

The Homestead at Snowmass Association

Roof Replacement Bid Process

Due to COVID 19 and resulting restrictions and associated issues mandated by Pitkin County and the Town of Snowmass Village, progress on this project has been slower than anticipated. Although behind schedule, your board worked with our consultant, Dan Cupit, who developed a bid package for replacement of the roofs on all buildings in the Homestead complex. (A short version of Dan's resume is attached).

When a leak developed in Unit #9 in early spring, the process was further delayed while the HOA hired a local roofing company to explore and resolve the problem. In the end, the exact source of the leak could not be located so resolution required a complete replacement of the east facing area of the roof over unit #9 and the west facing area of the roof over unit #8. These two areas slope toward each other and meet at the connection of units #8 & 9. In the process of replacement, it was discovered that a portion of the sub roof was decayed and had to be replaced as well. The total area replaced was roughly equivalent to slightly less than that of the average unit.

The HOA hired Dan Cupit to manage the repair project to make sure that the style and materials were consistent with the plans for the roof replacement of the entire complex. The severity of the leak required immediate attention and could not wait until the rest of the complex was scheduled for replacement in 2021. While this problem was unexpected, it turned out to have some positive aspects. By completing the repair, Dan was able to identify a number of complexities and contingencies that should be included in the bid package for the complete complex.

The repair of the area of units #8 & 9 has been completed except for the installation of snow fences on the slopes over the garage and the entry sidewalk. The final cost will be known once the snow fences are installed and the final invoice has been paid; however, we estimate the total will be approximately \$47,500. Funds were advanced from the HOA Reserve Fund rather than incur interest cost by borrowing from the HOA Line of Credit established with Alpine Bank.

A photo of the new roof in this area is included and serves as an example of the style of the roof to be installed on the Homestead complex residence buildings A, B, C & D. The trash shed and Spa buildings will be replaced by a metal roof consistent with metal roofing installed on the lower portions of the residence buildings. The bid package specified "The roofs shall have a minimum 25-yr or Lifetime system warranty with minimum 90 mph wind warranty and rating and a minimum 10- year workmanship warranty."

Ten contractors were contacted regarding their desire to bid on the roofing project for 2021. Of the ten, four decided not to participate due to the size and/or complexity of the project. The six

remaining contractors received a very detailed bid package on July 12th. After discussion with the potential bidders the bid package was clarified and revised and sent to all bidders on August 12th. Four submitted their bids on August 19th. After review of the submissions, two highly qualified contractors were selected to submit a second round of bids on August 25th. The second submissions were received on September 2nd and reviewed by Dan Cupit. Dan submitted his comments and recommendations to the Board. The Homestead HOA Board met on Saturday, September 12th, to discuss the bids and the contractor qualifications. The final bids were within a few hundred dollars of each other.

The Board has selected The Roofing Company as our contractor and has accepted their bid of \$668,473 to reroof the remaining area of the complex which includes the equivalent of 13 units, the trash shed and spa building. In order to have one warranty cover the entire roof area, as recommended by Dan Cupit, all existing DaVinci shingles will be replaced. The project is expected to begin on May 17, 2021 and to be completed in 90 days by July 17, 2021. Dan Cupit will serve as the Owner Rep for the project.

Additional Information

After October 1, 2020 you may go to the Snowmass Lodging Company website (slcassoc.com), select "Homestead" from the heading bar, and then select Roof Replacement folder to see:

1. Dan Cupit's full resume,
2. Information of The Roofing Company, our selected contractor and
3. Before and after photos of the repair on Units 8 & 9. The "after" photo shows what the new roof will look like with the exception that the snow fences have not yet been installed.

Owner Assessment for Homestead Roof Replacement

The Board has approved an assessment of \$55,000 per unit to cover the cost of reroofing the entire complex. The total assessment will provide \$770,00 to fund the reroofing project. The details of the funding are:

\$ 668,473- Replacement of the roof on 13+ units, the trash shed and the spa bldg.

\$ 3,490- Consulting to prepare and manage bid process

\$ 5,820- Owner Rep to manage project

\$ 44,717- HOA contingency

\$ 47,500- Repair cost of portion of roof covering units 8 & 9

\$ 770,000- Total funds available for Complex Reroofing Project

The Board originally planned to complete the bid process and provide this information to the Owners by June 1, 2020 to allow individual planning for these expenses. Due to the delay caused by the need to repair portions of the roof over units 8 & 9 and limitations imposed by the COVID pandemic we were not able to complete the bid process in that time frame.

Payment Options

As a consideration, the Board has decided to provide the Owners with the following options for payment of the Assessment:

Option #1- Payment of \$55,000 in full by April 1, 2021.

Option #2- Payment of \$30,000 by April 1, 2021 and payment of remaining \$25,000 by June 1, 2021.

The reason for the April 1st initial payment date is to fund deposits required by the contractor.

Please select one of the two payment options and notify Bart Craig of your decision.

Your Board thanks all for your patience in this difficult time. We are confident that the completion of this project will be a substantial asset to our complex. If you have any questions on the above, please forward them to Bart Craig (barton.craig@vacasa.com).

Thank you for your continued support,

Board of Managers

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