



The Copeland Group, LLC

TO: Coventry Place Homeowners
FROM: Sacha Copeland, CMCA, AMS, PCAM
RE: Building Envelope Study and Findings
DATE: September 8, 2014

Background

As you may know, the condition of the windows and sliding glass doors at Coventry Place has been a concern to individual owners and the Board alike for some time. In the past, individual unit owners have replaced the windows in their units because the original windows were showing signs of failure. In addition, many unit owners who still have the original windows have complained about condensation, mold and other issues that have them concerned and wanting to replace their windows as well.

In order to address those concerns, the Board hired Soltner Group Architects, an architecture firm specializing in working with condominiums with building envelope issues, to put together a window replacement package complete with specifications and construction details. The intent was that unit owners could then take this information and use it to replace their windows.

Investigation

In order to develop the package, SGA performed an intrusive investigation so they could document the building conditions at both replaced window and sliding glass door locations as well as original window locations. The investigation included removing siding and trim pieces on the exterior of the building so they could see how the various building components were installed. In addition, they went inside several units to check on interior conditions.

Findings/Recommendation

During their investigation, they identified several construction deficiencies both with the original construction as well as in areas where new windows have been installed. Enclosed is the Executive Summary of their report for your review. As you can see, they have concluded that the service of life of the windows, doors and trim has been greatly reduced due to construction methods and it is recommended that the windows and doors be removed and replaced throughout the entire complex.

A full copy of the SGA Report of Findings, including the written recommended scope of repairs, is available on the Association's web-site for your review or you may email me for a copy.

Please know that these findings and recommendations are in line with what has been recommended by the Replacement Reserve professionals.

Budget

To help the Board know the magnitude of the recommended scope of repairs, SGA worked with WES Construction (a general contractor specializing in this type of work) to put together a rough order of magnitude budget. The budget was based on a written scope narrative and included several assumptions. At this time, the total project (including all necessary consultants, contingency, insurance, permits, etc.) is estimated to be around \$3.4 million.

Please know that this is very preliminary. The actual scope of work has not been finalized and, once it is, the project will be put out to bid to multiple general contractors so that the Association can benefit from a competitive pricing scenario.

Special Assessment

I appreciate that this is a lot of money. Please know that the Association will be looking into options for structuring the assessment to make it the most affordable for the individual unit owners. There are potentially loans available to the Association that will benefit those owners that cannot obtain their own financing. As additional information is available it will be shared with the Owners.

Next Steps

The Board will be meeting with George Singer of the Soltner Group Architects at their next meeting to review a proposal from his firm to take the next steps which include; finalizing the scope of repairs, preparing contract documents, bidding out the project and selecting a contractor.

Owners Meeting

The Board will be scheduling the annual meeting of the Association for some time in October. You will receive an official notice in the near future. At that meeting Soltner Group will be present to go over their findings and answer any questions you may have about their findings and/or the recommended repairs.

I appreciate the magnitude of a project of this size and how it impacts individual homeowners. If you have any questions or comments, please direct them to me so that I can get you the best and most accurate answer.

I look forward to sharing additional information with you in the near future.

Thank you.