

Nordland @ Smuggs

Renewal Opportunities / 2016





Prime location
Economic unit sizes

Deserving of renewal

The problem

- No active Board of Directors
- Lack of Property Manager direction and action
- Delinquent assessments impeding funding of renewal
- Lack of amenities
- Dated common area finishes
- Faded exterior / landscaping





The solution

Appoint new Board to guide renewal plan.

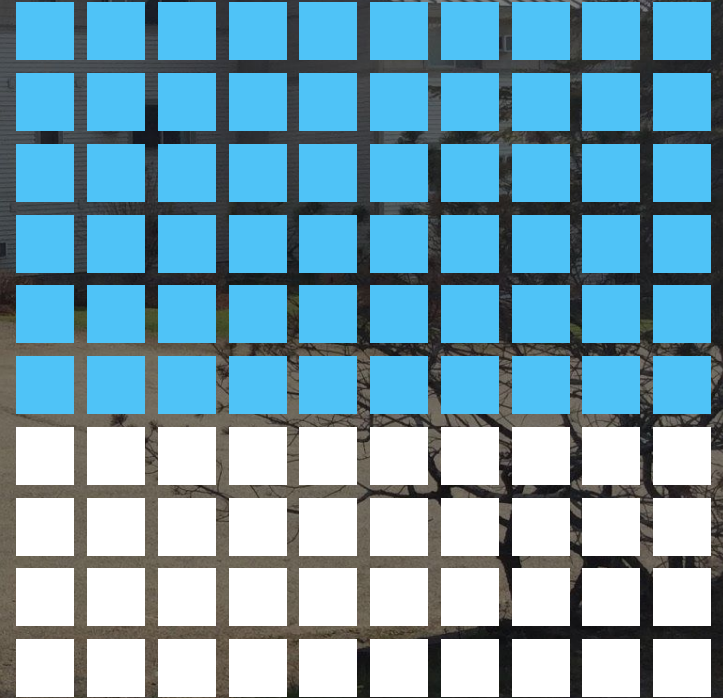
Add low-cost amenities.

Upgrade finishes in common areas.

Address landscaping flaws and refresh exterior curb appeal.

Why now?

Other properties continue to be built or renovated. Nordland risks becoming the Motel6 of Smugglers without repositioning.



Amenities

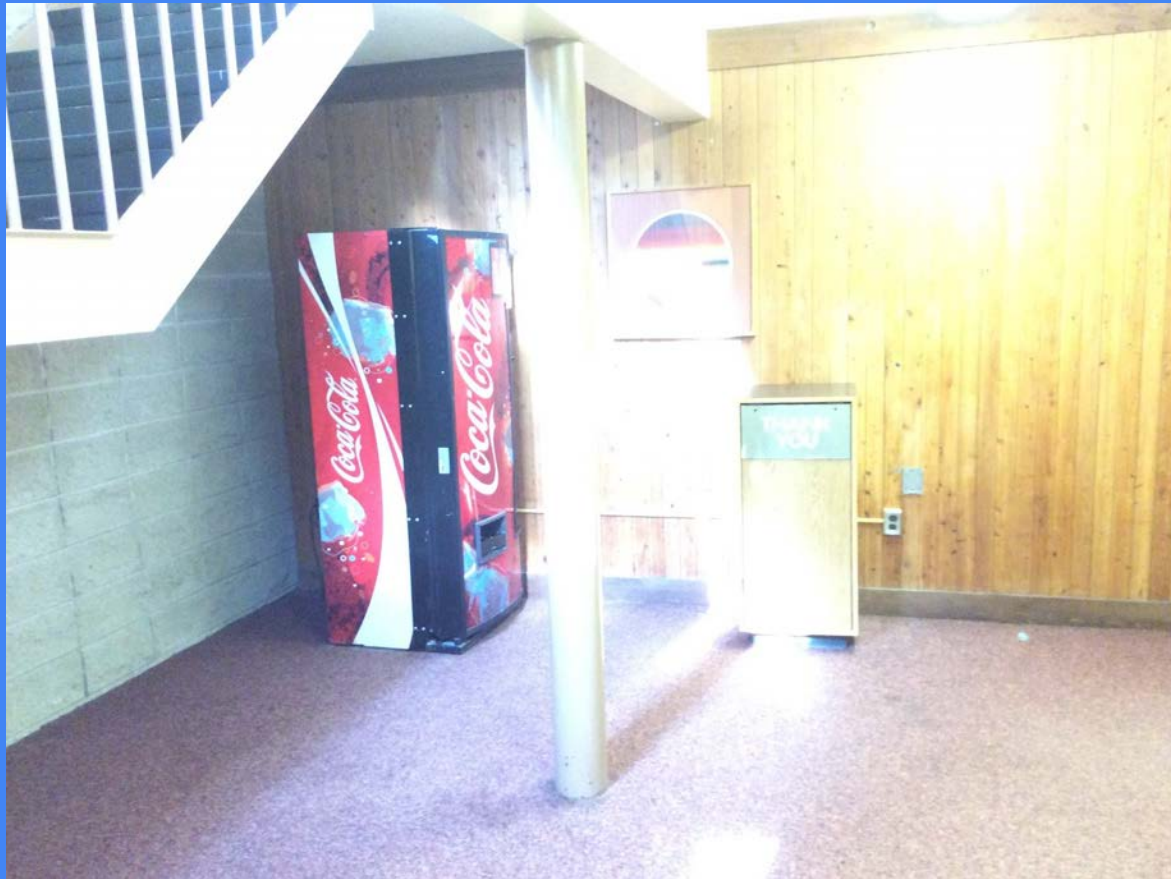
A photograph of a rustic lounge area. The room features wood-paneled walls and a stone fireplace. There are several sofas and armchairs arranged for seating. A large window is visible on the left, and a doorway with an exit sign is on the right. The word "Amenities" is overlaid in large white text across the center of the image.

Current Amenities:

- Nordland Library
 - When not in use by Smugglers for functions.
 - Useful space but furniture is dated and TV is extremely small, not HD.
 - Issues with access, youth not from Nordland taking over the space in evening and being disruptive to Nordland residents
- Laundry Room
 - Machines dated, too small, don't all work
 - Access not controlled
- Mountain Massage Center
 - Odd location for a Village-wide service not related to residential uses
- Vending Machine Area
 - Underutilized



Library



Vending

Proposed Amenities

- Ski Lockers
 - Vital in a building where half of the units are accessed via stairs
 - Important given the small unit size and tiny ski closets inside the units
 - Can easily be added to empty lobby area and/or converted main floor Maid's Closet
- Renovated Library
 - New high-durability, low-cost furnishings for flexible programming
 - Projection TV or wall-mounted TV (55" or larger)
 - Replace lighting with brighter LED
 - Consider low-maintenance wood-look LVT instead of hard to maintain carpet
- Card Lock Control
 - For Ski lockers, Library, Maid's Closet and Laundry Room
- Vending Machine Area
 - Dispose of vending machine, repurpose area for condo storage



Potential Ski Locker Room Locations



Potential Ski Locker Room Layout

Common Areas

N-1 thru N-15 →
N-16 thru N-31 ↑
✓ SCANDINAVIAN SPA
✓ THE LIBRARY
✓ LAUNDRY TELEPHONES



Current Common Area Finishes:

- Lobby
 - Empty of furniture.
 - Worn carpet.
 - Dated signage referencing programming removed 20 years ago
 - Poor lighting
- Hallways
 - Worn carpet
 - Carpeted wainscoting
 - Unattractive light fixtures
 - Mix of original, Club and other signage on doors is redundant and not attractive
 - Different door finishes club/whole owners
 - Mix of card lock and key.
 - Basement has yellow painted cinder block walls, faded carpet.
- Stairwells
 - 30 year old faded art
 - Baseboards in poor condition
 - Window from 2nd floor looks into back of electric transformer
 - Doors lack protection and are worn where scuffed by ski boots
 - Stair riser is painted pinky brown and chipped



Lobby



Stairwell



Art



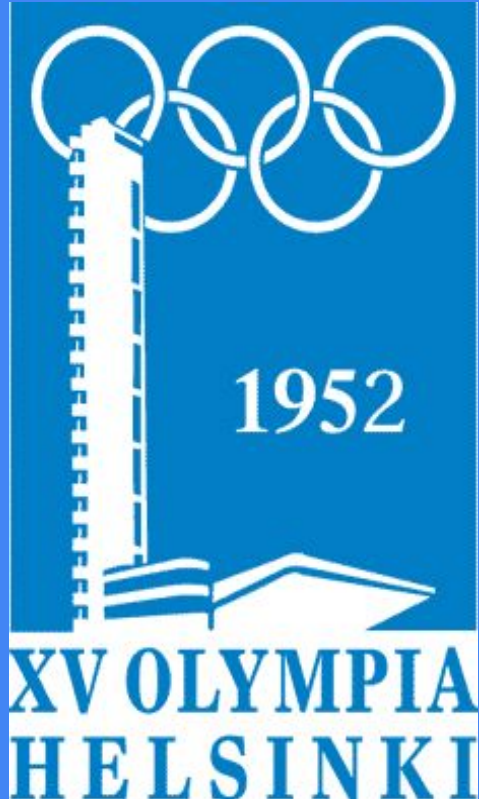
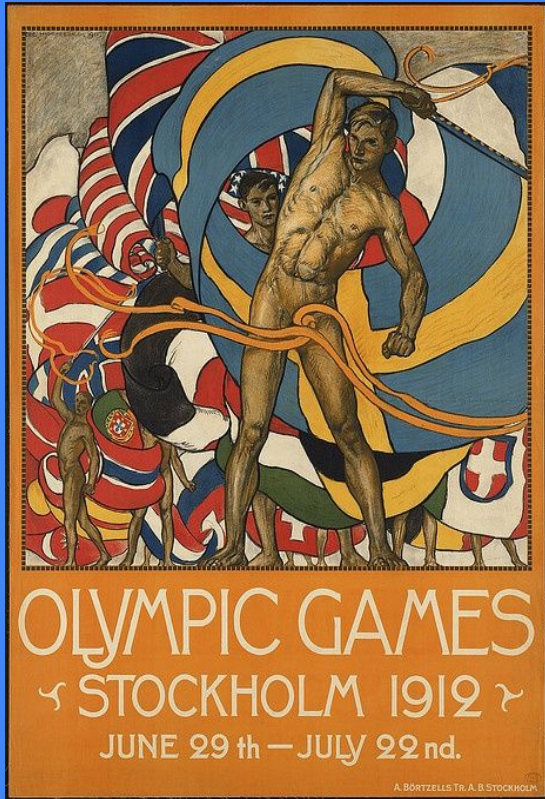
Typical Hallways



Basement

Proposed Common Area Refinishing

- Lobby
 - Add wooden benches for resting.
 - Change fluorescent lighting to LED with warmer color temperature.
 - Replace carpet
 - Update signage
 - Ski locker room for 2nd floor units
- Hallways
 - New grey carpet tile scheme for easier maintenance and better aesthetics
 - Swap out light fixtures for new
 - Replace carpet wainscoting with paint, or wood-look Stikwall at high traffic locations
 - Redo doors/door signage to be consistent or eliminate
 - Replace locks with RFID card lock technology
 - Stairwells
 - New themed art
 - Replace electric baseboards
 - Add translucent film to stairwell window
 - Add taller metal kickplates to doors
 - Repaint/recover stairs



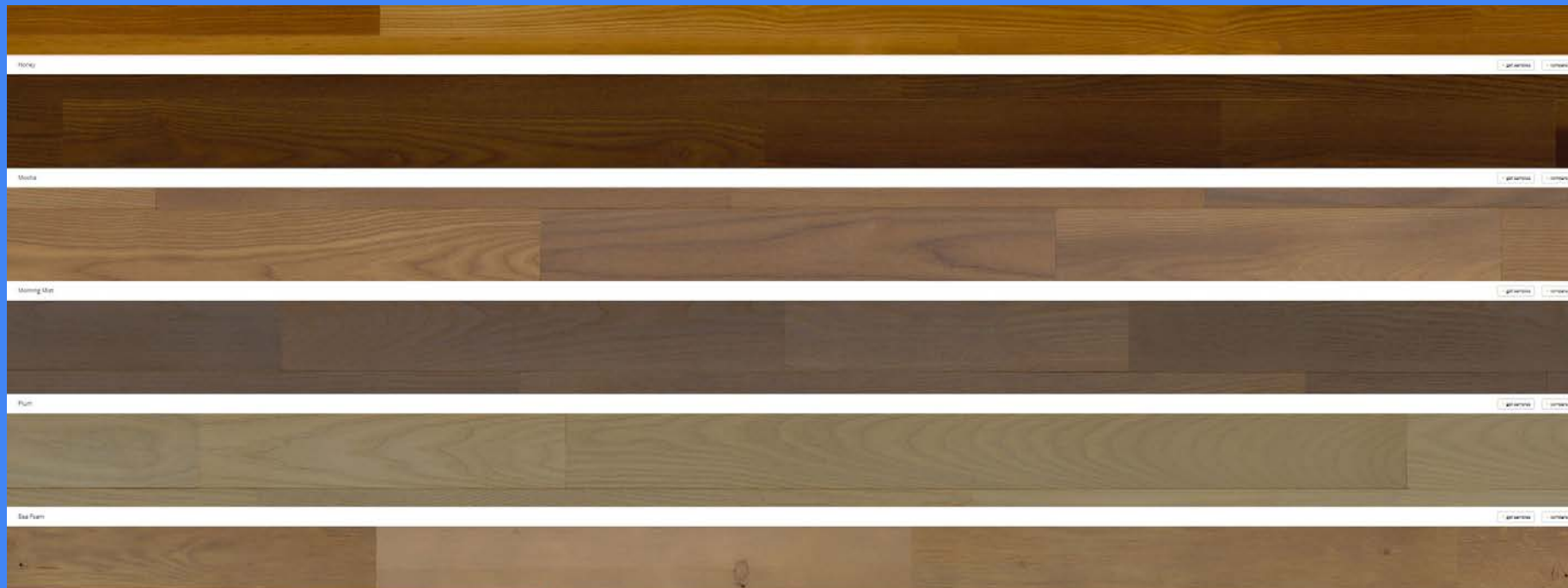
Scandinavian-themed art



Wooden benches (Scandinavian design)



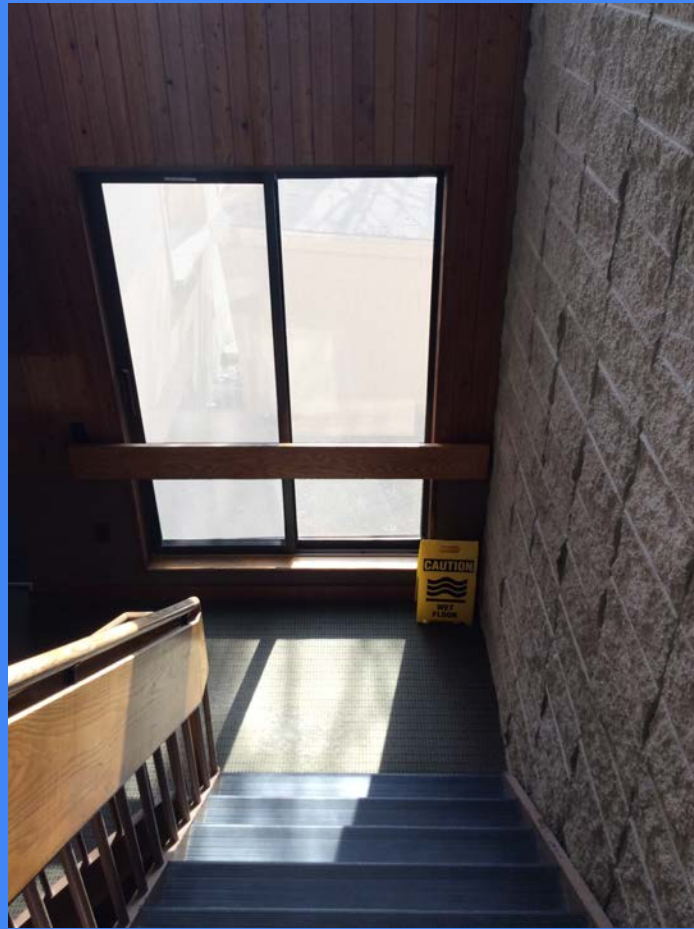
Commercial-grade carpet tile



Stikwall product for hallway wainscoting



RFID locks



Add film to stair window

Exterior

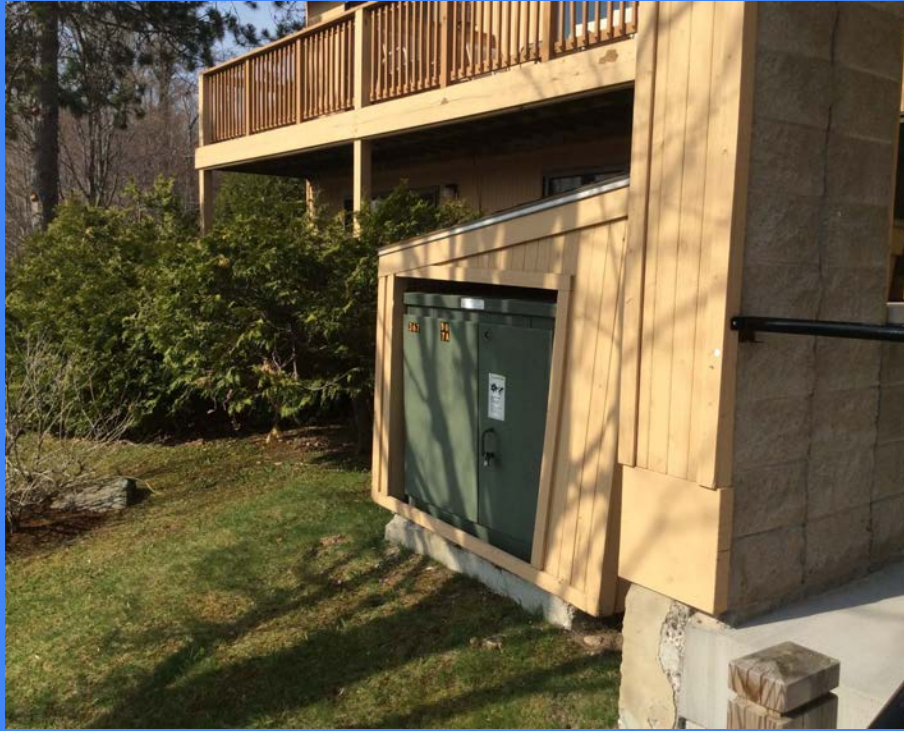
The image shows the exterior of a two-story wooden building. The upper level features a balcony with a railing made of vertical wooden slats. A window is visible behind the balcony railing. The lower level has a large window. The building's exterior is clad in vertical wooden siding. A white spherical outdoor light fixture is mounted on the wall above the balcony. To the right, another balcony with a similar railing is visible on an adjacent part of the building. A white pipe runs vertically down the side of the building. A dark object, possibly a covered outdoor furniture item, is partially visible in the bottom right corner.

Exterior Conditions:

- Entry stairs
 - Recently rebuilt in bluestone but some mortar joints are failing
- Landscaping
 - Fencing at rear falling down
 - Electric transformer exposed to view
 - Maple trees restricting view of 2nd floor front units
- Exterior facade
 - Color is dated and worn
 - Exterior sconces are dated



Current front facade



Front entry area



Side and rear areas

Proposed Exterior Improvements/Conditions:

- Entry stairs
 - Repair mortar joints
- Landscaping
 - Rebuild fencing at rear
 - Level and re-roof electric transformer
 - Prune apple trees at front
 - New hardy plantings to fill bare spots and screen electric transformer
- Exterior facade
 - Restain/reside to a more modern colour
 - Replace dated light fixtures (LED bulbs)
 - New entry signage at parking lot



Restain exterior

Milestones

Plan for renewal

Aug 2016

Identify scope of work

April 2017

Commence work following
ski season

June July Aug Sept Oct Nov Dec Jan Feb Mar April May

July 2016

Determine Budget

Nov 2016

Hire contractors

June 2016

Appoint Board
Formulate Delinquency Strategy
Review initiative with Smuggs