

Lake Forest Condominium Association

POZ-LOK Fire Suppression System

The Lake Forest Condominium complex has Poz-Lok fire suppression systems installed in Buildings A, B, E and F.

The systems are 30+ years old. Based on conversations and inspections with both fire sprinkler companies and engineering consultants; replacing the Poz-Lok fire suppression system is not something that can be put off indefinitely. The system will eventually fail.

HOW TO PROCEED

Ultimately, the decision to move forward to replace Poz-Lok is a Lake Forest HOA Board of Directors decision.

The Board is in the process of sourcing and hiring a construction management company.

That construction management company would be responsible for:

- compiling a scope of work
- detailed timeline
- preliminary cost and pricing valuation
- interview and qualify contractors
- provide options for contractors to the Board
- review contracts
- provide a final cost summary
- manage the construction project

THE COST

A definitive cost to replace Poz-Lok in the four buildings is not currently available. The cost to replace the fire suppression systems in the four buildings will be substantial. This cost will affect every Lake Forest HOA member in the form of either a special assessment and/or increased monthly HOA fees. The exact funding mechanism is not known at this time. The funding will be based on the overall cost, staging and duration of the project.

THE TIMING

Based on preliminary analysis and complexity of the problem, it is expected that the planning stages will take a minimum of 12 to 18 months. This will include the selection and contracting of the construction management company. Once the final cost summary is available the amount and options of an assessment will be determined.