

April 14, 2017

SCNB Owners,

Holtz Construction Inc. (HBI) has begun remediating our condo buildings this week.

At the owners' meeting on April 1, 2017, there was a suggestion to hire a construction manager to oversee the condo repair project.

The SCNB board members did contact a construction manager to find out the estimated cost for this service. The 2017 cost ranged from a low of \$14,000 for a weekly onsite review & report to a much higher fee for a comprehensive review with more frequent onsite visits & weekly report for approx. \$65,000.

SCNB board members contacted construction/trades businessmen that own SCNB condos. Asking about their opinion to hire a construction manager to oversee HBI & the project. All three of these experienced contractors contacted agree that this position was unnecessary for our project. Some of the comments from these experienced tradesmen included: *"a construction manager is overkill on this project"; "if you trust Holtz there is no need for this position"; "it seems like an insult to Holtz"; "I think that money could be better spent on materials for the project"; "if we had multiple constructors (EG. electrical, plumbing, & carpenter constructors) a construction manager would make sense"; "having had my condo unit remediated last year I feel confident in Holtz and their foreman Andy to do the right thing for us"; "general is not really necessary because we have a track record with Holtz"; "only reason to have a construction manager would be to take liability from board and provide peace of mind to some owners that think Holtz is not overcharging us; and Board needs to balance the added cost of a project manager vs the savings".*

As a result of our discussion with the owner contractors and the projected cost for the position, the board has decided it will not hire a construction manager in 2017.

Also, these three owner/contractors have agreed to be an ad hoc committee to advise the Board whenever questions or concerns arise on this project.

Another concern voiced at the April 1 meeting was that owners would like more updates and communication about building repair project. The plan moving forward is to provide a weekly update on the building repair project. Those owners directly effected by the work will get email updates. **All SCNBOA owners will be able to review the building project progress by checking the Association website weekly.**

Mike Hensgen