



# **Villa Montane**

## **Waterproofing Membrane Replacement**

Monthly Status Report – March 2024

Issued: March 19, 2024

**ARTAICGROUP**

# Villa Montane

## Monthly Status Report #1 March 2024

<b>Project Owner:</b>	Villa Montane Residential Master Association	<b>Project Manager:</b>	Artaic Group
<b>Engineer:</b>	Wiss, Janney, Elstner Associates, Inc.	<b>Architect:</b>	Zehren and Associates
<b>Contractor:</b>	Summit Sealants, Inc.	<b>Landscape Design:</b>	Fieldscape, Inc.

### Executive Summary

Artaic Group is the Construction Manager retained, by the Master Association, in the summer of 2022. We have worked with the Owner to procure the design team, coordinate existing condition investigation, manage design, permitting, and contractor selection. As we move into Construction, we will continue managing the design team, Contractor, project budget, and project schedule.

This report serves as the first construction schedule summary, to inform stakeholders what to expect in the coming weeks. This monthly report is intended to provide a high-level overview of work recently completed, upcoming work, and its potential community impacts. Monthly reports will be issued the last week of each month.

### Project Scope

The purpose of the project is to replace the waterproofing membrane, which protects the parking garage structure. Gaining access to the waterproofing membrane will generally include:

1. New landscaping throughout, that meets current fire mitigation requirements
2. Remove and reinstall the wainscot stone
3. Remove and replace all hardscape pavers
4. Replaced snowmelt infrastructure
5. Replaced irrigation infrastructure
6. Two new communal fireplace / lounge areas
7. Resurfacing the existing pool
8. New motorized pool cover
9. Convert the chlorine equipment to salt
10. Two hot tubs will replace the existing three, to allow increased size

## Construction Schedule

### Work Completed Previous Period:

In recent weeks, the individual HOAs have approved the project to proceed and appointed the Master Association to execute the construction agreements and administer the project.

### Upcoming Work This Period:

With the recent authorization to proceed, Artaic is working expeditiously with the General Contractor, Master Association representatives, and their legal counsel to finalize the construction agreement and the Builder's Risk / Owner Controlled Insurance Policy (OCIP). These final administrative efforts make it difficult to pinpoint the construction start date, but **we anticipate the initial activities to begin the week of 3/25/24.**

Contractor will begin mobilizing small equipment and establish an on-site office.

The initial construction activities will be limited to Phase 1, at Villas 1 through 4 (see attached phasing plan graphic). The first task is to remove organics (trees, landscaping, and soil) followed by waterproofing membrane replacement, at the planters. We do not anticipate removing the pedestrian hardscape, until mid-April.

### Community Impacts:

Phase 1 (Villas 1 through 4) pedestrian access will be maintained, but occupants need to be aware of the increased activity. During the tree removal, contractor will have areas temporarily secured and assist occupants, with access to and from their units.

While no 'construction' will take place until the end of the schedule, at Phase 5 (Villas 7 through 10), contractor will be using your planter areas to temporarily stage organic removal, before it can be hauled off site.

### Projected Schedule Milestones

Please understand that actual start and completion dates will change due to weather and other unpredictable schedule impacts. We will update these projected dates monthly. See attached phasing plan, for a graphic representation of each phase.

Location (Phase)	Projected Start	Projected Completion
Phase 1 (Villas 1-4)	3/25/24	9/1/24
Phase 2 (Pool Area)	4/15/24	11/1/24
Phase 3 (Lawn Area)	4/22/24	12/15/24
Phase 4 (Townhome Area)	5/14/24	12/20/24
Phase 5 (Villas 7-10)	5/30/24	1/15/25

*Report prepared by: Chris Penney, Artaic Group*





# 2024 PLAZA PROJECT HIGHLIGHTS

- Replace Waterproofing Membrane
- Improve Hot Tub size and location
- Convert from Chlorine Equipment to Salt
- Pool Resurfacing and New Tile
- New Motorized Pool Cover
- Two Communal Fireplace / Lounge Areas
- Replaced irrigation infrastructure
- Replaced snowmelt infrastructure
- New hardscape pavers
- New Landscape Throughout  
(Fire Mitigation Compliant)