

Building Repair Project Contractor Justification

Thank you for your email and questions about the contractor hired for this project.

100% of our issues on our buildings arise from poor craftsmanship. The buildings were built by a number of local builders and each building has numerous concerning issues. The board decided to hire Holtz Builders for a number of reasons listed below:

- Quality, Dependability
- Knowledge of the buildings have the most knowledge of all contractors in area
- Large enough crews to do the job
- Connection with all the needed subcontractors
- Will be in business 5-10 years down the line not like almost all builders involved from ground up
- Equipment needed to do the work we have run into a number of items that smaller contractors would not have the equipment to meet the needs
- Savings buying ability to order on our behalf large quantity of materials
- They have the ability when we are short on funds to carry us for a couple months smaller contractors would not be able to do so
- Willingness to listen to the board and the owners and trying hard to work around as many schedules etc..
- One on sight job manager assigned to this project daily for the entire construction season. In the original building of the units no one oversaw all details which created all the problems we are now correcting
- The board members puts no less than a combined 60 hours a week during construction time with a competent company if we had to deal with less competent company and for example, chase down subcontractors etc... this board would be overwhelmed. You must understand we have had numerous contractors on other jobs smaller with unending problems and work that has to be redone all over the property. We have experienced and learned from that. This project is too big to be doing that.

NO one at Holtz Builders Inc. are owners or have any financial connection to the Association. They came to us on the recommendation from smaller area builders/contractors and past positive building experience with the Association, as well as the clubhouse and golf course.

General Engineering of Portage has been hired as a third party expert to inspect the quality of the work done by Holtz.

This is a five year project and we must get done right. Are they the cheapest ... most likely not. The cheapest, by the original contractors, got us \$5 million plus in present damages. To keep this moving as fast as possible and doing the job correctly we have faith in this company. They have not asked for 50% down and assisted us, the owners, to keep the project going when funds run low. Every subcontractor they deal with have been professional and have done superior work. We cannot chance less than this.

2017 SCNBOA Board of Directors