

FOXCROFT CONDOMINIUM ASSOCIATION
MEETING WITH CO-OWNERS REGARDING THE CARPORT PROJECT
APRIL 27, 2017

ATTENDEES:

Board members: Drew, Forster, Guntenaar Holtzman, Lodish, Stella, Zobl

Other Co-Owners: Bihler, Brethen, Devlin, Ewing, Fisher, G. Greenstein, S. Greenstein, Krantz, McCarthy, McCarville, Mealey, Mirza, Oliver, Restum, Rhind, K. Stella, Tomlinson, M. Zobl

Guests: M. Lawrence, Architect; R. Schuman, Property Manager

Ms. Forster welcomed everyone and thanked them for coming. She introduced Mike Lawrence, the architect hired by the Board to help with the project.

She explained that the purpose of the meeting was to update the Co-Owners on the Carport Project

- Describe the activities that have taken place over the past 2 years
- Put forward to the Co-Owners the two options that the Board is considering at this time—brick and prefab.

Ms. Forster showed a slide presentation that included the following:

- The activities of the Board beginning in 2015 when it was made aware of structural issues with the carports. Several of the carports were shored up to maintain their integrity. A preliminary assessment of the carports was made by the firm doing the balcony repairs and was not good. The results led the Board to explore the issue further. These activities included:
 - Hired an architect (present at this meeting) to help us with the research process and decision making relative to repair or replacement of the carports.
 - Selected a structural engineering firm to assess the carports. The engineering report indicated that structural integrity of all the carports, except for the two at the entrance, was compromised and they required demolition and rebuilding. The report prioritized the carport rebuild based on degree of damage.
 - Drafted an initial plan with the following assumptions and design elements.
 - All structures will be rebuilt except for the 2 newest carports at the entrance
 - Brick preferred
 - Wider parking spaces (10 ft. vs 9); Same depth as current structure. This would necessitate the loss of some parking spaces approximately 1 per carport structure.
 - 3 Construction Phases, starting with most damaged. The project was broken into three phases over 3 years to manage the logistics and in consideration of the financial situation of the Co-Owners.
 - 105 carports affected; Project cost allocation based on 121 carports
 - Timetable: Design through construction—approximately 5 months for each Phase
 - Alternate parking spaces required since carports will be unusable during construction
 - Architect to manage the project
 - Minimum 3 bids
 - Key risks = delays
 - Approved a design package that was sent out to 8 construction firms for bidding. Only one firm responded with a significant cost.
 - Revised the design plan two additional times and received another two bids, all higher cost than originally anticipated.

- At the end of the process, the Board had the following options to consider:
 - Face Brick, concrete foundation, metal roof (most like current structure)
 - Wood with concrete foundation and 3' curb wall
 - Prefab carport units, concrete block, landscape wall and steel roof
 - The Board eliminated the wood option as it was higher cost without significant benefit.
- Pros and Cons of each option (picture of the prefab option was distributed)
 - Brick Design
 - **Phase 1 estimated cost** = \$451,401
 - (\$3,731 per carport)
 - **Pros:**
 - Longer lifespan
 - Less maintenance than the Prefab options
 - Consistent with the current design
 - Protects cars and other items stored from the elements
 - Rebuild/replace structures originally purchased by co-owners
 - Construction will be completed faster as very little lead time required for materials
 - **Cons:**
 - Higher initial investment
 - Requires foundations
 - Rain on roof will be louder than current wood roofs
 - Prefab Design
 - **Phase 1 estimated cost** = \$305,944
 - (\$2,528 per carport)
 - **Pros:**
 - Lower initial investment
 - **Cons:**
 - Shorter lifespan by approximately 10 years
 - More costly to maintain
 - Requires alternative landscaping to retain earth currently held back by the brick carports
 - Rain on the roof will be much louder than the face brick option
 - Inconsistent design with the 2 Brick structures at the entrance
 - Phases 2 and 3 require additional design work due to terrain differences
 - Criteria that the Board will use to decide as to the option to move forward:
 - Cost
 - Longevity
 - Aesthetics

Throughout the presentation, Co-Owners asked questions and made comments. These include the following:

- Re need for replacement—questions were asked about the extent of deterioration of the carports; were all equally affected? Mr. Lawrence stated that he had reviewed the engineering report and concurred that all needed to be replaced, some of higher priority than others. Those in Phase 1 are of the highest priority. In response to a question regarding the possibility of shoring up the structures, Mr. Lawrence said that shoring up is only a temporary fix and a long term solution is necessary.
- Re design—in response to a question regarding brick, Mr. Lawrence said the rebuild would use new brick. Current bricks cannot be recycled because saving and cleaning the bricks would escalate the cost. A suggestion was made to consider solar panels on the carport roofs and accommodations made for electric cars.

- Re why the number of bids was so low - Ms. Forster explained that contractors are busy and not looking for work; many contractors do not want to work with Condo Associations; doing the work in phases is less attractive and more costly than doing the project all at once.
- Re Cost – Co-Owners accepted the cost soberly and put forward the following suggestions re financing the project
 - Consider doing the entire construction at one time rather than breaking it into 3 phases to attract more contractors, achieve economies of scale, reduce redundancy and thus lower the cost. Alternate parking would be a major consideration.
 - Consider having Foxcroft finance the project—it does not have debt and could get a good rate.
 - Co-Owners pressed regarding the costs of Phase I and Phase II
 - Consider making temporary repairs, delay the project until bids gotten for Phase 2 and 3 and then consider doing the project all at once. Start assessments to build a reserve.
 - Do NPV of various options

Ms. Forster asked Mr. Lawrence, the architect, to put together the numbers for doing the entire plan in one year; however, Mike said that it is not feasible to knock down all the carports at once and begin construction. It would be next to impossible to do all phases in one year due to lack of space for storing heavy equipment and building supplies along with our on-going parking needs.

- Re Pros and Cons of various options
 - Concern expressed that prefab option would require ongoing maintenance to look good. A suggestion was made to contact management of housing complexes that have prefab carports to learn maintenance issues. Mr. Schuman said one Metro Group client has the prefab option and it is a challenge to keep them looking good.
 - Concern expressed that the prefab option would introduce another structural variation on the site which already has different fences and different balconies. For consistency sake, the carport we choose should maintain the same look and feel as the two carports in the front of Foxcroft that have already been rebuilt. Mr. Lawrence agreed that brick was the best option in order to maintain the look and feel of the complex.
 - Concern expressed about the need to maintain property value and replace the carport with what was purchased.
 - Co-Owners present were more in favor of the brick option for maintaining design continuity throughout the community, maintaining property values and especially when considering the long-term maintenance requirements of the steel option.
 - One Co-Owner commented that many apartment complexes in the area have prefab carports.
- Re weighting the three criteria the Board will use in making a decision, longevity was mentioned as number one. One Co-Owner suggested another criterion, resale. Another Co-Owner, a realtor, said that the type of carport we choose would impact the aesthetic look and feel of the neighborhood which would ultimately impact property values.

Ms. Forster thanked everyone for their attendance, their thoughtful questions and comments and assured them that the Board will take them into consideration in making its decision.