

ARDISSONE MODERNIZATION PROJECT PHASE 1 UPDATE

February 16, 2024

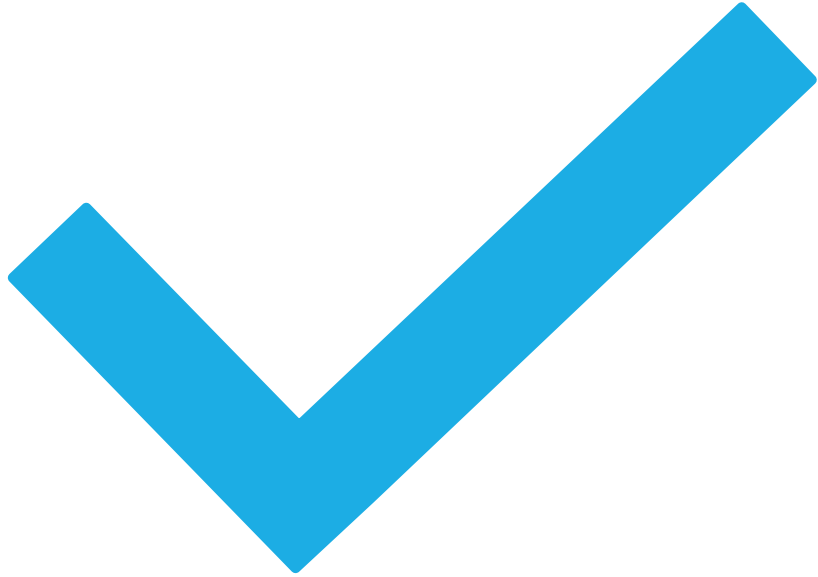


TODAY'S GOALS

OVERALL
PLAN REVIEW

PROGRESS
TO DATE

NEXT STEPS



ARDISSONE CONSTRUCTION PLAN REVIEW

THE BUILDING
COMMITTEE AND
LOTUS
ARCHITECTURE
WITH
SIGNIFICANT
OWNER INPUT
DEVELOPED A
TWO-PHASE
LONG-TERM
MASTER PLAN IN
2023

Owners approved Phase 1 of that plan with an approved budget of \$2.8 mm/\$85k per unit in June 2023 to include:

- *Replace tile roof cap
- *Paint all building Exteriors
- *Replace all railings
- *Waterproof or remove planters
- Repair landscaping around buildings
- Replace parking garage In-fills
- Remove arches
- unit

*Denotes those required maintenance items regardless of any upgrade design changes. Required maintenance items totaled \$2.2mm/\$67K per unit. Upgraded design changes were an additional \$600,000 or \$18,000k/unit



PHASE 1 PROGRESS TO DATE

❖ Construction Implementation Committee Formed: Doug Johnson, Varney Hintlian, Kathy Reno, Bob McDorman

Planning Committee Advisors: Jim Walsh, Brian Walker

❖ Lotus Architecture contracted to manage General Contractor Selection process and Construction

❖ Roof Phase completed late December 2023 –under budget at \$790,000 (vs budget at \$824,000)

❖ Lotus Architecture prepared bids documents, solicited 7 bidders and conducted bidder site visits for remaining work in January 2024

❖ Four qualified bidders submitted bids:

– Integral Building Corporation	\$2,767,962
– Spectrum Contracting Inc.	\$2,807,784
– Studio CGU	\$3,241,370
– Hemmer Construction Inc.	\$3,395,950

CONTRACTOR INTERVIEW RESULTS

- ❖ The two lowest bidders were interviewed by the Construction Implementation Committee- Integral Building Corporation and Spectrum Contracting Inc.
- ❖ The bids are not aligned with our project funding approvals.
- ❖ The Committee recognized more work was needed in several areas to lower the project cost without sacrificing quality and schedule.

AREAS TO ADDRESS

- ❖ Accurately and fairly separate and price Association related work from Unit Owner responsibility for planters, screen removal, storm shutters and awnings
- ❖ Remove upper-level unit corridor arch renovation from the project
- ❖ Remove and perform ground level door replacement using a different contractor
- ❖ Design/price an alternative metal panel product vs Knotwood for ground level inserts but keeping with the design goals
- ❖ Explore/price possible alternative extruded aluminum vs Knotwood cable railing system
- ❖ Evaluate the association purchasing the metal panel and railing material directly from distributor to eliminate contractor fees

Project Budget

<u>Line Item</u>	<u>Budget</u>	<u>Actually Spent</u>
Roof Replacement	\$849,000	\$790,000
Paint Buildings	\$750,000	\$0.00
Replace Railings	\$325,000	\$0.00
Waterproof/remove planters	\$171,000	\$0.00
Repair Landscaping	\$85,000	\$0.00
Replace Infills	\$250,000	\$0.00
Remove arches	\$120,000	\$0.00
Design fees	\$50,000	\$50,000
Contingency *	<u>\$195,000</u>	<u>\$25,000</u>
Total	\$2,795,000	\$865,000

*Contingency Includes \$25,000 for additional design and construction administration fees

Financing

Approved Project Assessment (\$25,606 per unit assessed to date)	\$2,795,000	\$844,998
Estimated Add'l Reserve \$'s Available *	<u>\$150,000</u>	<u>\$20,002</u>
Total	\$2,945,000	\$865,000
Remaining Budget Available	\$2,080,000	

*Includes existing reserves and 2024 additions for railing replacement, painting, roof work



NEXT STEPS

- ❖ Continue to explore potential architectural revisions and product selections that maintain project vision and goals while reducing cost to closely meet budget projections
- ❖ Conduct additional bidder site visits/negotiations for possible further project cost reductions
- ❖ Review revision options with Owners for input/approval
- ❖ Finalize unit owner costs options for required construction changes needed on screens/awnings, shutters and planters.
- ❖ **Collect owners' choices for options** on planter changes, screen, awning and/or shutter removal.
- ❖ Submit building permit application with existing modifiable drawings by 2/23/24 to avoid project permitting delays caused by current slow City response times
- ❖ Target April construction start and six-month construction period activity to meet project timeline schedule.

QUESTIONS

