

**Final Rebuilding Report.**

Jonathan Fabricant, Chair Rebuilding Committee

The aim of this report is to create a record of the loss due to fire of units 50 & 51 and the subsequent rebuilding.

This information may be useful in the future for:

Replacing a building.

For gauging both individual and community insurance needs.

For creating new structures.

**The fire**

Began Between 9:00 and 10:00 pm May 12<sup>th</sup>, 2009.

Responded to by the LH Volunteer Fire Co.

Fire Inspection by Sullivan Co. Inspector #7, Mr. Hawker, May 28<sup>th</sup>, 2009

Total loss, "No cause Determined"

Full Fire inspection Report Attached.

**Insurance**

Full payment on coverage

\$70,840

I believe it was \$70 per square foot, we are now at \$100 sq ft.

**Rebuilding**

After reading the proprietary lease the Board decided that we had two options. The first was to define what the replacement of the original structure entailed in terms of design and concept and to determine if this was financially possible and in the communities best interests. The second was to determine whether rebuilding was beyond our abilities, and if so we had the choice to use the insurance monies to clean up the site, give the Gerard/Obert families the balance and wish them farewell.

We chose to rebuild. Rebuilding effort begun 6/2009, completed 5/2010.

The first task of rebuilding was to determine what parts of the replacement structure was the communities financial responsibility and what was the Gerard/Obert's. We had to translate a structure built in the 1940's into a modern one that

satisfied 2010 building codes, materials and techniques, and separate what was “original” and what was added later as improvements.

We determined that the original structure was built with economy in mind out of inexpensive materials of the day, and that we would follow that standard of using basic, inexpensive but sound building materials of today.

Once the Gerard/Obert families determined what their needs were for the structure and the board determined what our standards and qualifications were we combined the two and commenced with the professional services of Jennifer Nobis a licensed architect and community member to draw up plans.

It should be noted that Ms. Nobis donated her talents to the community free of charge, so any future project should add 15% to the construction costs if professional architectural services are needed.

Once the plans were complete we put them out to bid to 5 contracting firms and one pre-fabricated housing company. After receiving the bids we chose our company and commenced with rebuilding.

I am going to include list of items we saw as community responsibility and those that the Gerard/Obert families added. I am also going to list the additional expenses incurred above those listed on the contract as well as a set of plans. It should be noted that the plans are the property of Jennifer Nobis and cannot be used for building purposes without her written permission.

### **The Bungalow**

Units 50/51 was built on the same footprint and is the same sq. footage as the original. The G/Os decided on the same interior layout as the original.

The G/Os wanted the attic space to belong exclusively to unit 51, the board agreed as they are all one extended family. There is a separate agreement prepared by Mike Salgo (our lawyer) to insure that the building will be restored to two equal halves if sold to a party outside their family at their expense. There is a stair bulkhead built into the ceiling framing and under the gypsum board of unit 50's ceiling to accommodate a stair mirroring the one in unit 51 should the building be divided. If the entire building is sold to one family it can remain divided as it is now.

Some minor size and shape modifications were needed to accommodate engineering and building code requirements.

### **LHSC OBLIGATIONS**

Note: for more detailed specifications refer to the architectural plan.

- 1) Building Size- 28'-8" x 34'-2".
- 2) layout- 1BR /1BR. Same as original.

- 3) Foundation-New Concrete Piers. Note: The original building had pads and piers, but it is no longer to code to use pads in new construction.
- 4) Construction-Wood Frame to code.
- 5) Siding- Vinyl. Exterior window and doors trimmed in wood to match existing.
- 6) Roof,-Asphalt shingle.
- 7) Gutter-None
- 8) Windows-Standard wood clad vinyl with screens. Close as possible to original sizes and placements
- 9) Doors- Paint grade wood or MDF paneled door.
- 10)Front door Stair –exterior wood steps with railing (as needed).
- 11) Floors- Plywood.
- 12) Interior- Drywall, Primed.
- 13) Molding- 1" x 4" paint grade, door and window trim. 1"x6" paint grade Wood baseboard.
- 14) Water heater shed. Alternate: allowance for outdoor tank less water heater.
- 15) Electric-Standard to code. Connection to grid.
- 16) Plumbing- Standard to code. Connection to community water and waste. Basic contractor model Toilet, tub, bathroom and kitchen sink installed. Or cost equivalent allowance for owners to make their own choice.
- 17) Fixtures-Not included (Stove, Refrigerator, water heater)
- 18) Tub surround- Plastic pre-fab or equivalent \$ Allowance.
- 19)Cabinets- Allowance for one Basic sink cabinet and one wall cabinet 42" x 36" per unit.
- 20) Gas connection for stove provided.

### **GERARD/OBERT FAMILY EXTRAS**

Note: The G/O family added more extras than seen below paid for directly to the contractor, but this list reflects what was included in the contract.

Advantec attic floor

Attic stair

Attic windows (4)

Decks(2) 10' x 20'

2x8 cap on deck rail

Deck Gates(2)

Attic screens

Low wall at attic stair opening

Sound insulation (ceiling and between units)

Attic electric

GWB and trim attic end walls  
Stain grade doors  
Bathroom tile (ceramic) wall and floors  
Laminate Floor  
Economy storm door upgrade  
Gutter

**The Contract**

The contract between Ostrander Construction and LHSC totaled,  
\$108,022

LHSC cost \$79,472

Gerard/Obert cost \$28,550

**Additional Costs to LHSC**

Assuming there is a board member or cooperator willing to manage the construction of any future projects, if not add another 5% to any future construction costs. (\$4,532)

If Architectural plans are needed add 15% to future construction costs. (\$13,598)

Demolition, site clean up and preparation	5,700
Building permits	413
Dead tree removal	2,500
Waste and Gas line work	700
Portable toilet	372
Gas line hook up	500
Landscaping	700
Miscellaneous, copies, mailing, travel, Drafting	<u>1,420</u>
Total	12,305

Final cost to LHSC \$91,777

With above projected professional services \$109,907