

**Foyer Project
Status Report &
Recommendation**

March 22, 2021

Background:

The foyer committee was reformed with Rudy Lozano as the Chair, with Sheila Fernandez and Suzanne Elward, as members.

What has been agreed upon to recommend is as follows:

Scope:

Phase 1

1. Painting:

Banisters

Sanded, wiped free of hand oils and dust, with two coats stain and clear finish to match.

Exterior Doors

Hardware removed (including locks), two coats of paint to match exterior color of building, (inside & out) and install hardware and new locks (locks provided by others). 36 Locks, same keying, have been paid for and received. Our Plats designate the Foyers as LCAs and the Plats sit one level above our Governing Documents. This would require that each foyer to have a unique lockset and that there be a master for all. The existing locksets can be rekeyed vs buying 34 more locks. The cost for this will be less than \$1,000.

Walls

Interior walls to be touched up as needed.

Two bids received and are essentially equal so the deciding factors will be availability and scheduler.

2 Carpet

Remove, dispose of and replace carpet in Buildings 1-9 with commercial grade carpet consistent with that in Buildings 10-19. From a coordinated set 2 – 4 coordinated samples, each foyer will make their choice.

Two bids received and are essentially equal so the deciding factors will be availability and scheduler.

3 Electrical/Lighting

Four foyers have been selected to validate the functionality of Dusk to Dawn LED Light Bulbs and to assess the conditions of the lighting fixtures. We are still working on the best way to do this. Once we have an approach finalized it will be submitted to the BOD for approval. After 1 month each foyer will be asked to assess the functionality of the lights. The Foyers chosen were Building 2 (Units 11-14), Building 10 (Units 57-60), Building 15, (Units 89-92) and Building 17, Units 113-116) as each faces in a different direction.

This approach, if successful will significantly reduce energy usage and require neither major electrical work nor permitting.

After the test, the final electrical scope (Lights, Fixtures and Wiring) based upon the above findings will be recommended to the BOD as **Phase 2**.

4 Option Handrail

At the request of some owners pricing for the purchase and installation of a handrail, like the ones previously installed was obtained. The higher priced system has upgraded hinges and is easily removable in case of emergency and furniture moving. Consistent with the precedent set previously, if the owners in a Foyer desire to install a handrail they can contact these vendors and pay for the service directly.

The more expensive option involves an easily removable Bracket design which involves more labor to install and more material cost. \$374 vs \$1,145 while the other model does not and could result in damage to the walls and longer time to remove in case of an emergency on moving in or out large items.

Bids attached in addition to the Committee's formal recommendation.

Budget Considerations:

The Phase 1 Budget is as follows:

	Bid 1	Bid 2
Painting	\$ 13,770	\$ 13,600
Re - Key	\$ 750	\$ 750
Carpeting	\$ 12,872	\$ 11,800
Electrical		
Test (4)	\$ 575	\$ 575
Rest (30)		
Project Mgt	\$ 1,688	\$ 1,688
Tax	\$ 2,428	\$ 2,324
Sub Total	\$ 32,082	\$ 30,736
Contingency	\$ 2,406	\$ 2,305
Total	\$ 34,489	\$ 33,041

Committee Recommendation:

The foyer committee recommends the following:

- The scope defined by 1 and 2 above be approved.
- A budget of \$ 34,500 be approved for the referenced Phase 1 scope.
- A pre-award conference be held with the vendors and based upon responsiveness and availability a selection be made and the contract awarded.
 - Painting and Rekeying
 - Carpet
- Target to Complete Project in Q2

Each Owner in their respective Foyers will need to remove the personal property to support this work and not place it back until the Foyer Work is completed.