
Village Center Capital Repair Project Blog

**** Please see the last page for “Frequently Asked Questions” ****

August 15th, 2019

We are still waiting on a construction schedule and expect one by the end of this week, but we wanted to detail the activities happening on site so owners would have a good understanding and be able to make an informed decision about short term renting their condos.

A lot of the work will be considered very disruptive to short term renters who have higher expectations than long term renters. Just for the painting that has already started, the contractor has to go in every unit, go on the balcony and measure, go down stairs and cut wood batons, bring the wood up to the balcony through the unit, install the wood outside the unit while on the balcony, then another guy has to go in through the unit to paint the exterior of the building from the balcony, then another guy goes in to paint the actual balcony, then another guy will be coming in through the unit and repairing the actual balcony and installing cantilever supports. Then when stair case work begins, entry and exit to units may be prohibited for hours at a time. Also, there is very little parking available. It is more than likely your guests will have to park at overflow parking and carry their luggage over.

CBL has decided to switch the rentals we manage at the complex to long term due to these inconveniences and the poor ratings they will bring the owners' units. However, your unit may be occupied during the entire project, so if you really desire to stick with short term rental during all this in and out and workers on your unit balcony, I highly recommend selling your unit with a flagged 'construction discount'.

August 5th, 2019

All around update! We've also updated the FAQ, check it out!

- General Contractor
 - The association entered into a contract with Pinnacle Construction
 - Pinnacle is blocking off sections of each parking lot to stage construction materials. Please be respectful of the cone and sign barriers in the parking

lots. Pinnacle will put up construction fencing and more adequate parking fencing.

- Schedule
 - We are still working with the architect and GC to get a more detailed schedule of what work will be done when. As soon as we have this we will share with the owners and post on the association's website!
 - The contractor and sub-contractor are mobilizing now
 - We expect the work to fully commence August 12th, 2019
 - The project completion date is still set for February of 2020
- Parking
 - Half of each lot is closed down and reserved for construction materials storage and staging. Please make yourself familiar with the overflow parking lot! Parking will be very limited! Owners and guests will have trouble finding a parking spot. Please visit the association website for information on the over flow parking:
<https://www.villagecentercb.org/governing-documents>
- Fireplaces
 - The board, High Mountain Hearth, and CBL will work on putting together all the information from the test in an easy to read breakdown for all owners with costs and options, to be sent out prior to the annual meeting.
- Loan
 - The loan request is on its way to the underwriter. Any owners that don't pay the assessment by August 31st, 2019 will automatically participate in the association's loan.
- Short Term Rentals
 - If you are renting your condo, please make sure to share this information with your property manager! Guests need to be aware of the limited parking, no access to hot tub, noise disturbance, etc.. potentially caused by construction.

July 22, 2019

Please see brief updates on hot topics:

- **Next Meeting:** The next meeting will be held on July 31st, 2019 at 4pm. Please see the official meeting notice for call in instructions and meeting details.

- **Financing:** The association is still perusing financing and gathering the last bit of required information. The most recent assessment schedule is a direct result of the board's efforts to secure financing. Financing is not a guarantee! Any invoices sent before securing financing are due upon receipt!
- **Fireplaces:** The board approved a test to be done with two flues that share the same chimney chase. This test is being done to get a firm idea and pricing for the flue replacement work. Flue replacement will be a separate scope of work from the larger project and assessed when necessary.
- **Construction Contract:** The association has received a signed contract from a general contractor. The signed contract is in the process of making it to the general contract so he can begin mobilization. At one time, we we're loosely quoted it would take about two weeks for mobilization.

Reminder: The hot tubs will not be opened this summer and will be out of service and relocated for the duration of the project.

Reminder: The annual meeting will be held on September 28th, 2019 at 9am.

May 23rd, 2019

The board of directors and CBL are working diligently to make this project forward. At this time, nothing has been secured, but here is an update/reminder on outstanding items-

- The board of directors is in the reviewing of bids process. There is some value engineering that needs to be done to get bids in line with budget. A general contractor has not been secured yet.
- The association is working to secure financing. However, to get approval for a loan, the association needs a signed contract from a general contractor.
- The association is currently sticking to the 2019 assessment schedule, posted on the website: <https://www.villagecentercb.org/improvements>

April 15th, 2019

Last week we had our regular meeting with Ben White. He provided a copy of a 'preliminary construction schedule', now posted to the Village Center Website. This schedule is subject to change.

Ben White continues to meet with and field questions from possible general contractors, but at this time, a general contractor has not been secured.

April 4th, 2019

Yesterday, April 3rd, 2019, the CBL crew met with Ben White to review the construction drawings. He had just a little polishing to do after speaking with our team, but we should have a PDF soon to post to the website. Here are the highlights of the scope of work we got yesterday.

- **Scope of Work Update:**
 - **RFPs-** He's requesting proposals from 5 contractors- Some of which have already expressed interest in the project.
 - **Schedule-** The schedule calls for a 2/1/20 finish date, Ben's thinking was 12/31/19 would be ideal but 2/1 is more realistic. Grant suggested adding liquidated damages to the contract if the finish date isn't met.
 - **Windows and trim-** The upper window trim will be replaced (the clerestory and triangle window trim) and the contractor will provide pricing for window and sliding door replacement for individual owners to consider.
 - **Fireplaces and flues-** Grant is working with High Mtn Hearth to see his schedule availability and Ben knows another fireplace contractor that may consider the cap and flue project. Those contractors will provide pricing for box replacement for individual owner's consideration.
 - **Insurance-** We stressed your insurance carriers request for contractors risk insurance, and discussed including a bond; Ben suggested a lien waiver instead, to cover the HOA in the unlikely event that the GC fails to pay a contractor or a vendor. More discussion on this topic is occurring.
 - **Retainer-** suggesting 5% on the first 50% of pay requests and 10% after that.
 - **Gutters-** gutters with heat trace will be located over the plaza decks on both buildings and Emmons north side (that roof will be torn down). We talked at length about where that water will terminate, and have made suggestions to Ben regarding the drain on the south of Emmons that dumps into the creek across Gothic. Better grading/drainage is also planned for the buildings, but the dump point for the gutters needs more thought.
 - **Landscaping-** river rock and reseeded.
 - **Concrete tees-** Ben's come up with an alternative that will work within the budget; steel beams running alongside the tees.
 - **Plaza deck resurface-** He will suggest to the GC that a specific concrete business (who owns a unit at Village Center) get a chance to bid on the plaza decks surface repairs and also repairs to the first floor of the AX building, including installation of 2 handrails that simply don't exist now, and should per code.
 - **Emmons retaining wall-** to the left from the parking lot view, this wall is in very poor shape. New timber wall is in the plan.
 - **Metal wainscoting-** along the 2nd level that gets exposed to snow and rain. If the metal proves to be a budget breaker, Ben has alternative ideas.
 - **Roof-** the engineers advised that roof fall protection should be installed before contractors get up there to paint, work on the chimneys, replace trim, make roof repairs, install new snow fencing, etc. and we are well on our way with EM already, planning to have both buildings done by early May so long as the snow allows. CBL is taking care of this.
 - **Paint-** Ben is using the Wood Creek colors, told us that someone on the Board suggested that.

- **Stairs-** Fearful of the budget, Ben is not planning to include full replacement of the treads and stringers, instead just replacement as needed.
- **Decks-** knee bracing will be used to shore up the wider decks, with aesthetic timbers.
- **EM hot tub roof-** that roof is unstable, needs to be rebuilt, it appears to have been added in recent years (CBL didn't know that until today). The rebuild will be attractive, with more aesthetic timbers, as with the deck bracing, adding curb appeal while addressing the problem.

April 1st, 2019

Village Center is working to commence a large capital repair project this summer. Several owners have asked for updates as the project moves along, so this is our new “blog” for Village Center owners.

So, here's where the project currently stands:

- The association has already committed close to \$200K towards the capital repairs on architect fees, engineering fees and roof repairs.
 - Architect Update:
 - The architect reviewed the structural engineering report and put together a capital repair plan addressing structural concerns, while giving both buildings a face lift too.
 - On March 27th, 2019, the architect met with two contractors for a preliminary review of the construction drawings before sending them out for bids. The drawings should be sent as RFPs the week of April 1st, 2019. Village Center should be securing a general contractor soon!
 - Roof Update:
 - Snow Team CB has nearly completed installing fall protection on both roofs and sealed up the source of several reported leaks. The roofs are aging, and Snow Team worked diligently to keep the snow weight load low and leaks to a minimum this winter.

Frequently Asked Questions

Q: Will CBL inform my guests and property manager of the construction?

A: CBL will ensure all owners are informed of the workings of the remodel; we advise all owners reach out to their property managers and guests. CBL does not have a list of all the small, independent property managers used at the complex. Please inform your property manager and guests! CBL and the association is not liable for any lost revenue due to renovation.

Q: What will affect short term renters?

A: A variety of construction activities could affect short term renters, but the most notable are noise disturbance, occasional limited access to units, hot tubs have been emptied and are closed for the duration of the project, limited parking and dust. This is not an all-inclusive list of possible disturbances.

Q: Will noise affect the occupants of my unit?

A: The town of Mt. Crested Butte has a noise ordinance in place for construction activities. Here are the specified hours that heavy construction noise is permitted:

Monday - Friday 7:00 a.m. to 7:00 p.m.
Saturday 7:00 a.m. to 6:00 p.m.
Sunday 10:00 a.m. to 5:00 p.m.

To see what other rules the town of Mt. Crested Butte has in place for construction activities, please visit or click the following link:

<https://www.mtcrestedbuttecolorado.us/?SEC=6B886C59-FF70-4746-A75C-44FE74DC7783>

Q: Will construction activities affect access to my unit?

A: You will be able to occupy your unit for the duration of the construction, however the scope of work does include replacing stair treads and work in the stairways which may limit your access for brief periods of time. We will share information as it becomes available.

Q: What's the timeline of the project?

A: The project will be starting by August 12th, 2019 and be completed by February 2020.

Q: Who can I contact for more information?

A: Please reach out to Sierra, Operations Intern at CBL. She is in the middle of all of the communication and if she doesn't have an answer for you, she will work to find one. You can reach her at 970-349-2449 or Sierra@CrestedButteLodging.com

Q: What is being done / what will the completed project look like?

A: Please see the 'Construction Elevations' posted to the Village Center website at: <https://www.villagecentercb.org/improvements>

Q: What should I do about potential loses in short term rent?

A: Some owners may consider renting their unit long term during construction to ensure they collect rental income and don't receive bad reviews due to inconvenience caused by construction. If you're interested, CBL offers a long term rental management service. Feel free to reach out to our Long Term Manager, Paula, at 970-349-2449.

Q: Will the association secure financing on the owner's behalf?

A: The association has applied for financing, we are still waiting for final approval. Any owner that does not pay the assessment in full by August 31st, 2019 will automatically participate in financing at an amortized interest rate.

Q: Will there be limited use of the parking lot?

A: Parking will likely be tight as materials will have to be stored in the parking lots at both buildings. Please refer to the 'Over Flow Parking Instructions' for information on additional parking that should be available during the renovation. The 'Over Flow Parking Instructions' can be found at:

<https://www.villagecentercb.org/governing-documents>

Q: Will internet and cable services be disconnected?

A: There may be a temporary interruption in services.

Q: What is the plan for fireplaces?

A: A test is being completed to see what the cost and means of repairing the flues will be. The flues will be a separate scope of work and assessment. Timing of work to be determined. The board, High Mountain Hearth, and CBL are working to put together a complete, easy to follow, picture of the scope of work to share with the owners prior to the annual meeting.

Q: When is the next meeting?

A: The annual meeting is the next meeting and will be held on September 28th, 2019 at 9am.