

# **THE QUINTET CONDOMINIUMS**

## **Status Report**

**Date: June 27, 2017**



**COST ANALYSIS OF ALL PROPOSALS SUBMITTED AT THIS MEETING**

Below is a cost analysis of all proposals submitted during this meeting. This will help you see the “bigger picture” all at once instead of reviewing individual proposals one-by-one. This will also help you to determine if the expense is included in the budget or reserve funds. Here is the analysis:

ITEM	COST	APPROVAL STATUS	INCLUDED IN THE OPERATING BUDGET?	INCLUDED IN THE RESERVES?
Building 2 domestic water supply line leak in galvanized pipe	\$4,895	Pending	Yes	No
Bldg 3 remodel	\$10,629 as estimated by floors with flair	Pending	No	Yes
Workers comp insurance for employees and volunteers	Annual SAIF is \$4,063 and annual Preferred Property is \$4,820.	Pending	Yes	No

**Board Action Required?** *Yes, Board should review the above and advise if you approve/deny.*

**Building 2 Domestic Water Lines Degrading/Leaking**

There is a pin hole water leak in the building 2 galvanized domestic water supply lines. These lines are galvanized due to Portland acidic water, have been known to degrade over time. These lines need to be replaced. There are 2 lines at 42’ at a 4” diameter.

**Board Action Required?** *No. Provided for your information only.*

**Window Security Grates**

In progress. The Vendor, Anderson Door & Window has become behind in their installation schedule and there was a delay in the start date. We will continue to try to obtain a start date on this work.

**Board Action Required?** *No. Provided for your information only.*

### **Water Pressure Pump Issues**

Resolved. The backflow testing vendor, united fire and safety, did not fully open the valves after the testing, thus the lower water pressure. We have asked the backflow testing vendor to cover the costs of the pump vendor we called out to check the pumps.

**Board Action Required? No. Provided for your information only.**

### **Rental % Reporting**

The current Quintet rental percentage is 13%, which is composed of 28 rentals out of 206 units. Of the 30 units rented, 6 are rented to family members of the owners. The amount of rentals this month is down 1 from last month.

**Board Action Required? No. Provided for your information only.**

### **Building 2 painting**

In progress. The front, sides, and ½ of the back are prepped and primed. CMI is meeting with Miller Paint / STO / Jenkins onsite to review prep procedures. CMI is spending a minimum of 1 hour onsite daily to document issues and work with the painters to resolve issues. The scaffolding on the East side of the building will be moving to the West side of the building in about 2-3 weeks to start the prep/prime process there.

**Board Action Required? No. Provided for your information only.**

### **Clubhouse painting repairs / window caulking**

PureSpace is due to start this work on July 5<sup>th</sup>. Soon after Jenkins will start the painting and work.

**Board Action Required? No. Provided for your information only.**

### **Building 3 Remodel**

Steve Meyer confirmed with Don Martin that they did not want to provide the materials on the floor tile/laminate. Steve called Don Martin and asked if they would quote the materials 3 weeks ago. Don Martin said they could and would quote the materials. Since then Don Martin did come back to re-measure and Steve has connected with them on the phone at least twice to obtain their bid. In the last 3 days, Steve has called Don Martin several times on both office/cell numbers and was unable to connect with anyone at the company. No bid was submitted. Steve did obtain an estimate on tile materials to be a minimum of \$2,500, \$700 for grout and \$600 for laminate. CMI re-ran the numbers and here is the summary.

**Quintet Bldg 3 Lobby Remodel Bid Comparison Sheet**

Item	Consultants Budget	Don Martin	Floors With Flair	Item That Can Be Completed In House
Flooring - Elevator	\$7,560	\$810	\$613	
Flooring - Lobby	included in elevator flooring	\$5,192	\$9,231	
Paint	\$2,500	\$3,213		yes - \$1200 paint estimate
Base Molding	\$3,000	\$1,953	\$523	
Window Sills Molding	included in base molding	Included in base molding	\$262	
Mail Area Fromica	included in base molding	\$388	\$262	
Elevator Light Grid	\$150			yes use budget number
Wall Lighting	\$400			yes use budget number
Cadet Heater Replacement	\$190			yes use budget number
Bulleting Boards	\$140			yes use budget number
Additional Consulting	\$200			
Estimated Materials Not In Bid		\$3,800		
<b>TOTAL</b>	<b>\$14,140</b>	<b>\$15,356</b>	<b>\$10,891</b>	
<b>Additions - elevator laminate</b>	<b>\$600</b>			
<b>All items highlighted total</b>	<b>\$11,223</b>			

**Board Action Required? Yes, Board should review the bid comparison spreadsheet and approve the recommended course of action. CMI recommends floor with flair and they can order the materials now and start in 3 weeks.**

The drain spout extensions were made by our staff for all drain pipes. Jenkins is assembling these and painting. This will continue as the project moves forward. Apex has installed the short gutters/downspouts on the ½ of the building that has the scaffolding and will complete the remainder of the installations on the other ½ of the building when the scaffolding is moved. There was one section of gutter / downspout that was blocked by scaffolding and this will be installed when the scaffolding is being removed.

**Board Action Required? No. Provided for your information only.**

#### **Quintet Email / Email Alias Reinstatement**

Done and no further issues have arose.

**Board Action Required? No. Provided for your information only.**

#### **Insurance Claims From Storm Damages**

Repairs are in progress. I received an updated claim pay out this morning from American Family on additional work that needed to be done to complete unit 119. Here is what Eric Boe stated from American Family Insurance:

***I am following up regarding the claim for the ice dam water damage at the Quintet Condominiums January 17, 2017. We have been informed by Charter Construction that the repairs have been completed to units 119 (Kiley) and 129 (Wu). Ms. Kiley's unit requires some revisions in order to complete the repairs and our revised estimate and claim summary are attached. The estimate for Ms. Wu remains unchanged. As the repairs to unit 119 has been completed, we are issuing our supplement payment for those repairs at this time to include the depreciation previously withheld. There was no depreciation applied to The Wu's repairs, so no additional payment for that unit is required. Our payment breakdown is as follows:***

##### ***Summary For Structure/Dwelling***

***Replacement Cost Value \$26,226.21***

***Less Remaining Depreciation (\$933.54)***

***Actual Cash Value \$25,292.67***

***Less Deductible (\$10,000.00)***

***Less Previous Payment (\$13,987.47)***

***Net Claim Supplement Payment To You \$1,305.20***

##### ***Other Payments:***

***Pending Structure Mitigation of 129 & 139?***

***Pending Completed Repairs of 139***

**Board Action Required? No. Provided for your information only.**

#### **Deck Sloping Issues**

The association's attorney, Steve Russell, and Steve Meyer reviewed the issues and findings from Dwight Lockwood and Charter Construction. Steve Russell's legal opinion is in the Board packets and states the following:

***I understand that several of the decks at the Quintet (we don't yet know how many) have at least part of the deck surface that is reverse-sloped, meaning that at least part of the deck – I gather the part closest to the sliding glass door connecting the deck to the unit interior - slopes toward the unit, not away from it. As a result, heavy rain (or rapid snow and ice melt) intrudes into some units through the sliders.***

***Not surprisingly, the decks are limited common elements (Declaration, 6.2). Surprisingly, though, maintenance, repair and replacement of the deck is the responsibility of the individual unit owner to which that deck pertains. (Declaration, 7.1( c )). I have no record of this section being amended; please let me know if you do.***

***You and I haven't talked about what practical things the Association might do to help owners address reverse-sloping issues, and I'm happy to do that if you wish. But since the initial answer we found in the governing documents was so surprising, I wanted you to have that first, and then the Board can decide if it wants to explore further.***

***Board Action Required? No. Provided for your information only.***

#### **All Building Parking Garage Horizontal Drain Line & Backflow Valves Maintenance**

CMI has reached out to D&F Plumbing for this PM proposal. D&F is working on the proposal today and we should have it within the next 2 days. With the 3 overflows that have occurred this year, we recommend moving forward on this proposal asap.

***Board Action Required? No. Provided for your information only.***

#### **Workers Comp Insurance**

CMI was asked to reconnect with SAIF regarding their statement that SAIF can cancel the policy anytime without penalty. CMI did confirm this with SAIF again today. When asked why SAIF would provide this type of no penalty cancellation, SAIF reported this is the way their policies are structured, with month to month coverage and quarterly billing.

CMI acquired a bid from ABI/Preferred property for workers comp insurance to cover volunteers and employees. It does provide coverage for non-compensated board members and volunteers working in the direction of the board. It can pick up the exposure of uninsured contractors but the association should be requesting and maintaining certificates of insurance to verify they have coverage. Annual SAIF is \$4,063 and annual Preferred Property is \$4,820.

***Board Action Required? Yes, Board should review and decide if they wish to acquire this extended workers comp insurance policy.***

