



**Kraus-Manning**  
Construction Services

**Providing Leadership, Delivering Success!**

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## **Status Report** **Kraus-Manning Inc. (KMI) Progress on Bluebeard's Castle Projects** **July 25, 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
  - Building 19 Trade Contracts executed for Demolition, Interior Renovations, Sliding Door Replacement, HVAC & Plumbing Upgrades and Electrical work.
  - Construction work underway on renovations to Building 19.
  - Demolition complete, A/C units on site, sliders arrive late August.
  - Completion date scheduled for November 1, 2009.
  - Roofing repairs complete on Building 19. Waiting for Building 20 to be released to KMI for work. Scheduled for early August.
  - Exterior painting of building 19 scheduled later in fall.
  - Trade packages under development for Building 20. Expect to go out to bid later this month.
  - Scheduled to start renovations on Building 20 in early August.
  - FF & E proposals sent to Board for selection and approval. Need feedback from Board.
  
- Villas 3
  - Bid packages received back from Trades for Buildings 21 & 22.
  - Work Order submitted to Board and approved.
  - Notices to Proceed sent to Contractors, contract packages also out to Contractors to be executed.
  - Contractors to mobilize week of 7/20.
  - Completion date scheduled for 12/1/09.
  - Early exterior work order approved for roofing repairs to Buildings 21-24. Roof work on Buildings 21 & 22 completed as of mid July. Need access to top floor of Buildings 23 & 24 to complete that work.
  
- Villas 1
  - First scope and budget estimate developed and presented to Board
  - Waiting for feed-back on options identified in Budget Estimate.
  - Construction expected to start early December 2009.



- Common Areas, LLC
  - Detailed Phasing program presented to Board.
    - ✓ KMI identified and established budgets for all items.
    - ✓ KMI with input from Board established priority phasing for projects.
  - KMI commissioned Desimone Consulting Engineers to report on the following critical items:
    - Elevated parking deck
    - Building 13
    - Castle structure stabilization
    - Building 12
    - Miscellaneous concrete columns
  - ✓ Report is to discuss condition and make assessments as the best approach for repair.
  - ✓ Report received late in the month and under review.
  - KMI waiting for direction from LLC as what projects are to be undertaken and in what sequence. Recommended sequence as follows:
    - ✓ Relocate Housekeeping to Building 12.
    - ✓ Address structural issues identified in Desimone Report.
    - ✓ Demolish Building 13.
    - ✓ Address drainage issues at Main Courtyards.
    - ✓ Undertake renovation of Building 7 into Temporary Check-In Facility.
    - ✓ Undertake restoration of Main Building.
    - ✓ Address various site infrastructure issues.
    - ✓ Undertake renovations to Building 9.