



Project Management + Finance & Budget + Sustainability + Retrofitting & Modernization + Energy Efficiency

L1 – *Plus*

As a potential client, our L1-**PLUS** offers more than just the standard Level 1 Reserve Study. It includes a comprehensive cost analysis for all planned or necessary Capital Improvement Projects (CIP) over the next decade.

Capital Improvement Projects play a crucial role in enhancing property values and prolonging the life of buildings. Since these projects can be quite expensive, they aren't to be included in reserve funding. Instead, they're typically funded through association loans and lump sum owner assessments.

The **PLUS** component of our services is not an official part of our Level 1 Reserve Study, and no additional funding is required. It serves as an informative tool, providing valuable insights. While a reserve study helps your association financially plan for the future, it may not cover the unique challenges that arise when a building is 40 years old or older. At this stage, a new set of building improvements become necessary, primarily focusing on components reaching the end of their useful lifespan. Unfortunately, replacing these components is a costly and time-consuming process that spans several years.

Choosing our **PLUS** service will empower your association with an analytical overview, pinpointing which components need replacement and offering cost projections. This information is instrumental in identifying future improvement projects, allowing your board ample time to prepare the ownership. Moreover, the cost projections can be utilized to initiate discussions with lenders about preliminary financing options.

We understand each association has its own set of circumstances. Before providing a **PLUS** proposal, we'll engage in discussions to understand your unique parameters and tailor our services accordingly.

For a L1 – **PLUS** proposal, please contact Shawna Lewis: shawna@laulimaam.com or 808-782-7138