

Planning for a Condo Repipe?

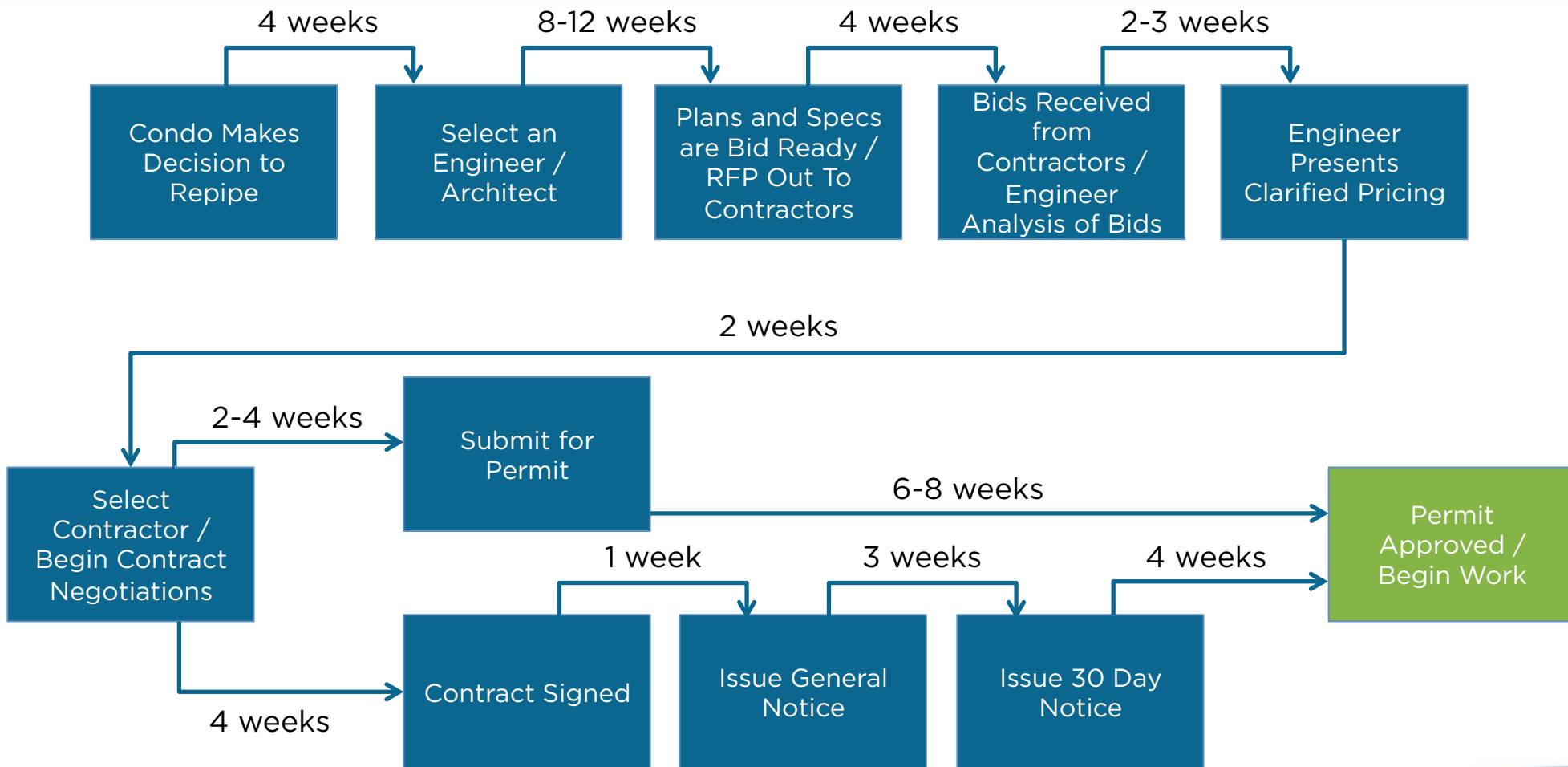
What you need to know
before you get started...



**From the time
you decide
to repipe, it
usually takes
30-40 weeks
for construction
to actually begin!**



What takes so long?



Selecting an Engineering Firm



4 weeks

Condo Makes
Decision to
Repipe

Select an
Engineer /
Architect

During this stage, your board will need to:

- Interview 2-3 engineering firms
- Gets bids from those engineers for their services
- Vote and selects an engineer to manage the project
- Oversees/apply for pre-qualification for financing

Getting Ready to Issue the RFP



8-12 weeks

Select an
Engineer /
Architect

Plans and Specs
are Bid Ready /
RFP Out To
Contractors

During this stage:

- The board will need to provide input on scope (is anything getting upgraded, what's included, how will you handle homeowner improvements in specific units on common element walls?)
 - Includes review of bylaws (what's owned by the HOA vs individual unit owners?)
- Engineer develops “order of magnitude” pricing
- The engineer/architect will need to draw a permit set of plans
- Engineer will create specification documents (“specs”) clarifying scope for bidders
- Final Request For Proposal (RFP) is assembled
- Bidders list of potential contractors is assembled and vetted
- RFP is issued to bidders

Contractors Submit Proposals



4 weeks

Plans and Specs
are Bid Ready /
RFP Out To
Contractors

Bids Received
from
Contractors /
Engineer
Analysis of Bids

During this stage:

- Contractors perform bid walks
- Requests for Information (RFIs) are issued and answered
- Contractors develop and submit proposals

Engineer Evaluates Contractors Bids



2-3 weeks



Bids Received
from
Contractors /
Engineer
Analysis of Bids

Engineer
Presents
Clarified Pricing

During this stage:

- Engineer reviews bids and asks clarifying questions of contractors
- Engineer performs price breakdown and Statement of Work (SOW) comparison
- Engineer reformats bids into comparable template for Board review
- Engineer presents bids and makes a recommendation to the Board

Contractor Is Selected



Engineer
Presents
Clarified Pricing

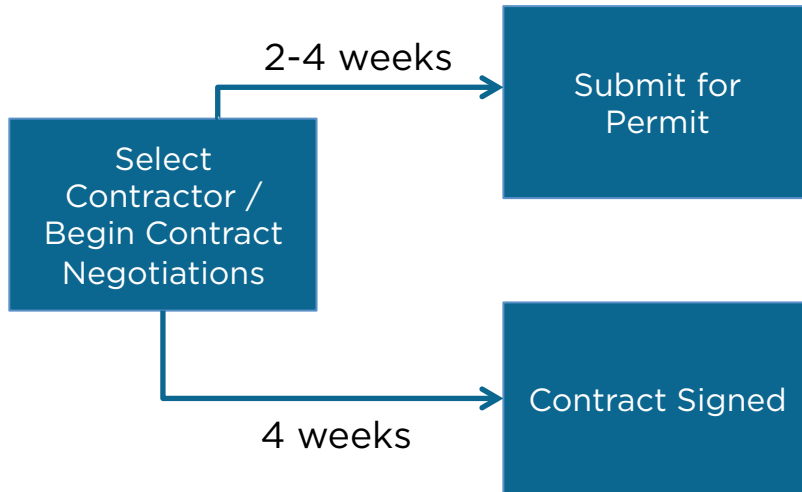
2 weeks

Select
Contractor /
Begin Contract
Negotiations

During this stage:

- Reference checks are completed
- Engineer/Board conducts interviews with top two qualified bidders
- Board vote occurs and contractor is selected

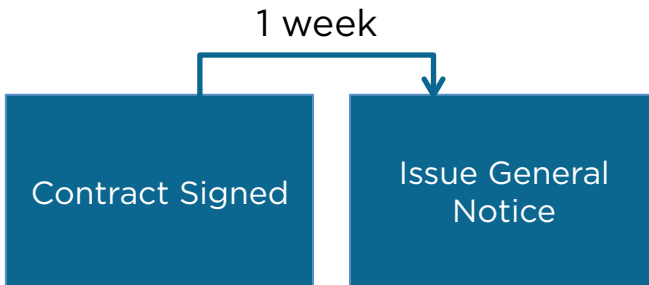
Contract Negotiations



During this stage:

- Contractor provides value engineering (if required)
- Scope is finalized
- Allowances are finalized
- Engineer edits plans (as needed)
- Start date is finalized
- Contract terms are negotiated
- Note: Much of the timing during this stage is attorney dependent

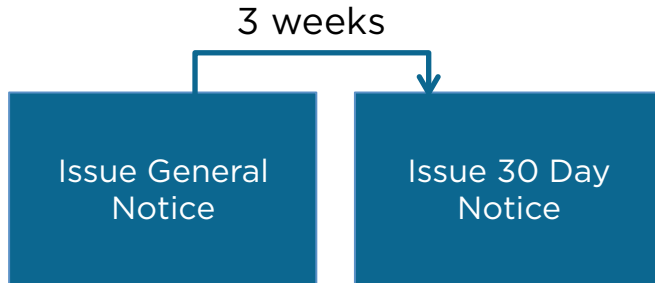
Communications Begin



During this stage:

- Contractor works with Engineer and the Board to develop and issue building wide general notice about the upcoming project
- Town Hall Meetings are scheduled
- Final loan amount is determined and financing is finalized

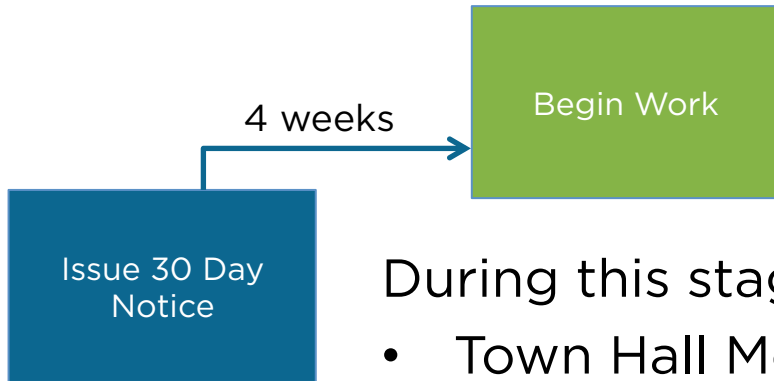
Scheduling Begins



During this stage:

- Pre-construction meeting occurs with
 - Board
 - Engineer/Architect
 - Contractor
- Schedule is finalized and 30-day notices are issued to residents in the first stack

Construction Begins



During this stage:

- Town Hall Meeting is conducted
- Mobilization occurs
 - Storage/build-outs are staged
 - Materials arrive onsite
 - Dumpsters are placed onsite
- First units are pre-walked with the project manager and owner/resident

Key Considerations



- Your board must be committed and available to meet at least weekly from the time you decide to repipe until construction begins.
- If you decide to have the board manage the process through their regular monthly meetings, the length of time between deciding to repipe and starting construction usually doubles or triples.