



**Kraus-Manning**  
Construction Services

Providing Leadership, Delivering Success!

## Status Report Kraus-Manning Inc. (KMI) Progress on Bluebeard's Castle Projects May 26, 2009

Kraus-Manning, Inc. (KMI) has been retained by Hilltop Villas, Villas 3, Villas 1, and the Common Area, LLC to provide pre-construction services including scope assessments, scope development, estimates, work schedules, and the commencement of bidding. Below is a summary of our work progress to date for the four organizations:

- Hilltop Villas
  - KMI issued contract.
  - Initial assessment, scope, and estimate completed and reviewed with Board.
  - Revised scope and estimate developed and presented to Board with approval to proceed with bidding.
  - Need Board direction with respect to alternates presented in second scope and estimate review.
  - Early exterior work order developed and approved. Roofing repair contractor currently mobilizing with erection of scaffolding scheduled to commence May 29<sup>th</sup>, 2009.
  - Architect reviewed villas with input regarding code issues expected soon.
  - Request for Proposal packages underdevelopment for bidding to local trade contractors.
  - Currently developing schedule of proposed work for Hilltop 1.
  - Expect final pricing late June 2009.
  
- Villas 3
  - KMI issued contract.
  - Initial assessment, scope, and estimate completed and reviewed with Board.
  - Revised scope and estimate developed and presented to Board.
  - Need Board direction with respect to alternates presented in second scope and estimate review.
  - Early exterior work order under development for roofing repairs. This is expected complete this week. Currently receiving pricing from the trades.
  - Architect reviewed villas with input regarding code issues expected soon.
  - With direction from Board expected this week, KMI expects to include Villas 3 in Request for Proposal packages underdevelopment for bidding to local trade contractors for Hilltop Villas.
  - Currently developing schedule of work for North and South Tower Wings.

