

Upper Village HOA Pool Renovation Project

Frequently Asked Questions

What are the major features planned for the renovated pool?

The new facility will provide two new features: entry to the pool from inside the building and two large stainless steel hot tubs. In addition, all tile, coping, and decking around the pool will be replaced and the entire pool will be re-plastered. The final product should look like a totally new pool and spa facility with a completely renovated pool and two new exterior Hot Tubs. Some type of secured entry will be provided to minimize unauthorized use of the pool. Finally, the new structure will have an appealing “Breckenridge” exterior design.

What is the timing for start and completion of the project?

The architect estimates that it will take 8 to 10 weeks following approval by the UVHOA to develop working drawings and specifications and to obtain construction bids. Assuming approval at a May 23, 2009 meeting, construction could start as early as August 1, 2009. Construction is expected to take five months.

How firm are the cost estimates for the project at this point?

All of the contractor’s interviewed felt reasonably good (+ or – 5 to 10 percent) about their estimates provided the project scope is not changed. The key to meeting the cost estimates is getting started by July 1 so that all concrete can be poured by October 1.

When will the special assessment be due?

The full assessment will be due July 1, 2009. It will be added to the quarterly dues for each property.

What happens if an individual property owner cannot or does not pay their share of the special assessment?

The special assessment for the pool will be made to each of the 22 owners in the UVHOA. It will be up to each owner to decide how to fund the assessment and how to handle members that cannot or do not pay a special assessment if the owner makes one. We know of two owners that plan to fund the UVHOA assessment from their reserve fund. Others may use a combination of reserve fund and special assessment.

How will the current reserve fund balance be used?

The Board would like to hold the current reserve fund balance as an added contingency until the pool project is completed. Then, to the extent funds are remaining, we would like to maintain a small, say \$25,000 reserve fund, fund a working capital fund with an initial balance of \$25,000, and rebate any balance to owners.

How will the contractor for the project selected?

Marc Hogan, our architect, and Dave Hartman selected six local contractors to submit preliminary project cost estimates including a fixed percentage fee for the contractor's profit, overhead, and supervision. At this point the contractor's are asked to submit a low, medium, and high cost estimate.

One of the six contractors dropped out immediately believing his overhead was too high to allow them to compete for the job. The other five contractors submitted proposals on April 13, 2009 using a format Marc Hogan has developed to make it easy to compare estimates. Marc Hogan summarized the bids on one sheet and submitted to the UVHOA Board members. After reviewing these results, the Board decided to drop one contractor because his profit, overhead, and supervision quote was nearly twice the other contractors. The Board then agreed to have Wade Dover and Dave Hartman meet with the other four contractors to get a better feel for each contractor's capabilities, experience, and quality of their cost estimates and project schedule. These meetings were held on April 24, 2009. Results of the

contractor interviews were discussed with the Board on April 28th, 2009 and TCD was selected as our general contractor for the project.

What other alternatives did the Board consider before recommending the renovation project?

The first alternative considered was the plan proposed at the annual meeting in December 2008, i.e., spend about \$250,000 over the next five years to maintain the existing facility in a safe manner before doing a major renovation. This alternative would have required increasing dues substantially for the next three or four years to provide adequate buildup of the reserve fund. Rather quickly the Board decided that this was not the best way to proceed. The current 30 plus year old pool facility is worn out and out of date. Just as many of our member associations have decided to update to a more modern look, the Board felt it was time to do the same with the pool.

After deciding to look seriously at a major renovation, the Board decided to proceed with the plan presented at the December annual meeting. Previous Board's had considered a plan to renovate the current building. Doing this has a couple of major drawbacks. The building is not located in the best place from a pool operating efficiency standpoint, especially if new spas are to be added. Secondly the building cannot be updated to meet the Americans with Disabilities Act because to the way the foundation is designed. The Board briefly discussed a more extensive upgrade, i.e., new and larger pool. This plan was dismissed because of the current economic climate and the Board's sense that members would not support a more expensive renovation.

What is the estimated cost to close the pool and convert to open space?

Based on discussions with some contractors and pool companies, we believe the pool facility could be completely removed and the area returned to its natural state for \$150,000 to \$200,000. This assumes there are no hazardous materials issues. Should this assumption be wrong, costs could increase substantially. We will need a Hazmat inspection before demolishing the current facility, so we will know whether or not there are any serious environmental issues that could increase removal costs.