

Lifside Condominium
PO Box 244
Jeffersonville, VT 05464

May 19, 2017

Dear Lifside Homeowners:

As we discussed at the 2016 Annual Meeting, we are proceeding to complete the scope of work begun with the Hallway Renovation project in 2015 and 16. We are calling this Phase II of the renovation project and the funding is coming from funds designated for the renovation and not spent in 2015-16, as well as some funds earmarked and available for common maintenance and repairs. Attached and available on the web site is a drawing of the front entry. This work includes:

Trash Closets:

- Replacing the 2 trash closet doors/frames in the small building (these were not previously replaced)
- Replace bottom 4' of trash closet walls with Fire Rated RFP Panels
- Install new shelving
- Replace trash bins with square trash bins
- Replace recycling bins

Front Entrances:

- Replace wood on front columns
- Add rails between front columns and connecting posts to building
- Add benches in the area where the laundry bins were located

The budget for the above work on trash closets and entries is \$21,667. This amount is available from the balance of funds originally budgeted for renovations and not expended in 2015-16, supplemented by funds earmarked for entry area common maintenance and painting. See <http://www.snha.net/regimes-a-buildings/lifside> for more Spring 2017 project budget details.

Parking Lot Drainage

In addition to completing the work on the entries, we have been working with Smugglers in hopes to address some drainage issues in front of Small Building units 1-24. The scope of this work includes:

- Lowering the grade of the parking lot in front of units 1-24
- Replacing the collection basin and discharge culvert with a lower profile basin and culvert
- Regrade lawn area on the front side of building to take water away from the foundation

The funding for this work is listed on the approved budget as a line item of \$15,000. We are in final discussion with Smugglers and hope to come in under that number. Stay tuned.

We hope you will be pleased with the results.

Yours truly,

Lifside Directors

Michele Cloke
Kent Weber
Ernie Simuro

Lifside Phase II

Scope & Budget

Total Project Cost \$ 21,667.78

Category *Line Items* *Additional Details* *Cost per Entry* *Total Cost*

1.) Carpentry

(Hank) Base Price \$ 2,490.00 \$ 12,450.00

Replace wood on front collumns Doug Fir (Same as doors)
 Includes: Demo, materials and Labor
 Add Hand rails to block off unwanted paths and added safety Doug Fir (Same as doors)
 Add FRP Panels on bottom 4' of trash closets
 Add new shelving to trash closets Coated Metal shelving to allow moisture and liquids to fall through

Labor Cost to install two Trash Closet Doors \$ 594.00
 2 Trash Closet Doors unfinished with hardware and Jams Swanton Lumber (waiting on quote-rough estimate) \$ 1,055.32
 Door Hardware \$ 309.46
 Cost to paint unfinished doors Dunham Bros. (waiting on quote-rough estimate) \$ 200.00

Total Construction Cost before Additions: \$ 14,608.78

Additional Cost Options

yes A.) Fire Rated FRP panels \$ 250.00
 no B.) Diamond plate Aluminum in Trash Closets \$ 1,575.00 \$ 7,875.00
 no C.) Star Burst Detail at Entry ways \$ 1,082.00 \$ 5,410.00

2.) FF&E (All Optional)

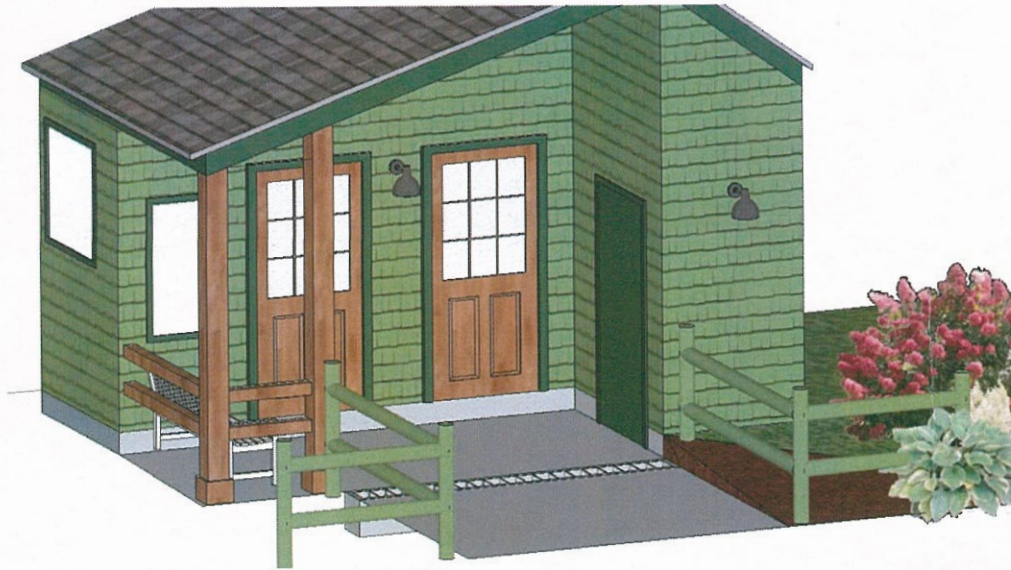
yes Benches \$ 500.00 \$ 2,500.00
 yes New Square Trash Bins (15 total) Rubbermaid 40 Gallon (Gray) \$ 870.00
 yes New Recycle bins (15 total) Rubbermaid 14 Gallon (Green) \$ 285.00
 yes shipping for new trash and recycling \$ 129.00

Total Optional FF&E: \$ 3,784.00

3.) Soft Costs

Design and Project Management Rough Estimate \$ 2,000.00
 Becky at \$25/hour (80 hours total for design and management) Includes preliminary design work for drainage plan
 Dumpster Casella- Estimated cost Based on previous usage \$ 650.00
 Portalet \$ 125.00
 Misc. Materials as needed Built in Safety Net for the little things \$ 250.00
 No contingency added to project

Total Soft Costs: \$ 3,025.00



Lifside Phase II
Option 3
Scale: 1/4"=1'

Small Building

- Remove Laundry Bins
- Re-frame columns

- Add Bench
- Add wood cross posts
- Replace Trash Closet door

