



VO BALLROOM FLOOR

AD Hoc Committee Report of findings

Abstract

The VO Condo Board authorized the formation of ad hoc committee for the purpose of assisting and advising the Condo Board of Directors as to the repair/replacement of the ballroom floor. Members of this ad hoc committee are John Jones, Chair, William Klocke, Tom/Cheryl Epping, Cindy Gould, Condo Board Representative and Leslie Connelly, Social Board Representative.

Pertinent history of the Ballroom Floor: Installed as part of a replacement of the Community Center in 2003-4. Due to some significant supply-constraining events, funds earmarked for a hardwood ballroom floor desired were not sufficient to do. Alternative floor options were being considered and favored by a Condo Board majority. Thus, there was a need to solicit additional funds (\$38,000) from various residents of Venture Out. Such was raised overnight due to the keen level of interest in the ballroom floor quality. As a result, the Condo Board in place at that time was able to have a hardwood maple floor installed.

FINDINGS

In August 2022, the Ballroom Floor was sanded by Arizona Hardwood and due to lateness of the day was left for finishing in the morning. To allow for ventilation the HVAC system ran through the night. That evening a heavy weather event (monsoon) occurred. As a result, a significant amount of moisture / humidity was drawn into the ballroom by the HVAC system. This added moisture resulted in a significant expansion of the floor. Without proper gapping between the walls and the floor to allow for expansion, the floor buckled in multiple locations throughout the space. This buckling required saw cuts of significant size to allow for the floor to return to its base but was not modified at the perimeter for further expansion.

Specific and pertinent conclusions of the Committee are:

1. The floor damage and subsequent tentative fixes have not prohibited the Social Board from using this floor as routinely scheduled on an annual basis.
2. There are no apparent safety concerns.
3. A review of the vast variety of ballroom user groups finds that the bulk of wear and tear comes from dance events and large group meetings/functions that require table/chairs.
4. There is no immediate need to replace the floor.
5. Annual maintenance and repair over the next 3-5 years will allow for an expanded life span.
6. The floor is 20 years old and the anticipated life span of a maple, hardwood floor is 25 years.

COMMITTEE RECOMMENDATIONS

The following recommendations are based on the conclusion of the Committee that there is no immediate need to replace the ballroom floor.

Short-Term Option (Five-year timeframe):

1. Touch up areas that have lifted due to expansion/contraction within the wood flooring.
2. Following an annual inspection of the floor.... Apply a maintenance coat once a year when needed until the floor can be replaced. Work to be done via contractor NOT in-house staff to allow for proper accountability and performance.
3. The recommended sheen is Matte/Satin. (A glossy finish will accentuate the floor imperfections.)
4. Annual budget cost of \$6,000-10,000.

Long-Term Option One:

1. Remove and replace existing wood flooring with the same species of hardwood flooring and layout.
2. Installed with proper expansion joints throughout the flooring surface to ensure that the floor has room for expansion/contraction.
3. Install a larger base around the perimeter with a profile to cover up the 1 ½" expansion gap for the wood flooring. (A ¾" x 6" S4S paint grade base with a ¾" x ¾" quarter round recommended).
4. Sand, seal and finish wood flooring.
5. Total project cost \$195,000 plus tax in current dollars (recommended budget \$220,000). NOTE: This figure does not include an amount for contingency.

Yet, the Committee encourages the Board to set a percentage for that allowance.

6. Lifetime warranty on materials, two-year warranty on labor.

Financing:

1. Annual maintenance budget of \$6-10,000 as needed.
2. Set aside (earmark) \$50,000 in reserve fund earmarked each of the next five years for ballroom floor replacement in five years.

Long-Term Option Two:

1. Remove and replace existing wood flooring with the engineered pre-finished (using existing subfloor) \$175,000 plus tax.
2. Not repairable.
3. 25-year warranty.
4. Sand, seal and finish wood flooring.
5. The Committee does not recommend this option as it is inferior to the type of flooring that meets the needs of the Social Club user groups.

Miscellaneous considerations and notes:

1. Rampway vinyl flooring from the back of stage poses a safety hazard and needs to be replaced soon.
2. The stage flooring can be maintained as recommended for the ballroom floor. Replacement is not seen to be a high priority currently or anytime soon.

(The pictures that follow depict the damage that occurred.)











