

The background of the entire page consists of horizontal, wavy stripes in black and white, creating a sense of movement and depth. The stripes are more densely packed and wavy in the lower half of the image, while they become more horizontal and sparse in the upper half.

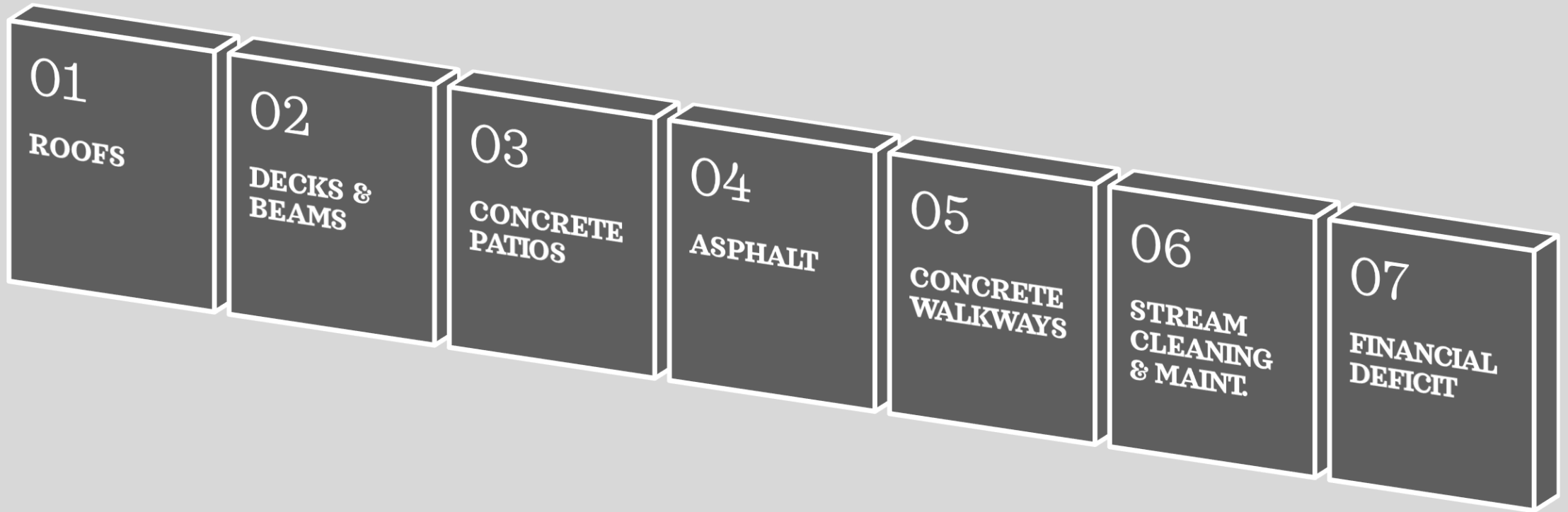
# STREAMHOUSE

PROPOSED COMMUNITY REVILAZTION  
PROJECT PLAN

# INTRODUCTIONS

- Volunteer Board of Directors
- Community Manager – Kaycie Lambright
  - Powerstone Property Management
- Construction Manager – Conor Ross, Project Manager – Matt Nawabi
  - Ross Construction Management

# WHY ARE WE HERE?





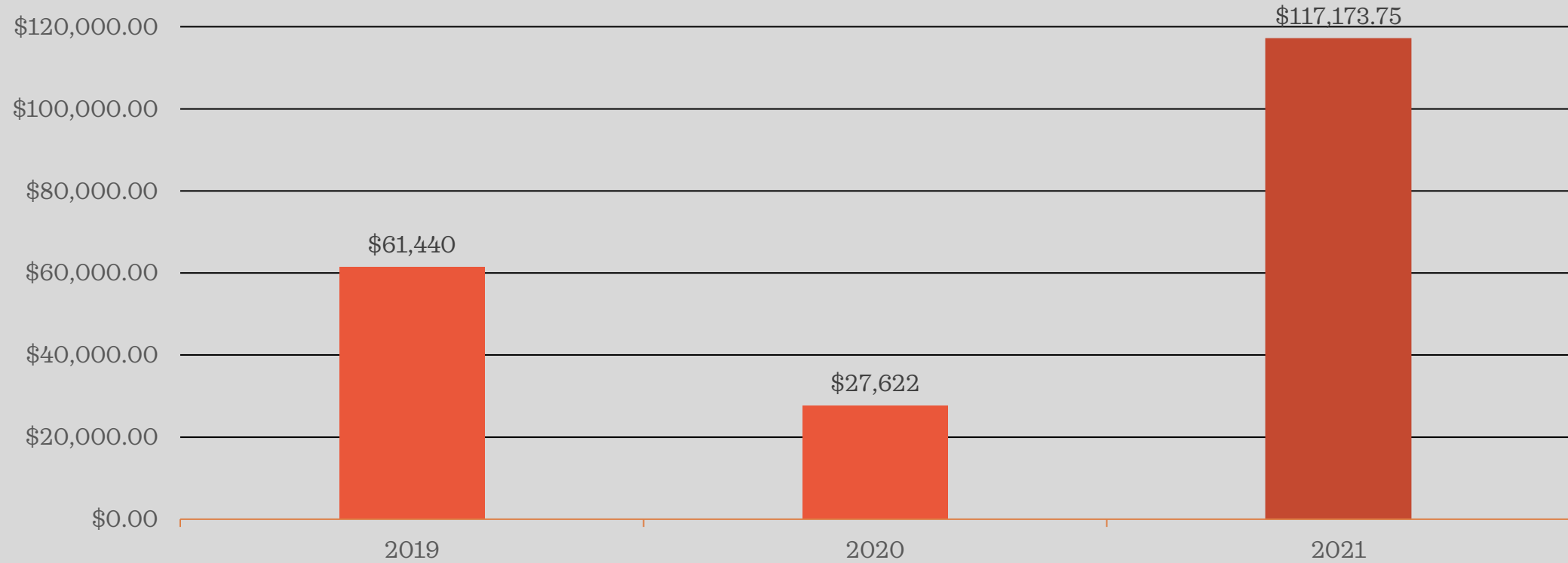
# 01 ROOFS

Flat roofs are deteriorating and costing the HOA in leak-related expenses and repairs



# ROOF LEAK RELATED EXPENSES

3 Year Roof Leak Expenses - \$206,235.75



# Current Roof Condition

- Poor – very poor
  - Well past useable life
- Multiple roof systems
  - Built-up Roofing Systems (hot mop roofs)
  - Torch down roofs
  - Coatings on both (stop-gap measure)

# Current Roof Condition

- Indicators of roof failure
  - Coating delamination from ponding
  - Crack telegraphing through the asphaltic roofs
- Recent Maintenance (Antis Roofing and Waterproofing)
  - All visible failures were addresses
  - New failures are already showing up
  - Frequency of failures is increasing as the oils degrade
- Ponding
  - Increases failures
  - Voids BUR warranty
  - Proposed roof is ponding resistant



# Coating Issues





# Coating Issues





# Coating Issues





# Coating Issues – Ponding Water



Inside  
Leak  
Examples  
at Stream  
House  
HOA





Previous  
Failure  
Areas -  
Pipes





Old Leak  
Areas - New  
System  
Addresses  
Them  
Completely





# Materials Being Used & Warranty

- IB Roof Systems – 60-mil PVC Roofing System
  - Extended 25-year Total Systems Warranty
  - Seams are welded with hot air, not an open flame.
  - PVC roofing is basically a modified pool liner, so any current ponding water is not an issue with this system and does not void the warranty.
  - All your weak points in your roofing system become your strong points with IB PVC.
  - Improved UV reflection



# ROOF BIDS

Stream House Flat Roofs Bid Comparison							
VENDOR		Antis		Fontaine		Celoseal	
PRODUCT		Single-Ply		Single-Ply		Single-Ply	
Building Style	QTY	Cost per Building	Extended Cost	Cost per Building	Extended Cost	Cost per Building	Extended Cost
A	6	\$22,603.69	\$135,622.14	\$24,577.00	\$147,462.00	\$23,975.00	\$143,850.00
B	15	\$23,344.32	\$350,164.80	\$25,435.00	\$381,525.00	\$24,398.00	\$365,970.00
C	11	\$38,560.92	\$424,170.12	\$41,755.00	\$459,305.00	\$39,973.00	\$439,703.00
D	12	\$43,524.12	\$522,289.44	\$47,320.00	\$567,840.00	\$44,913.00	\$538,956.00
E	5	\$46,169.23	\$230,846.15	\$50,142.00	\$250,710.00	\$47,899.00	\$239,495.00
F	3	\$45,207.37	\$135,622.11	\$49,047.00	\$147,141.00	\$46,976.00	\$140,928.00
BUILDINGS	52	Project Total	<b>\$1,798,714.76</b>	Project Total	<b>\$1,953,983.00</b>	Project Total	<b>\$1,868,902.00</b>

# ROOF SOLUTION BUDGET

ROOF			
Item		Amount	Notes
Total Re-Roof Contract		\$1,868,902.00	Middle Bid
Roof Contingency	15%	\$280,335.30	Estimated
Abatement		\$50,000.00	Estimated
<b>Total</b>		<b>\$2,199,237.30</b>	



# 02 DECKS & BEAMS

DECKS ARE BEGINNING TO FAIL

# Current Condition of Decks

- Ok to Poor
  - Decks rated “ok” need a maintenance coat
  - Decks rated poor have (or will soon) fail
- 222 total decks at Streamhouse (154 front and 68 rear)
  - 26 are rated “ok”
  - 196 are rated “poor”
- Maintenance
  - Catches issues before they become major
  - Keeps “ok” decks from becoming “poor” decks
  - Should be coated every 4 years



# DECKS



# DECKS





# DECKS



# DECKS





# DECK BUDGET

DECKS			
Item		Amount	Notes
Deck Repair		\$479,861.82	High Bid
Beams		\$100,000.00	Budget
Deck Contingency	30%	\$173,958.55	Estimated
Deck Inspection		\$5,779.21	Paid - Complete
<b>Total</b>		<b>\$759,599.58</b>	



# 03 CONCRETE PATIOS

# Current Condition of Concrete Patios

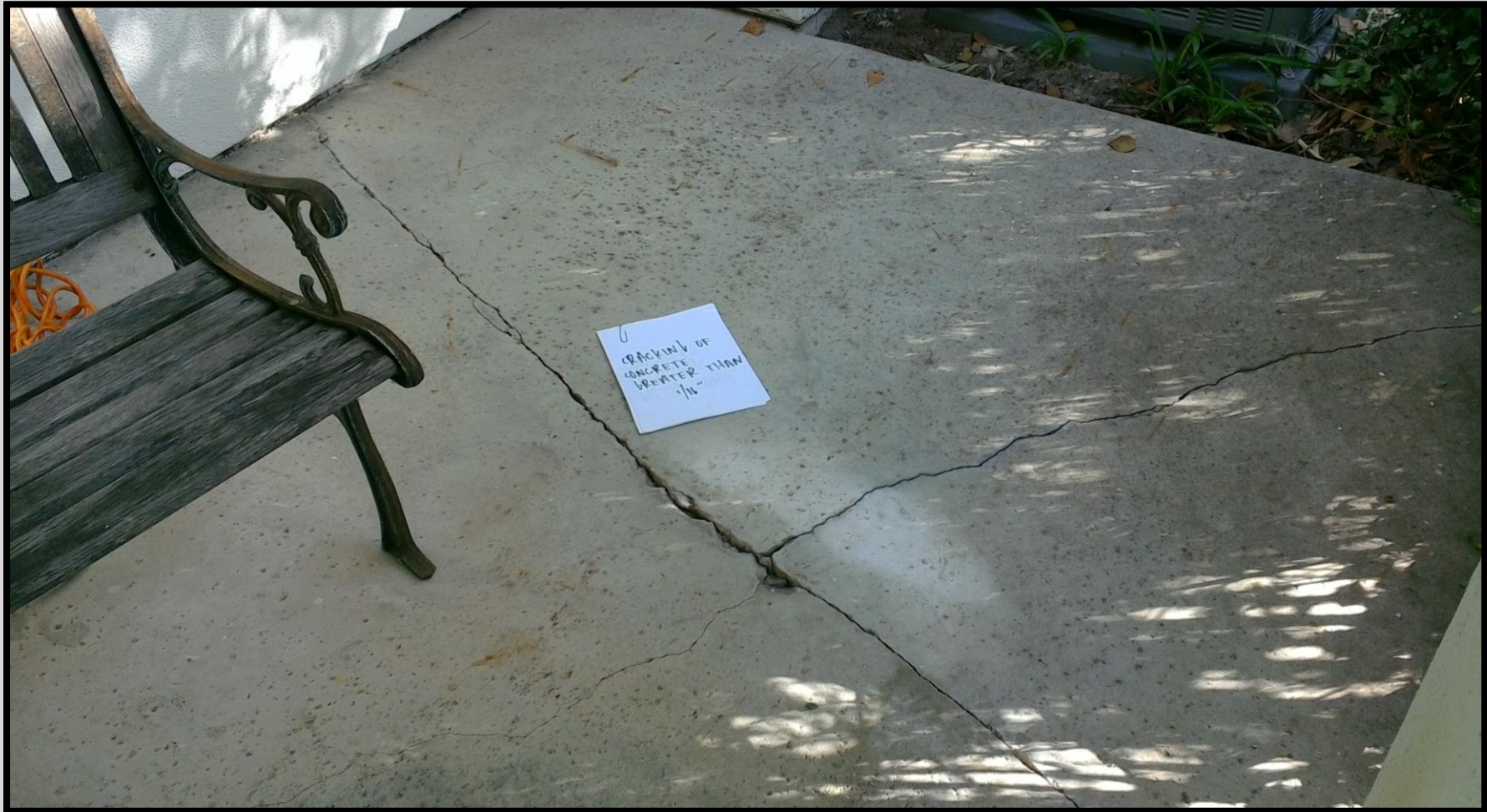
- Ok to Poor
  - “ok” rating requires no work
  - “poor” rating signifies one of the following
    - Cracks due to settling
    - Cracks due expanding rebar
    - Shifting for various reasons
- 166 total concrete patios at Streamhouse
  - 131 are rated “ok”
  - 35 are rated “poor”

# EXISTING ISSUES





# EXISTING ISSUE



# EXISTING ISSUE





# CONCRETE PATIOS BUDGET

CONCRETE PATIOS			
Item		Amount	Notes
Concrete Patio Repair Cost		\$210,000.00	Estimated
Engineer		\$3,500.00	
Concrete Patio Contingency	15%	\$31,500.00	Estimated
<b>Total</b>		<b>\$245,000.00</b>	



# 04 ASPHALT

The streets have reached the end of their useful life.















a)

b)

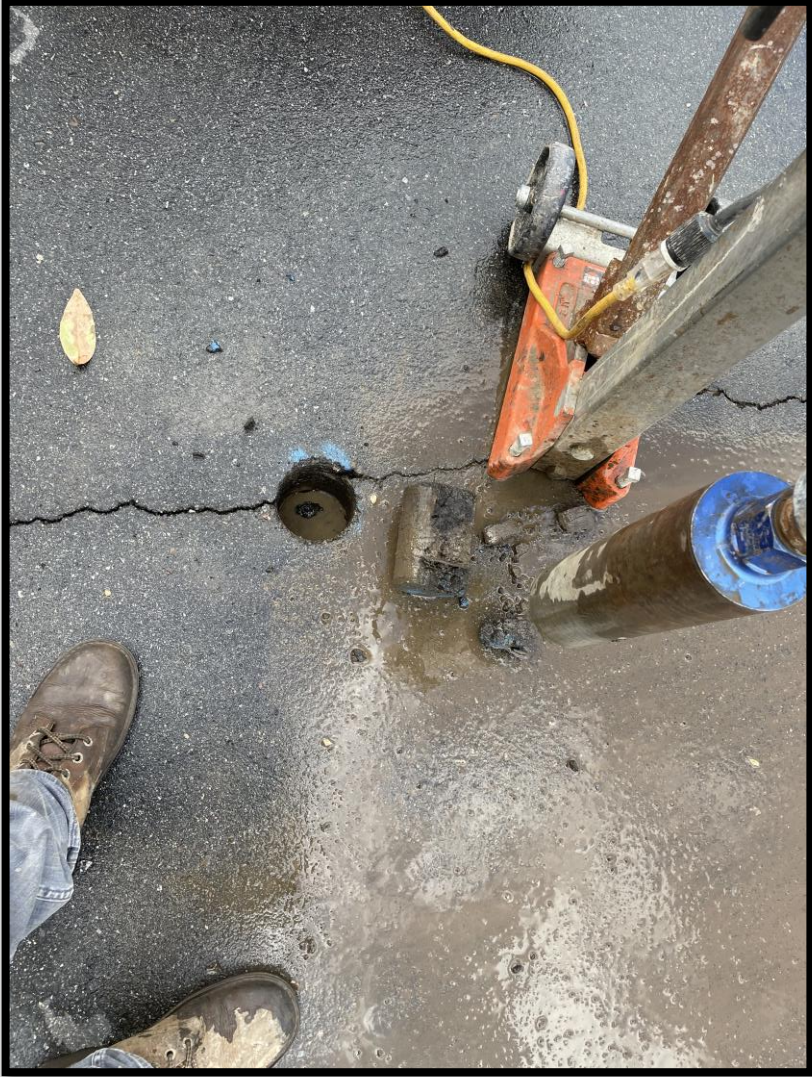




c)



d)





# Coring Report

Core #	Location	AC (in)	AB (in)	Notes/Subgrade
1	5715 Stillwater, Unit 1	3.75	6	Firm subgrade, River Rock AB, core taken on Old AC
2	5727 S. Stillwater, Unit 12	3.1	6	Firm subgrade
3	5739 E. Stillwater, Unit 2	3.1	6	Firm subgrade, core taken on newer AC
4	152 N. Singlewood, Unit 4	3.8	6	Firm subgrade, core taken at parking stalls
5	166 N. Singingwood, Unit 1	3.4	6	Firm subgrade, core taken on old and new AC
6	190 N. Singlewood, Unit 13	3.5	6	Firm subgrade
7	222 N. Singlewood, Unit 1	2	6	Firm subgrade
8	5845 Creekside, Unit 27	3.25	6	Firm subgrade
9	5845 Creekside, Unit 29	3.5	6	Firm subgrade
10	5744 Creekside, Unit 55	5.5	6	Firm subgrade, fabric encountered 1" below AC
11	5744 Creekside, Unit 43	5.25	6	Firm subgrade, fabric encountered 1.25" below AC
12	5744 Creekside, Unit 30	6	6	Firm subgrade
13	5744 Creekside, Unit 5	3.25	6	Firm subgrade, fabric encountered 0.75" below AC
14	5744 Creekside, Unit 36	4	6	Firm subgrade, fabric encountered 1.5" below AC

# Asphalt Bids

Stream House Asphalt Bid Comparison						
VENDOR	CITY SERVICE		JB BOSTICK		QUICKEL	
PRODUCT	ASPHALT		ASPHALT		ASPHALT	
STREETS	1.5"+ mill & Overlay with Forta-Fi	Option 1 Full Remove & Replace	1.5"+ mill & Overlay with Forta-Fi	Option 1 Full Remove & Replace	1.5"+ mill & Overlay with Forta-Fi	Option 1 Full Remove & Replace
SUBTOTAL	\$ 133,000.00	\$ 198,900.00	\$ 117,609.00	\$ 183,496.00	\$ 163,990.00	\$ 203,990.00
SEAL COAT	\$ 26,250.00	\$ 26,250.00	\$ 11,812.00	\$ 11,812.00	INCLUDED	INCLUDED
ASPHALT TOTAL	\$ 159,250.00	\$ 225,150.00	\$ 129,421.00	\$ 195,308.00	\$ 163,990.00	\$ 203,990.00



# ASPHALT BUDGET

ASPHALT			
Item		Amount	Notes
Total Asphalt (Remove and Replace)		\$225,150.00	Middle Bid
Asphalt Contingency	20%	\$45,030.00	Estimated
Coring		\$2,416.00	Paid – Complete
<b>Total Asphalt</b>		<b>\$272,596.00</b>	



# 05 CONCRETE WALKWAYS



# 05 CONCRETE WALKWAYS

- The walkways within the community have shifted over time, resulting in trip hazards
- Scope of work
  - Trip hazard grinding
  - Crack repair
  - Remove and replace

# CONCRETE WALKWAYS





# CONCRETE WALKWAYS



# CONCRETE WALKWAYS BUDGET

<b>CONCRETE WALKWAYS</b>	
<b>Item</b>	<b>Amount</b>
Trip Hazard Grinding	\$7,525.00
Crack Repair	\$1,360.00
Concrete – Remove & Replace	\$23,810.00
<b>Total Concrete Walkway Repair Cost</b>	<b>\$32,695.00</b>





# 06 STREAM CLEANING & MAINTENANCE

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- Deferred maintenance of draining and cleaning the streams and preventative maintenance on the pumps has caused costly repairs that the association cannot keep up with.
- Lake Maintenance Cost - \$28,750





# 07 FINANCIAL DEFICIT REIMBURSEMENT

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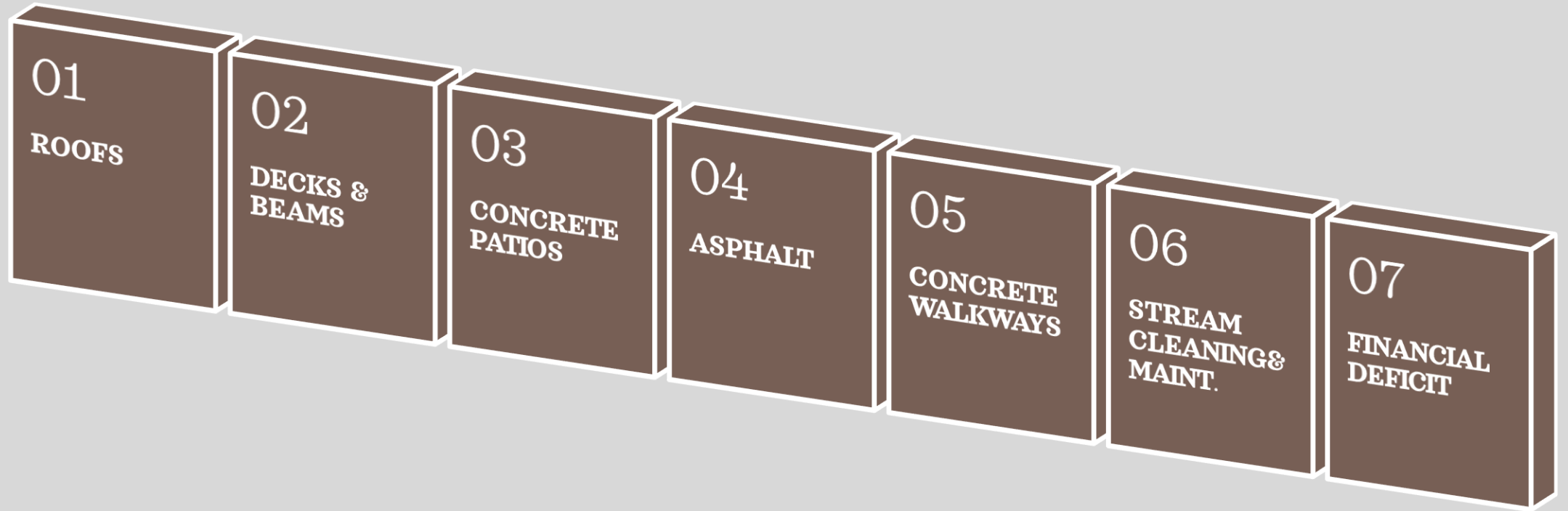
- Streamhouse has been borrowing money from the Reserves for years to cover Operating Expenses.
- Reserves need to be reimbursed
- Deficit (reimbursement amount) - \$60,000



# The Decision is Yours!

- Survey
  - Emailed to all Owners with an email on record
  - Vote for the projects you feel should be included in the project plan
  - Data
    - Will be reviewed and assist in project design
  - Please be understanding
    - All Owners have the ability to help design the project, it may not be exactly what you voted for

# PROJECT BUDGET - EXAMPLE 1

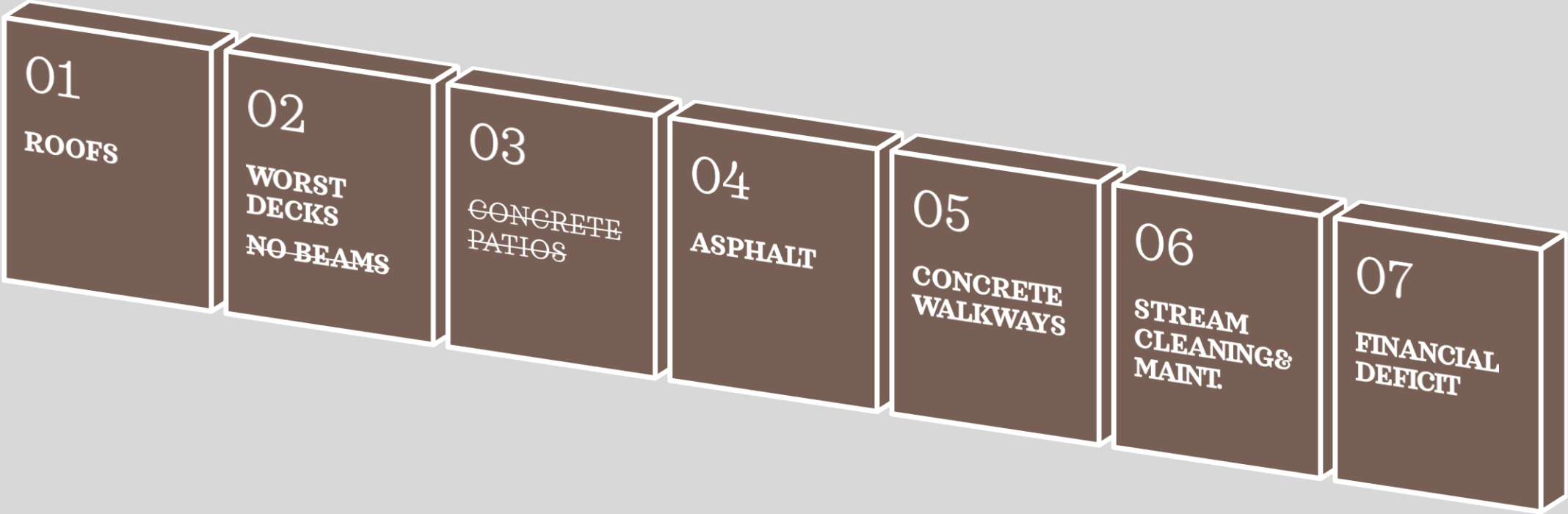


# PROJECT BUDGET

EXAMPLE 1	
Total Re-Roof Cost	\$2,199,237.30
Total Asphalt	\$272,596.00
Total Concrete Patio Cost	\$245,000.00
Total Balconies Cost	\$759,599.58
Total Concrete Walkways Cost	\$32,695.00
<b>Subtotal (All Projects)</b>	<b>\$2,978,304.03</b>
Contingency & Project Mgmt., Misc.	\$754,196.65
<b>Project Total</b>	<b>\$3,732,500.68</b>
Lake Maintenance	\$28,750.00
Deficit	\$60,000.00
<b>Project Total (Including Deficit)</b>	<b>\$3,821,250.68</b>



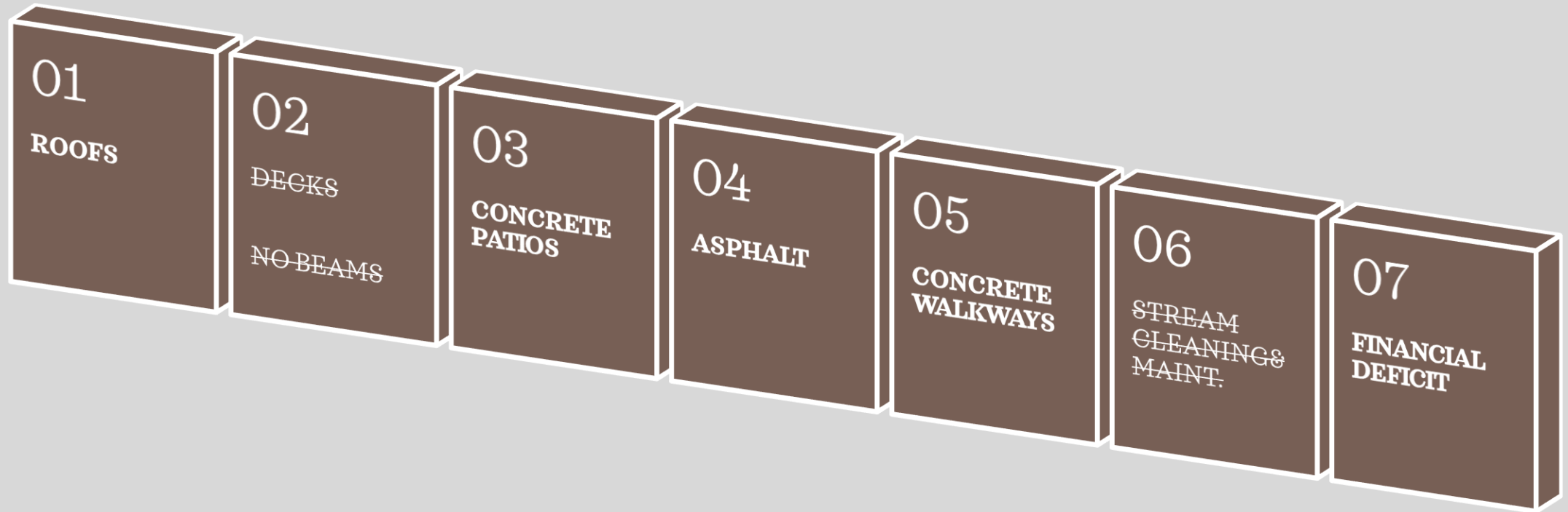
# PROJECT BUDGET - EXAMPLE 2



# PROJECT BUDGET

EXAMPLE 2	
Total Re-Roof Cost	\$2,199,237.30
Total Asphalt	\$272,596.00
Total Worst Decks Cost	\$533,283.34
Total Concrete Walkways Cost	\$32,695.00
<b>Subtotal (All Projects)</b>	<b>\$2,590,714.62</b>
Contingency & Project Mgmt., Misc.	\$641,400.62
<b>Project Total</b>	<b>\$3,232,115.24</b>
Lake Maintenance	\$28,750.00
Deficit	\$60,000.00
<b>Project Total (Including Deficit)</b>	<b>\$3,320,865.24</b>

# PROJECT BUDGET EXAMPLE 3





# PROJECT BUDGET

EXAMPLE 3	
Total Re-Roof Cost	\$2,199,237.30
Total Asphalt	\$272,596.00
Deck Inspection	\$5,779.21
Total Concrete Walkways Cost	\$32,695.00
<b>Subtotal (All Projects)</b>	<b>\$2,184,942.21</b>
Contingency & Project Mgmt., Misc.	\$489,235.97
<b>Project Total</b>	<b>\$2,674,178.18</b>
Deficit	\$60,000.00
<b>Project Total (Including Deficit)</b>	<b>\$2,734,178.18</b>

# SURVEY MONKEY

- Please participate
- Your input will determine the direction of the project
- Please attend the next Town Hall meeting where we present the refined plan and financial solution
  - Date to be distributed



QUESTIONS?