

Plumwood Terrace Condominiums

4821 Building Fire Meeting 07/20/2010

State Farm hired an engineer who evaluated the condition of building 4821 on July 19th and determined that the building must be torn down. State Farm is evaluating proposals to demolish and remove the building as soon as possible.

The Association Attorney and State Farm met with the Robert Dubansky from Property Management of Iowa to discuss additional provisions of the Plumwood Terrace Condominium Declarations. The meeting resulted in the following items that will be included in the reconstruction for each homeowner:

Trim / Doors

Doors
Casing
Base
Baseshoe
Closet Shelving
Fireplace (Mantle, Hearth, Brick)

Painting Allowance

seal / paint
trim finish

Cabinets / Countertops

kitchen cabinets (up to three choices)
vanities
countertops (Post Formed Plastic laminate)
Kitchen Sink/Faucet

Light Fixtures (ceiling fans not included)

Plumbing Fixtures

40 gal hot water heater
Toilet
Tub
Shower Vanity
Bath Sink/Faucet

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Appliances

dishwasher
range hood
garbage disposal

Flooring

vinyl (bathroom, kitchen, entry)
carpeting

Heating & Cooling

water heater
furnace (depend on energy code)
condenser unit

Other Items Paid by State Farm

Exterior structural walls and siding.
Roof Structure and Shingles.
Common electrical wires.
Interior load bearing walls.

Common gas pipes.
Front Door.
Ceiling drywall, taping, and primed for paint.
Wall drywall taping, and primed for Paint.

These items are "Builder Grade" products similar in comparison to the fixtures and amenities that were included in the original construction in 1981. The contractors selected for the rebuilding effort will provide product samples as part of their selection process. If the Owner wishes to upgrade any building products to a better finish or style, then the owner has the option to work with the contractor and pay any difference in cost themselves or through their own insurance company.

TIMELINE

Week

7/19 Initial meeting with contractors for rebuilding.
Select demolition company.

Work with architect to review building plans for changes in building code. 3 Weeks.

8/09 Contractors will begin preparing bids based architects scope of work and updated Blueprints.
Demolition of Building.

8/20 Selection of Contractor to rebuild.

The suggested timeline is only an estimate

NOTE: Homeowners will still be required to continue to pay the monthly dues each month.
Enclosed Balconies are not included in the reconstruction.