



Entrance Siding & Railing Project

What Needs To Be Done

In 2019 the association completed a Siding & Railing Project on the lakeside and eaves of each building. This project was very successful. It resolved the problems of deteriorating materials, infestation of insects and critters, and enhanced the visual aesthetics of the buildings.

Now the Board is looking at the Entrance (parking lot) side of the buildings. Given the condition of the exterior walls this project should be implemented in the next several years.

The Masonite or Fiberboard exteriors are 35 years old. The panels are showing serious signs of bowing and warping at pressure points near the box plates causing additional damage on panels below and on the side of these damaged panels. Some panels are scared by exterior damage and others in the Ground Floors have been damaged by water sitting next to the building.

Scope Of The Project

As addressed in the 2019 Siding and Railing project, the Board is considering an Entrance Siding and Railing project. Due to the complexity of buildings, this project is much more complex and more expensive. The Board recommends that this project be completed in the next 2 -3 years.

The project would include the following:

- Replacement of damaged panels
- Removal of all Lockout thru-wall air conditioners
 - Including those on side of Pool Building
- Patching exterior wall where thru-wall air conditioners have been removed
 - Air conditioners will be left for owners to keep, sell. or APCOA would discard
- Siding the entire surface of each building on the entrance side including:
 - Recessed entrance areas
 - Behind stairs and handrails
 - Behind or around electric boxes and cable connections
- Replacing and painting all window and exterior trim
- Replacing wood railings with metal railings meeting current code standards

This Entrance Siding & Railing project consists of 2 parts:

- APCOA responsibilities
 - Project management – Oversight of contractor
 - All exterior work
 - Replacement of boards & filling air conditioner holes
 - Replacement of all window and exterior trim
 - Siding and Railing installation
- Unit Owner Responsibilities
 - Interior tasks due to removal of thru-wall air conditioners
 - Filling the interior wall with insulation
 - Patching the wall with dry wall
 - Painting the patched area
 - Adding a vent to the furnace duct work to heat/cool the lockout area

Potential Cost Of Project

The Board has acquired a Proposal for the Exterior Tasks from Greater Ozark Exteriors:

• Entrance Siding, Railing, & A/C Removal:	\$ 392,842
○ Estimate 10% Overage:	<u>39,284</u>
○ Total Exterior Cost:	\$ 432,126
• Per Unit Assessment:	\$ 6,450
○ Estimated Owner Interior Costs:	<u>900</u>
○ Potential Owner Costs:	\$ 7,350

Owners Wanting To Remove Thru-Wall Air Conditioner Prior To Project:

- Several owners have already removed these air conditioners
- The Board has guidelines for this process and approved contractors
- Owner expense and responsibility

Potential Impact On Unit Value

Although the potential impact on unit value cannot be determined and cannot be measured against economic conditions, both the Lakeside Siding & Railing Project and the construction of our own Water System have significantly increased unit value.