

CO-OP RENOVATION CHALLENGES

Sound familiar?

Aging buildings, limited reserves and volunteer boards make major repairs hard to take on. Here is what we hear:

> *"We need a contractor who understands co-ops, how we're governed and funded, and that our members live in the building."*

> *"We know something is failing, but not how serious or how costly."*

> *"We don't know what to fix first."*

> *"We keep patching one problem at a time, and the building never feels finished."*

> *"We want competitive pricing, but we don't have the local trade connections."*

> *"We don't have the time or expertise to oversee a construction project."*

OUR EXPERIENCE

12 years in Victoria-area communities

Envelope, roofing, seismic and interior rehabilitation of multi-family buildings, including the Broadoaks, Krisineleos and Greenway Housing Co-op projects.

- **Skilled in occupied homes.** Access, noise and shutdowns planned around real lives, with clear notice and one point of contact.
- **Local trades that deliver.** Competitive tenders from firms that show up and do the work well.
- **Engineers at the table early.** Cost-effective solutions at the planning stage mean fewer changes once construction starts.

WHAT CO-OPS SAY





"…I was impressed with their humility and kindness. Their respectful attention to detail with their presentation set the tone for their future working relationship with our housing co-operative."

Angela Moritz, Board member, Broadoaks Housing Cooperative

"Hutchinson gave us a clear path forward at a much lower cost. Friendly team, experienced trades, no surprises, and concerns handled right away."

Mary Newell, Member & Community Liaison, Krisineleos Housing Co-op (project in progress)

NEXT STEPS

Book a no-cost building walkthrough.

Or invite us to your next board or building committee meeting.

Hutchinson Contracting Ltd.
694 Sumas St., Victoria, BC V8T 4S6
250-900-0215 · info@hutchinsoncontracting.ca
hutchinsoncontracting.ca

HUTCHINSON CONTRACTING
BUILDING YOUR DREAMS



Your building's repairs, managed start to finish.

Construction management for Victoria-area housing co-ops.

Fix it once, not every year.

MULTI-FAMILY RENOVATION & RETROFIT · VICTORIA, BC







WHY CONSTRUCTION MANAGEMENT

We work for the co-op, not against a fixed bid.

Your builder and advisor from the first assessment to the last deficiency. Your board sees and decides at every step.

- **Costs you can see.**
  Every trade is tendered competitively and the results go to your board, with regular cost reports.
- **A board in control.**
  Plain-language information, and nothing moves forward without your approval.
- **Better choices, earlier.**
  Our input before the design is final shows what each option means for cost and disruption.
- **One accountable team.**
  We coordinate trades, engineers and consultants so your volunteers don't have to.
- **One plan, one disruption.**
  Bundling repairs into one planned package means one set of disruptions for residents, not a building under repair every year.

HOW IT WORKS

A clear path from first walkthrough to finished repairs.

A decision point comes before any real commitment.

1. **Assess**
   We hear what's wrong, walk the building, review existing reports, and give you a plain-language summary.
2. **Estimate**
   High-level cost ranges for a full package or phased work, plus early financial feasibility, so the board sees scale and options first.

GO / NO GO

We present our findings and estimates. **The board decides.**

Go: we sign a pre-construction agreement and start detailed planning.

No Go: walk away, for any reason, with no cost or obligation.

3. **Budget**
   With envelope engineers and architects we develop cost-effective solutions and a detailed, board-ready budget to take to your members.
4. **Finance**
   If needed, we explain your funding options and prepare what lenders will need.
5. **Build**
   We manage construction on the co-op's behalf: tendering, scheduling, quality control and cost reporting, with regular updates and one team to call.

OUR FEES

Steps 1 and 2 are free. Steps 3 and 4 carry a fee, generally $2,800 to $5,000 depending on project size and scope, confirmed at our board presentation before you commit.

If the co-op stops partway, fees cover work completed only. Engineering and consultant fees are separate.