PHASE 3 BUILDING ENVELOPE REMEDIATION

Market Cost Validation & Special Assessment Structure

Independent Cost Benchmarking & Final Payment Schedule

Presenter: Board of Directors | Vine Condominiums Owners Association

Project Website: thevinehoa.org/projects/defect



RE Proposal Cost Validation Framework

Shepperd Construction

INDEPENDENT ROM ESTIMATE

$1.43M

Baseline Purpose: Leverages historical market data to establish a conceptual "Rough Order of Magnitude" baseline for validating the core repair scope.

Cost Boundaries: Excludes fixed trade subcontractor bids and general structural allowances.

Reconstruction Experts

EXECUTABLE CMAR PROPOSAL

$1.58M

Executable Contract: An executable contract based strictly on firm subcontractor bids.

Rot Allowance: Proactively includes an $88,593.74 general repair allowance for hidden framing and sheathing rot.

Charles Taylor Adjusting

DESIGN ENGINEER'S OPCC

$1.72M

Engineering Estimate: Pairs technical structural specifications with localized, industry-standard unit pricing.

Equipment & Taxes: Line-items six full months of heavy equipment and $52.1k in regional sales taxes.

VALIDATION SUMMARY

All three independent checks confirm that true baseline repair costs naturally fall within the **$1.4M to $1.7M range**, validating the Reconstruction Experts CMAR proposal as a reliable market-rate solution.

Estimate Comparison & Cost Alignment

CORE LABOR & MATERIALS ALIGNMENT
Within ~7%

CORE WORK ESTIMATE RANGE
$1.10M – $1.18M

RE PROPOSAL EVALUATION
Fair & Competitive

Direct Work Alignment

- **Core Labor & Materials Consistency:** When stripping out markup and equipment allowances, core costs across all three estimates align within approximately 7% of each other.
- **Tight Cost Range:** Direct work scope for all contractors falls consistently between **$1.10M and $1.18M** .
- **Market Rate Benchmark:** RE's proposal is representative of current market rates and reflects fair, competitive pricing for the physical repairs required.

Variance Breakdown

- **RE Structural Rot Allowance:** Includes a firm **$88.5k allowance** for structural rot repairs that Rough Order of Magnitude (ROM) estimates typically omit.
- **Charles Taylor Equipment Rentals:** Higher **$1.72M total** is driven by heavy equipment site rentals totaling **$299k** .
- **Sales Tax Modeling:** Charles Taylor explicitly models **$52k in sales tax** , further accounting for the overall estimate variance.

Total Remediation Budget Breakdown

Budget Line Item	Amount	% of Total
Base Construction (RE CMAR)	$1,581,133.24	83.66%
Construction Contingency	$235,866.76	12.48%
Engineering (CTETS)	$40,000.00	2.12%
Permits & City Fees	$20,000.00	1.06%
Cost Validation Costs	$8,000.00	0.42%
Legal Fees	$5,000.00	0.26%
TOTAL PROJECT BUDGET	**$1,890,000.00**	**100.00%**

Note: Comprehensive budget allocation established to ensure full financial transparency across all remediation project phases.

Owner Assessment & Payment Schedule

Total Assessment / Unit

$30,000.00

Total Project Cost: $1,890,000.00

Community Scope: Distributed evenly across 63 units

Financial Structure: Designed as a predictable, structured 6-month payment timeline to fulfill total obligations with minimal impact.

Budget Savings: Reduced by over $1,000/unit compared to the originally estimated budget of $1,956,733.49 ($31,059.26/unit). RE is covering a portion of the contingency costs.

Installment Schedule

Jan 1, 2027 (25% Down payment):

- **$7,500.00** due at initial kickoff.

Feb 1 – Jun 1, 2027 (5 Monthly Installments):

- **$4,500.00/month** due on the 1st of each month.

Predictable Cadence:

- Ensures full $30,000.00 obligation is met over a structured six-month timeline for all homeowners.

Next Steps & Community Communication

Contract Execution

Immediate Action: Following our successful validation review, our immediate next step is formalizing the agreement.

General Contractor: Executing the general contractor contract directly with **Reconstruction Experts**.

Special Assessment: Awaiting legal language for the resolution and letter from legal counsel; the Board will hold an official meeting to adopt upon receipt.

Rooftop Walkthroughs

Pre-Construction: Comprehensive rooftop walkthroughs will be scheduled prior to the start of each project phase.

Prioritization: Walkthroughs and initial site assessments will be systematically prioritized by building.

Homeowner Engagement

Stay Informed: We encourage all homeowners to stay fully engaged and informed throughout this entire process.

Direct Inquiries: Please submit advance questions or community inquiries to:

phase3@thevinehoa.org

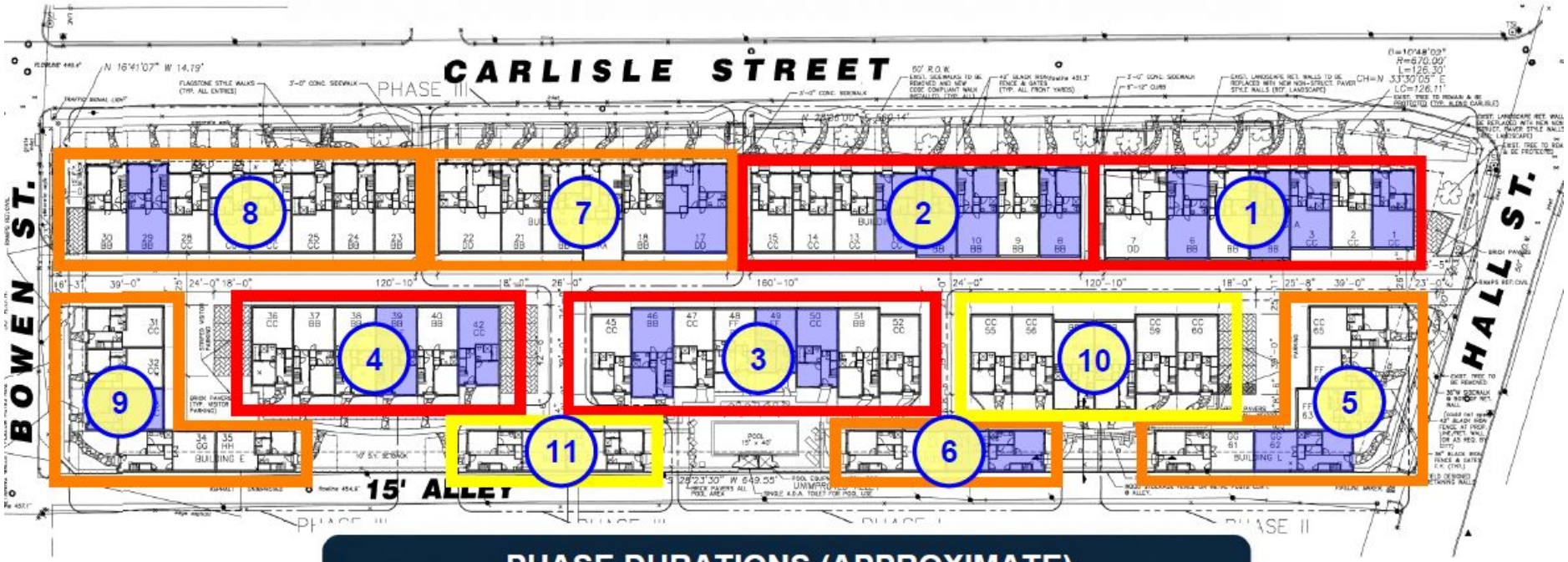


JOHNS LYNG GROUP

Phasing & Duration:

THE VINE - PHASING PLAN

- X — PHASE
- REPORTED LEAK
- PRIORITY 1
- PRIORITY 2
- PRIORITY 3



PHASE DURATIONS (APPROXIMATE)

1	14 - 15 DAYS	5	10 - 11 DAYS	9	11 - 12 DAYS
2	16 - 18 DAYS	6	5 - 6 DAYS	10	12 - 13 DAYS
3	16 - 18 DAYS	7	12 - 13 DAYS	11	5 - 6 DAYS
4	12 - 13 DAYS	8	16 - 18 DAYS		

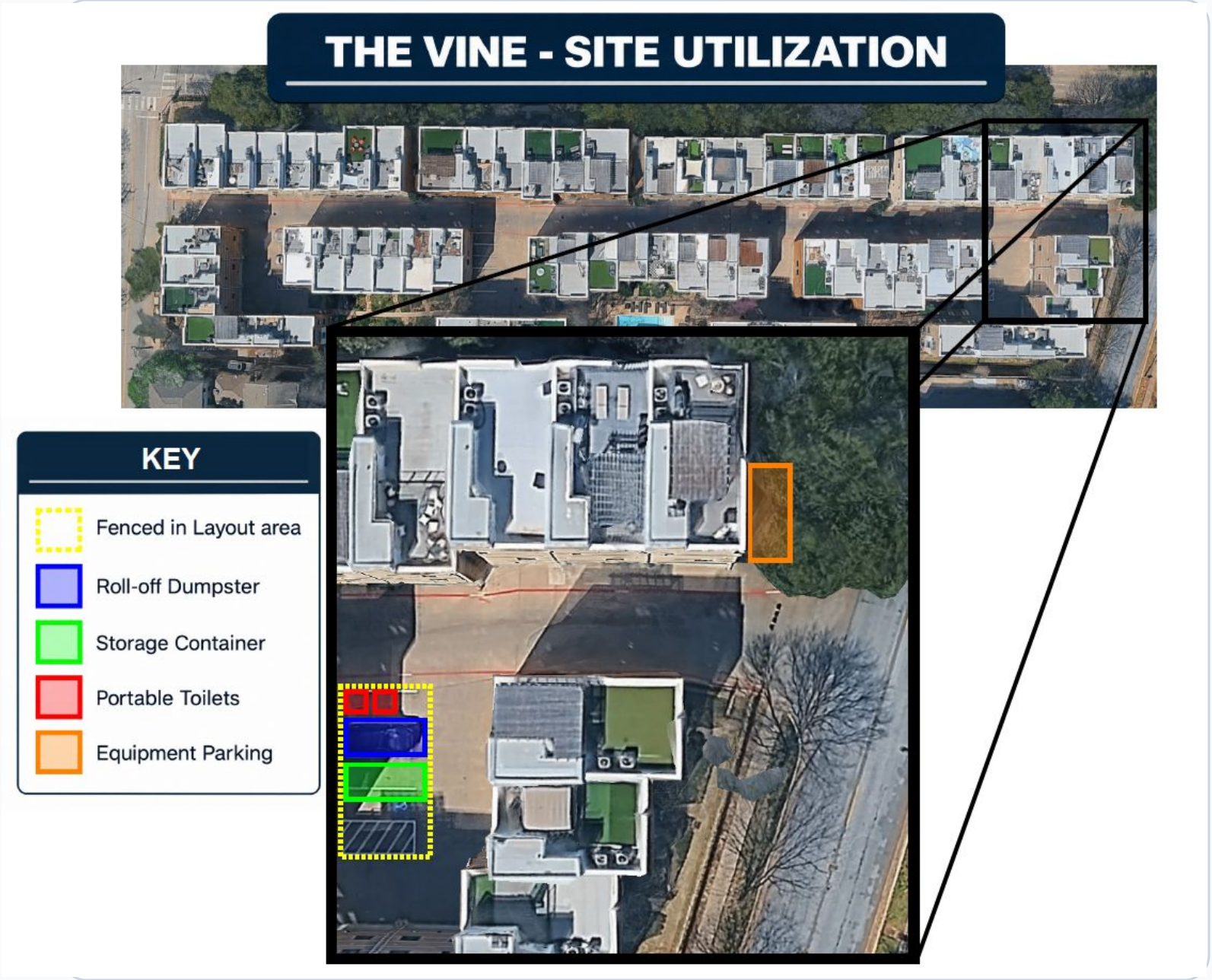
Site Utilization

Material Storage

RE will store material in locking container within the layout area.

Site Maintenance

Fence area will remain orderly and clean daily.



Site Access

Equipment & Roof Access

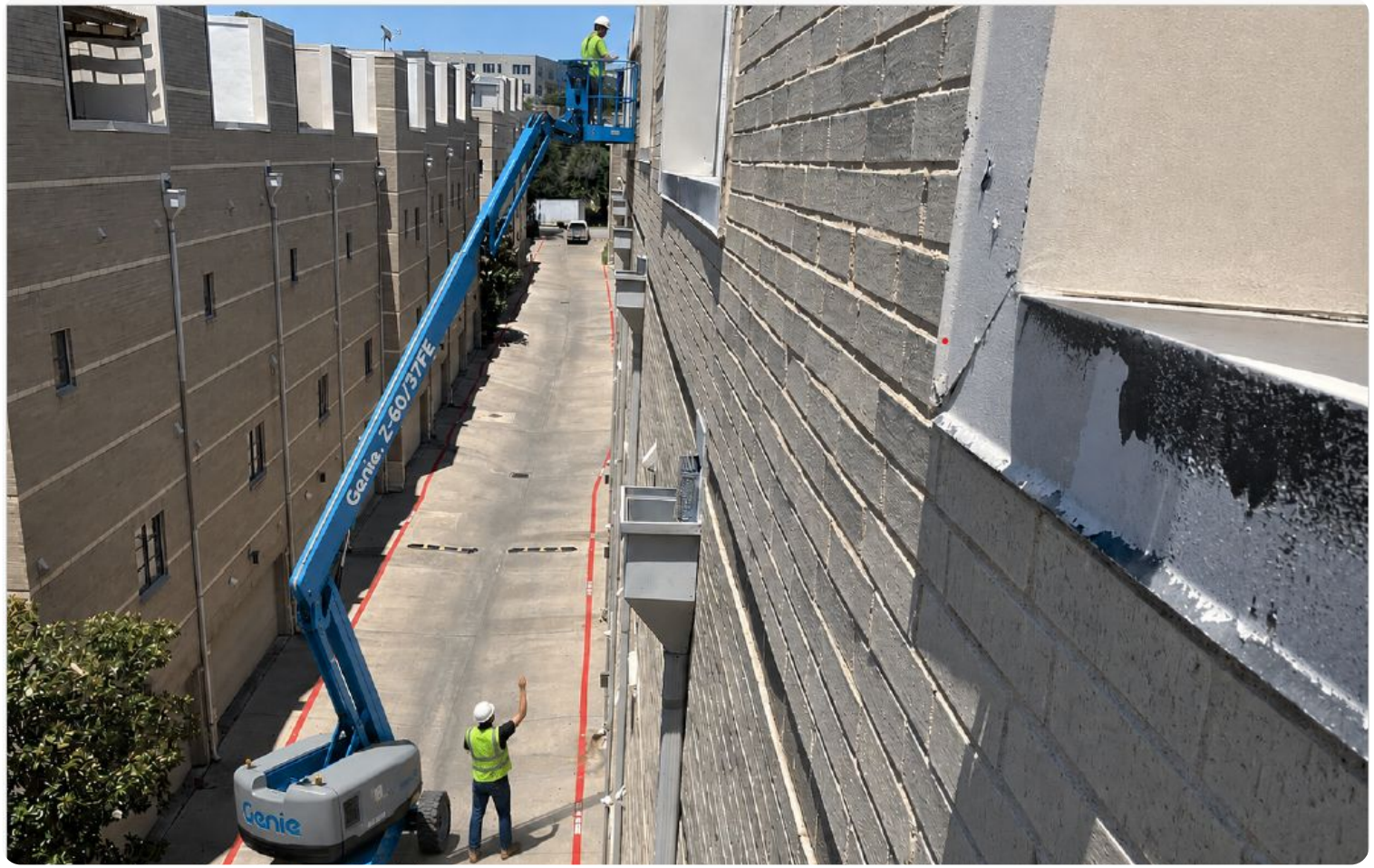
Reconstruction Experts will utilize a boom lift and ground spotter to bring crew and material to the roof.

Garage Door Restrictions

Temporary restriction of garage door access while boom is in active use during working hours.

Off-Hours Storage

Boom will be stored in parking area when not in use.



Homeowner Consultations: Every unit will be consulted

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THE VINE | OWNER-INSTALLED FIXTURES

Preliminary drone observations only. Final access requirements will be confirmed during consultation with each owner.

"Not identified" means no fixtures that maybe need to be addressed was clearly present during drone observations.

Building	Unit	Pergola	Fence / Guardrail	Other Fixture	Preliminary Concern	Owner Consultation	Confirmed Work Impact	Action / Coordination Needed	Notes / Follow-Up
A	1	Yes	Potential conflict	Not identified	Potential conflict	Not yet consulted	Pending verification		
A	2	Yes	Potential conflict	Potential conflict	Potential conflict	Not yet consulted	Pending verification		
A	3	No	Not identified	Not identified	Not identified	Not yet consulted	Pending verification		
A	4	No	Not identified	Not identified	Not identified	Not yet consulted	Pending verification		
A	5	Yes	Potential conflict	Not identified	Potential conflict	Not yet consulted	Pending verification		
A	6	No	Not identified	Potential conflict	Potential conflict	Not yet consulted	Pending verification		
A	7	Yes	Not identified	Not identified	No conflict apparent	Not yet consulted	Pending verification		
B	8	Yes	Not identified	Not identified	Needs field review	Not yet consulted	Pending verification		
B	9	Yes	Not identified	Not identified	Potential conflict	Not yet consulted	Pending verification		
B	10	Yes	Not identified	Not identified	Needs field review	Not yet consulted	Pending verification		
B	11	Yes	Potential conflict	Not identified	Potential conflict	Not yet consulted	Pending verification		
B	12	No	Not identified	Not identified	Not identified	Not yet consulted	Pending verification		
B	13	Yes	Not identified	Not identified	Needs field review	Not yet consulted	Pending verification		
B	14	No	Not identified	Not identified	Not identified	Not yet consulted	Pending verification		
B	15	Yes	Not identified	Not identified	Needs field review	Not yet consulted	Pending verification		
C	17	Yes	Not identified	Not identified	Needs field review	Not yet consulted	Pending verification		
C	18	Yes	Potential conflict	Not identified	Potential conflict	Not yet consulted	Pending verification		
C	19	Yes	Not identified	Not identified	No conflict apparent	Not yet consulted	Pending verification		
C	20	No	Not identified	Not identified	Not identified	Not yet consulted	Pending verification		
C	21	No	Not identified	Not identified	Not identified	Not yet consulted	Pending verification		
C	22	Yes	Potential conflict	Not identified	Potential conflict	Not yet consulted	Pending verification		

Project Schedule

Preconstruction Timeline

11.11.26

Task Order Contract Signed

Official execution and sign-off of the preconstruction agreement.
Milestone

11.13.26

Parapet Wall Permit

Submit required documentation for parapet wall permitting.
** Allow 2 Months for Permitting

11.16.26

Homeowner Consultations

RE begins direct consultations for rooftop structures.
** Allow 2 Weeks for On-Site Investigation & Protocol

1.1.27

Rooftop Structures Removed

Removal completed for Buildings A & B.

Buildings F & H will be provided their remove date.

Site Prep

1.5.27

Community Townhall

RE holds community-wide meeting regarding construction logistics.
Community

1.18.27

Construction Start Date

Official commencement of construction activities.
** RE begins mobilization onsite

Questions & Community Discussion

Open Discussion & Feedback

Floor Open: We welcome questions and discussion from all homeowners regarding the Phase 3 project, timelines, and options.

Community Dialogue: Please share your input, concerns, and suggestions to help guide the Board's decision-making process.

Ground Rules: As a reminder, please speak respectfully, one at a time, to ensure everyone has a chance to be heard.

Project Logistics Q&A with RE

On-Site Experts: Representatives from Reconstruction Experts (RE) are present to answer specific questions regarding project logistics and site execution.

Logistical Topics: Feel free to ask about staging, access, noise control, daily operations, and site safety during construction.

Direct Contact: For follow-up questions after tonight's meeting, please email **phase3@thevinehoa.org**.