Updated coastal lighting

2022- beyond

?

TBD

Three Architectural Firms Sourced

- MHK Architecture and Planning - Multiple high-end residences and commercial properties
- KUKK Architecture and Design –Real strength in upper tier estate homes
- LOTUS Architecture - Multiple renovation projects throughout Naples



MHK Architecture & Planning was founded in 2009 by Matthew Kragh, AIA. Starting out as a simple vision, the driving principles of the firm were strongly based upon character, reputation, talent and hard work. Now approaching the firm's 10th year of practice, the firm's portfolio includes approximately 550 homes. In addition to residential work, the firm also specializes in Resorts, Hospitality, Mixed-Use, Commercial and Multi-family Residential projects.





Kukk Architecture & Design, P.A. is a design oriented architectural firm specializing in high-end single family residential, restaurants and small commercial projects. We have built projects throughout Florida and have worked throughout the country and abroad.





Residential ▶



Commercial ▶



House Plans ▶



3D Animations ▶



CUSTOM DESIGN
TO EXCEED YOUR EXPECTATIONS

Of all of Lotus Architecture's beautiful projects—multi-million-dollar luxury homes, commercial complexes, and multifamily high-rises—some might say one of their greatest accomplishments is the creation of the firm itself. Flexible, intelligent, and always listening, the team at Lotus thrives on innovation and solving the toughest design challenges to deliver exactly what the client wants.



Cost Comparisons

	Lotus	KUKK	MHK
Conceptual Design	\$ 20k	\$ 17.5k	\$ 55k
Construction Support	\$ 55k	Hourly	\$20 per foot
Landscape Design	\$ 13k	TBD	TBD
Hourly Rate- Partner	\$250	\$250	\$ 225

Committee's Recommended Firm - LOTUS

Reasons

- Number of successful renovation projects
- Predictable, transparent pricing
- Smaller firm, work directly with principle – Don Stevenson
- Creative outcomes for renovation projects
- Demonstrated interest in Ardissonne project

Introduction and Presentation

Don Stevenson
CEO of LOTUS ARCHITECTURE









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Next Step

- Owner vote on assessment for Design Services to provide design conceptual options

▸ QUESTIONS?