

Report of the Preventive Maintenance Committee
For the OVCA Board Meeting of 17 August, 2022
Arnold Gans, Chair

This committee meets at irregular intervals to discuss the long range plans for the preservation of the buildings in Oronoque Village. The purpose is to evaluate the long term costs of the present painting and siding replacement schedule relative to the application of new materials that would reduce or eliminate the need for such procedures. The understanding is that the new materials would replicate the appearance of the existing materials (presently shiplap wood siding and wood trim) and the range of color options that we presently allow. Most of these are cementitious products.

The present schedule is for sections of the village to be painted on an eight year cycle that includes a limited (850 feet) replacement of the boards, limited by budget and availability. The painting is based on a fixed cost per unit while the board replacement will vary on need and material availability and budget constraints. This can lead to painting where board replacement should have been done and the painting of decayed substrates. The substitution of new materials would hopefully provide a longer siding life, reduced maintenance, the same range of "natural" colors, and a longer presentable appearance, without a noticeable change in aesthetic. It is not the intent of this committee to alter the image of Oronoque Village except to maintain a fresh appearance for a far longer period, reduce the need for intrusive repairs and painting crews on site, and allow for the introduction of other benefits such as increasing insulation to reduce homeowners utility expenses. It is not the intent of the committee to introduce vinyl siding. We assumed the acceptance of the California farmhouse aesthetic.

Present costs are \$1350 per unit for the painting of the units on a 10 year cycle with some units, due to other material issues, painted on an eight year cycle. The costs per unit including board removal and replacement, incidental repairs, wrapping or replacement of trim, and the painting are \$9850 per unit. All costs are in 2022 dollars and per contracts negotiated by the Maintenance Office. It would be difficult to interpolate these numbers over long periods due to assumed increases in both labor and material costs and the variation is unit/building size. At this rate, however, assuming five painting cycles for each of the 929 units, the total over the next 50 years would be over \$45,000,000, without allowing for inflation.

We have rough estimates for the replacement of the siding and trim with new materials, to be performed over four to five years. Assuming a life cycle of 25 years, the cost is potentially competitive over fifty years and would also allow for the introduction of new insulation on the exterior walls and the repairs to the substrate, both the sill plate and the sheathing. We are paying in utility costs for the minimum insulation installed during the period of cheap energy, fifty years ago, both during the winter heating season and the summer air-conditioning season. We are far behind the curve relative to energy costs.

We must also address the costs associated with failures in foundation walls and other conditions allowing for the intrusion of ground water into basements. This is costing Oronoque Village and its residents thousands of dollars depending upon the extent of deterioration.

Issues of how to pay for these possible improvements are still under discussion including loans, phased assessments, and other methods. It is too late to discuss past opportunities to borrow money at the lowest interest rates, but the discussion for the future must continue. Phasing work that must be done on the basis of available funds from the budget alone is going to be difficult and cause serious delays and the decay of materials that should have been preserved.

This is not a matter of the competition offering more value; it is a matter of keeping the value of Oronoque Village for the future. It does not address the latest in electronic technology or alternative energy sources. The issues we are addressing are how to keep Oronoque looking fresh, well maintained, safe and sound, and reasonable to maintain in a time of limited labor availability and rising costs. In the end maintaining the same material with the same labor scarcity will not be a useful alternative. We need to address these issues and encourage others to assist us with finding the materials, the sources of those materials, the labor to address the needs of the Village and other matters regarding the infrastructure of the Village.