

Welcome Niguel Beach Terrace Homeowners



4.02.2024

Agenda for this meeting

- **Design Build Associates (DBA) and SageWater**
- **Historical Overview**
- **Repipe Process: Meet the contractor**
- **Tentative Schedule**
- **DBA Web Site**
- **Questions from Homeowners**

Design Build Associates

- **We are construction managers and consultants and have been in the construction industry for forty years.**
- **We have worked with NBT on previous projects and oversee many repipe projects with buildings similar to your community.**
- **Our job is to represent your community, obtain competitive bids from quality contractors and oversee the work to make sure the association is getting the best job for your money.**

Why do we need to repipe?

- **The association is spending over \$20,000 per month on pinhole leak repairs. That equates to approx \$55 out of each of your monthly assessment payments**
- **This has been going on for a while and the trend is that costs continue to rise.**
- **The copper pipes used in your buildings have a useful life of 30-40 years, and that keeps decreasing as water districts add more chemicals to treat the water. It is time to replace the pipes.**

Agenda for this meeting

- Design Build Associates (DBA) and SageWater
- **Historical Overview**
- Repipe Process: Meet the contractor
- Tentative Schedule
- DBA Web Site
- Questions from Homeowners

Historical Overview

- **Repipe Planning and Community Outreach began in 2021**
 - **Handout and PowerPoint presentation in October/November 2021**
- **At least three Zoom presentations, plus mailers, leading up to ballot initiative**
- **Ballot was sent to all Owners in October 2022**
 - **Ballots were tallied in December 2022**

Historical Overview

Cont'd

- **Guiding Principals from the ballot measures that passed:**
 - **No upfront cash required from Owners**
 - **The repipe operation will not affect hydronic heaters**
 - **Evaluate the feasibility of the central boiler system**
 - **Evaluate the concept of switching to individual private water metering system**

Historical Overview

Cont'd

- **No need for a loan at present time**
- **Ballot measure states a loan may be secured if/when Reserves dip below \$1M**
 - **Current Reserves are way above \$1M, but financial challenges are ahead.**
- **The repipe operation will not affect hydronic heaters**
 - **A hot water loop will be installed at owner's request**
 - **A Committee has been established to provide assistance to anyone who needs referrals for contractors who repair and/or replace hydronic heaters**

Historical Overview

Cont'd

- **Evaluate the feasibility of the central boiler system**
 - **The Board considered both individual gas and electric tankless heaters**
 - **Infrastructure is cost-prohibitive**
 - **Best alternative is to replace each boiler with energy-efficient models as they are retired**
- **Evaluate the concept of switching to individual private water meters**
 - **Each home will be repiped individually and roughed-in for capability of private meters**

Hydronic Heater Assistance

Board member Dennis Hogan has volunteered to lead efforts to assist those who need it:

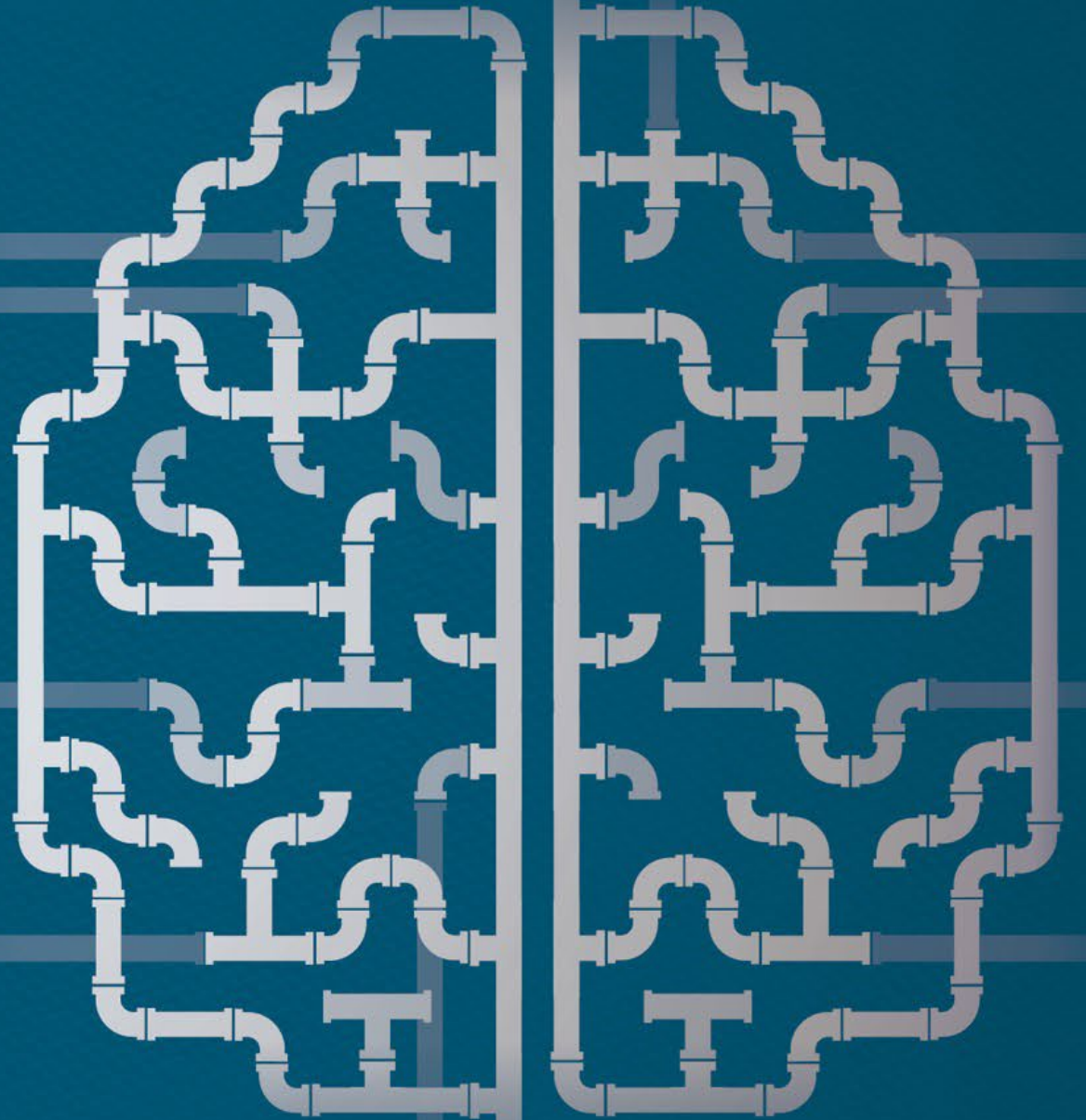
dfhogan1@cox.net

Agenda for this meeting

- Design Build Associates (DBA) and SageWater
- Historical Overview
- **Repipe Process: Meet the contractor**
- Tentative Schedule
- DBA Web Site
- Questions from Homeowners

PIPE REPLACEMENT AT NIGUEL BEACH TERRACE

SageWater Project Overview: Including Photo
Examples Of Our Work



sageWater[®]

SIMPLY SMARTER PIPE REPLACEMENT.

AGENDA

SageWater and Project Overview

What To Expect As a Resident/Owner

Next Steps



1525 NW 52ND ST REPIPE

PROJECT OVERVIEW

- SageWater Introduction and Project Leadership Team
- Start Date and Hours of Operation
- The SageWater Repipe Process
- Start and End Points

ABOUT SAGEWATER

- SageWater revolutionized the art of replacing pipe in occupied buildings.
- Founded in 1988, we focus exclusively on the repipe process.
- We operate nationwide, using a hub and spoke model to serve clients from regional offices in Virginia, Washington state, and Hawaii. We have a proven track record in southern California, and we're licensed in nearly every state.
- Our turnkey plumbing, drywall and painting services ensure a seamless workflow and strict adherence to schedules.
- Each unit, and therefore the project as whole, are completed on-time according to the schedule.
- **Residents do not need to move out during the repipe process.**
- We have repiped more than 125,000 occupied units, replacing more than 35 million feet of pipe along the way.

YOUR SAGEWATER PROJECT LEADERSHIP TEAM



CHRIS NELSON

West Coast Operations Director

cnelson@sagewater.com

206-219-9210

START DATE AND HOURS OF OPERATION

Construction will start on 05/01/24.

We will be in each unit for approximately 7-10 business days.

Our hours of operation are 8 AM to 5 PM, Monday through Friday.

We may need to work up to 6 PM if needed to restore water for the evening.

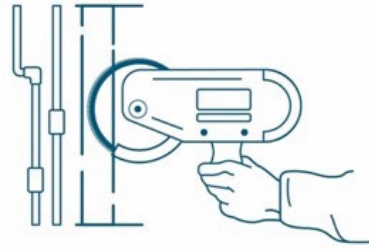
THE SAGEWATER REPIPE PROCESS



1. Staging Areas Are Established



2. Residents' Homes Are Protected



3. Drywall Is Cut & Labeled



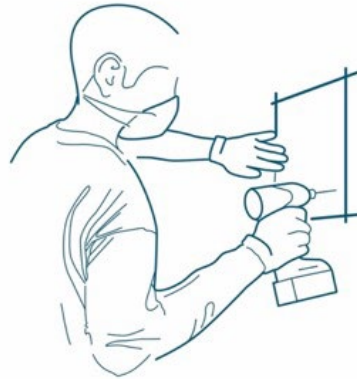
4. Old Pipes Are Removed & New Pipes Are Installed



5. Units Are Cleaned Each Day



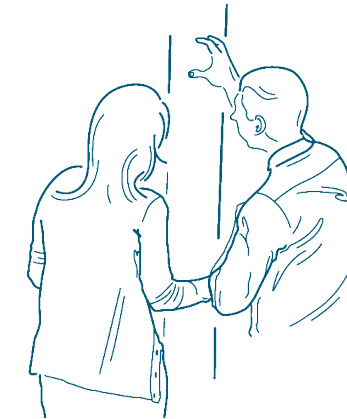
6. City/County Inspections Are Completed



7. Drywall is Reinstalled



8. Texturing & Painting Are Finished



9. Final Walk-throughs Are Completed

SCOPE OF WORK

- We will be replacing the **domestic supply piping** (hot and cold water pipes coming into your unit).
- The cold water piping will isolate individual units to rough-in for a new private meter and shut-off valve.
- The hot water piping will include the replacement of the fan coil loop system and the domestic hot water. Each hot water feed will feed each unit individually to rough-in for a new private meter and shut-off valve.



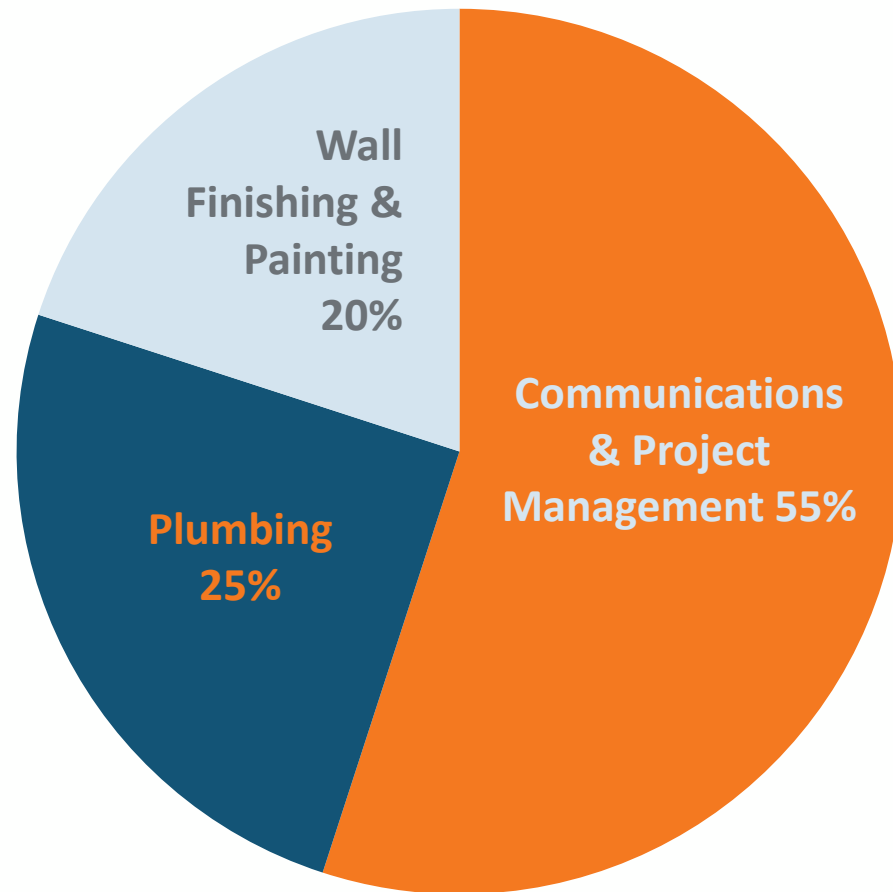
1525 NW 52ND ST REPIPE

WHAT TO EXPECT AS A RESIDENT/OWNER

- What makes a repipe project successful?
- Timelines for work to be performed and inspections
- Review of the notices you will receive
- Color-coded floor-plan explanation

A SUCCESSFUL REPIPE TAKES FAR MORE THAN PLUMBING

KEY COMPONENTS OF A SUCCESSFUL SAGEWATER REPIPE



1. Published Production Schedules
2. Resident Notices / Townhall Meetings
3. Detailed Color-Coded Floor Plans

1. EXAMPLE IN-UNIT PRODUCTION SCHEDULE

Units	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Day 8	Day 9	Day 10
Units 111 & 211	Wall Demo / Begin To Install New Piping	Complete New Piping Installation	Plumbing Inspection Completed	Begin Drywall Repair	Building Inspection Completed/ Continue Drywall Repair	Continue Drywall Repair	Continue Drywall Repair	Painting	Painting	Substantial Completion / Schedule Homeowner Final Inspection
Units 311 & 411			Wall Demo / Begin To Install New Piping	Complete New Piping Installation	Plumbing Inspection Completed	Begin Drywall Repair	Building Inspection Completed/ Continue Drywall Repair	Continue Drywall Repair	Continue Drywall Repair	Painting
Unit 511					Wall Demo / Begin To Install New Piping	Complete New Piping Installation	Plumbing Inspection Completed	Begin Drywall Repair	Building Inspection Completed/ Continue Drywall Repair	Continue Drywall Repair

2. RESIDENT NOTICES

Customized Communications Plans Will Keep You Informed:

Repair and Restoration Notice informs residents about the upcoming project, scope of work, and how they will be affected. This has already been mailed to each owner.

Water Shutoff Notice (usually placed 24-48 hours before water outages) informs residents when water will be unavailable in their unit.

Work-In-Progress Notice (usually placed 24-48 hours before work commences) is a checklist that remains on their door for the duration of the work in their unit and serves as a daily status update for the resident.

WATER SHUTOFF AND WORK IN PROGRESS NOTICES



Water Interruption Notice

SageWater may be shutting off the exterior building water main from _____. This is in order to replace the main unit valve in each apartment we are working within. We may have to have the water off to your building from 9 A.M. to 3 P.M.

Sagewater will do everything in our power to limit the length of these shut-downs. We apologize for any inconvenience this may cause, and greatly appreciate your patience while this work is being completed. Should you have questions, please feel free to contact us at 1-800-661-8636 or.



WORK IN PROGRESS

Niguel Beach Terrace

Building # _____ Unit # _____

Please do not remove this Progress Report from your door or put your personal items back in place until indicated with a check below.

SageWater is scheduled to begin the re-pipe of your unit on: _____

Occupancy of a Unit During Construction

IMPORTANT: While you may generally occupy your Unit during active construction, please note the following:

- persons **should not occupy Units** undergoing active construction operations if the person suffers from, (i) medical conditions that may be aggravated by dust or fumes generated by the Work, or (ii) physical frailty or conditions that limits or impairs personal mobility.
- persons enter or occupy Units undergoing active construction operations at their own risk.

(Please refer to your unit floor plan so that you are prepared)

Sagewater has completed the plumbing aspect of the re-pipe and has scheduled an inspection which must be performed before the drywall can be patched. **City and/or County inspectors do not work for SageWater, we have no control over their schedules and drywall patching may not begin until after the inspection.** You may use the plumbing system, but personal items should not be moved back into RED or YELLOW zones at this time.

Sagewater has passed the plumbing inspection and will begin the drywall and paint repair process as soon as possible. You may use the plumbing system, but personal items should not be moved back into RED or YELLOW zones at this time.

Sagewater has substantially completed the re-pipe of your unit. The property manager will be inspecting the work, and if any additional repairs are needed, we will complete these shortly thereafter. You may move your personal items back where you like them-however, if you see something obviously needs additional repair, please let us know before you move your belongings back into that particular area.

Sagewater has completed the re-pipe of your unit. We will not be entering again unless we give you additional written notice, or you request an inspection. All personal items may be reset to their original locations, and you may discard this notice.

If you have any questions or concerns about the Re-pipe please direct them to your property manager or **Sagewater** @ 1-800-501-7702 or Dylan Hurdle @ 703-201-5151



The experts at **SageWater** will be entering your apartment to begin the re-pipe in approximately _____ business days.

- SageWater will be replacing the water supply lines in your unit including installing a main shut-off valve. The re-pipe process will be substantially complete in about 5-8 business days, including plumbing and drywall/paint repair, depending on the County inspection. This time frame does not include a final inspection conducted by the property. Work is conducted **Monday through Friday between the hours of 8:00am and 6:00pm.** For technical reasons, the work in your unit must be coordinated with work in other units. Therefore, we will not be working in your unit all day, every day. The water to your building may need to be shut off, daily, throughout the entire re-pipe time frame. These shutdowns will happen after 9a.m. and before 3p.m. when necessary. To deal with this existing problem, **SageWater** will do everything in our power to limit these shut offs and minimize the length of the shutdowns as best as we can.

For your convenience, we have provided color-coded floor plans of your unit. Please review your floor plan and remove personal items as indicated by it and the first notice. Failure to do so may result in damage, loss, or soiling of items remaining in the work areas.

You will receive a third notice approximately 1-2 days before the work will begin. This **Work In-Progress** notice will serve as your personalized progress report. This progress report will be taped to your door and is designed to keep you informed throughout the entire repair process.

Please remove all valuables and fragile items from the affected areas.

- Kitchen:**
 - Please clean out under, on and around the sink.**
 - Remove all personal items from countertops, cabinet tops and on the refrigerator top.**
- Bathrooms:**
 - Please remove all personal belongings from under the sink vanity.**
 - Remove all personal items from countertops.**
 - Remove all personal items from the backs of toilets, in and around the tub/shower.**
- Laundry Room:**
 - Please empty the washer and dryer. Also remove belongings from on top of both units.**
- Mechanical Closet:**
 - Please remove all personal items on and around the water heater.**

All pets must be boarded or caged in rooms unaffected by the re-pipe. Please place a note on the door indicating where your pet is being boarded.

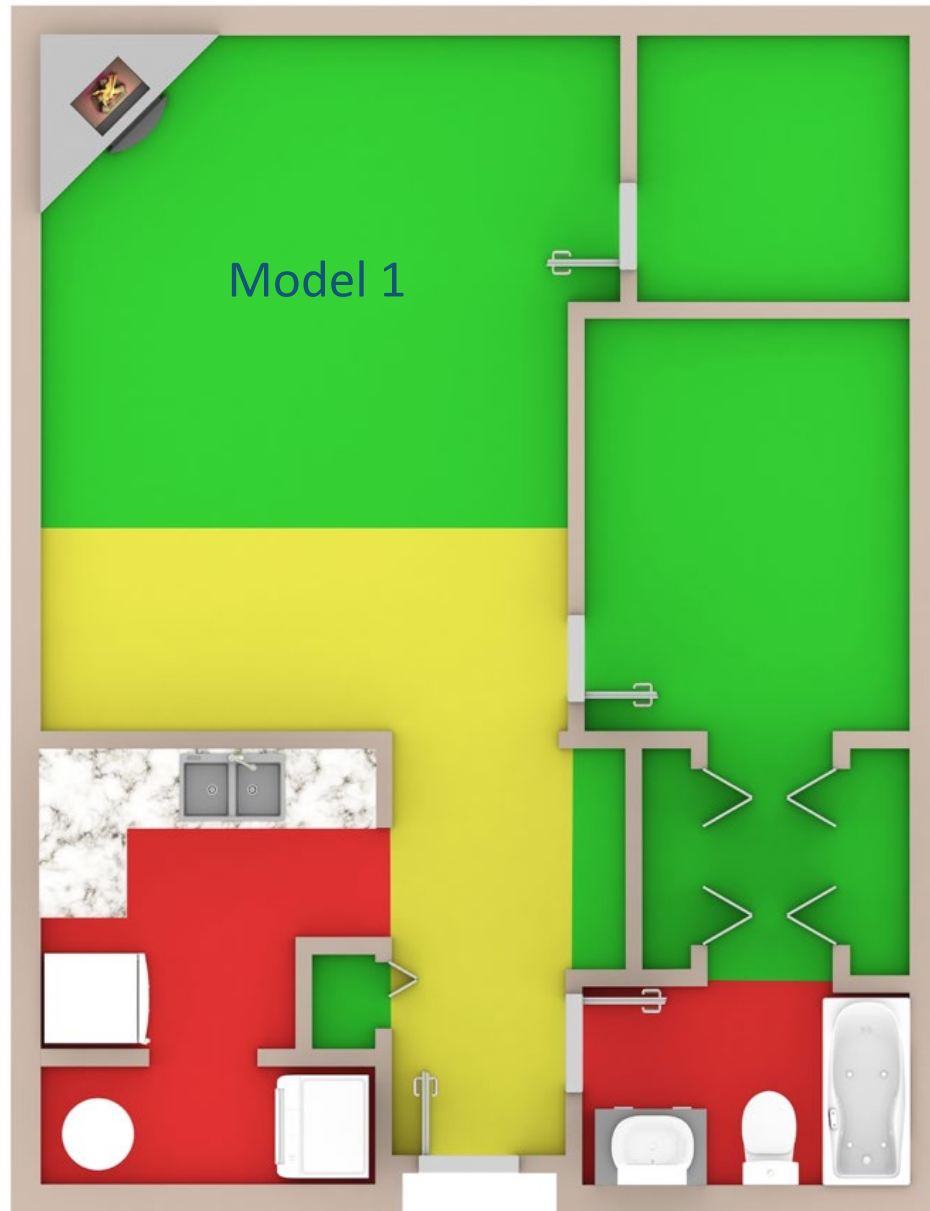
Occupancy of Unit During Construction

IMPORTANT: While you may generally occupy your unit during active construction, please note the following: (i) persons should not occupy units undergoing active construction operations if the person suffer from medical conditions that may be aggravated by dust or fumes generated by the work, or (ii) physical frailty that limits or impairs personal mobility.

- Red Zone:** These are the areas where the bulk of the work will be performed. Please remove all personal property from these areas to avoid accidental damage.
- Yellow Zone:** These are where the workers will be entering or passing through to get to the **Red Zones** and where they will store tools and materials. A minimal amount of work will take place in these yellow areas. Please remove your personal property from these areas to avoid accidental damage as the workers are working or walking past.
- Green Zone:** These areas where generally no work will be conducted, however, there are some exceptions, and we may need to enter a green zone. Due to the shared plumbing walls with units above, below and next to yours, there is a possibility that we may need to enter a green zone. We will give you as much advance notice as we can. This is a good place to store your personal property that has been removed from the **Red and Yellow** zones. This is a safe place to keep your pets so please place a note on the door indicating that there is a "pet inside."

If you have any questions or concerns about the Re-pipe please direct them to your property manager or **Sagewater** @ 1-800-501-7702 or Dylan Hurdle @ 703-201-5151

3. SAMPLE “WORK IMPACT” FLOORPLANS

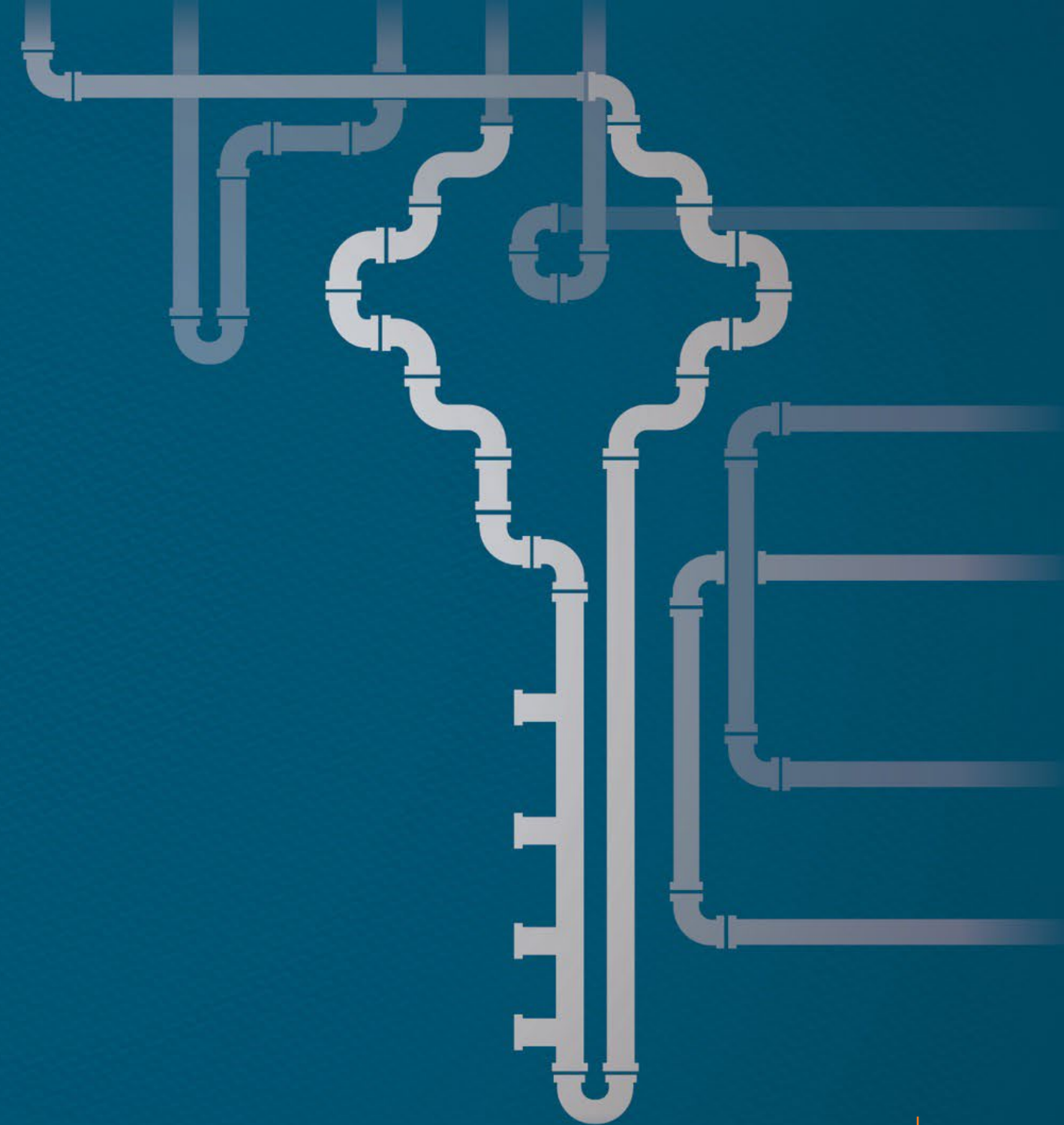


Color-coded work impact maps show residents where work will take place during the renovation.

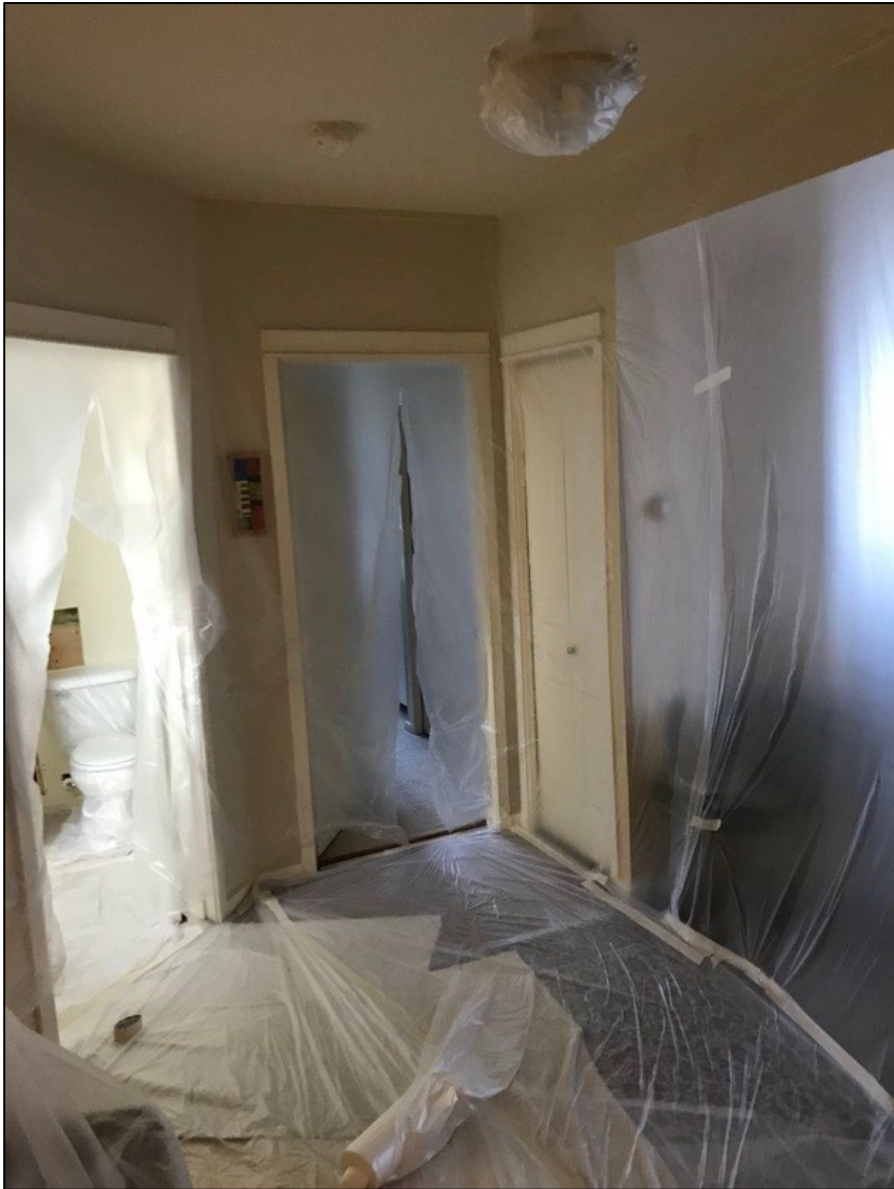
- Red Zone: These zones are considered our "work areas". All exposed personal items must be removed from these areas without exception.
- Yellow Zone: These are the "traffic areas". These areas are the areas the workers will be entering or passing through to get to the Red Zones. Please remove your personal property from this area to avoid accidental damage as the workers are working or walking past.
- Green Zone: These are the "undisturbed areas". There will be no work conducted in these areas which makes it safe to put certain items in.

EXAMPLE JOB PHOTOS

A FEW SHOTS FROM TYPICAL SAGEWATER PROJECTS



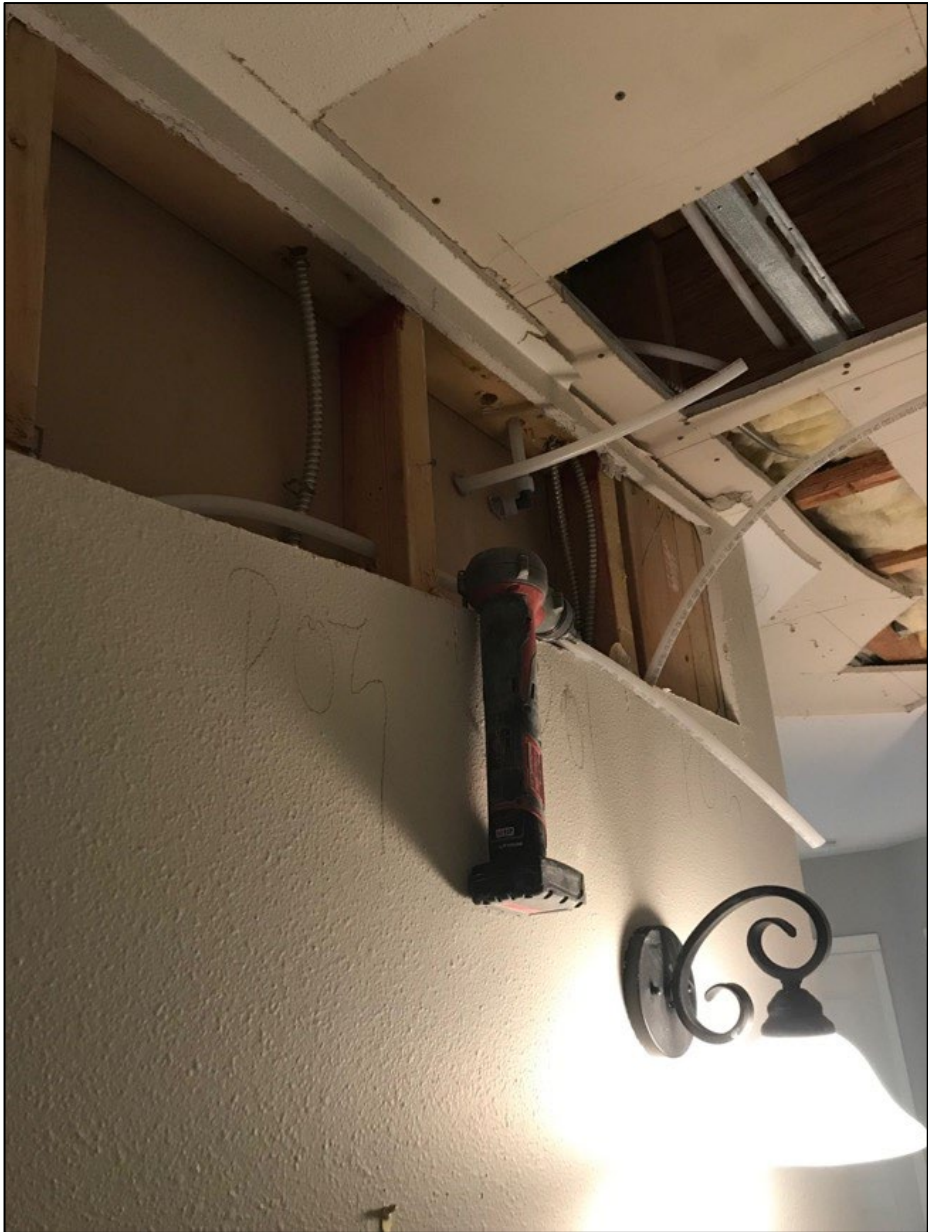
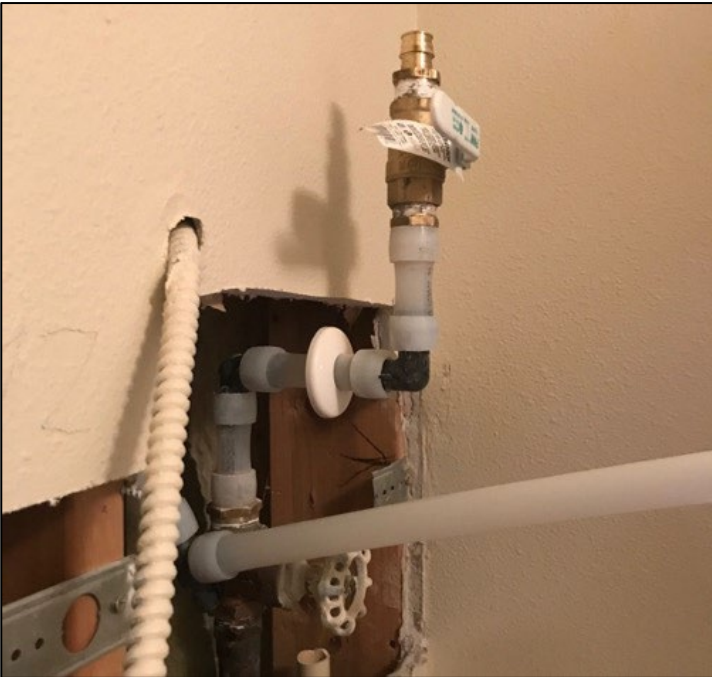
RESIDENT'S HOMES ARE PROTECTED



DRYWALL IS CUT TO ACCESS THE PIPE



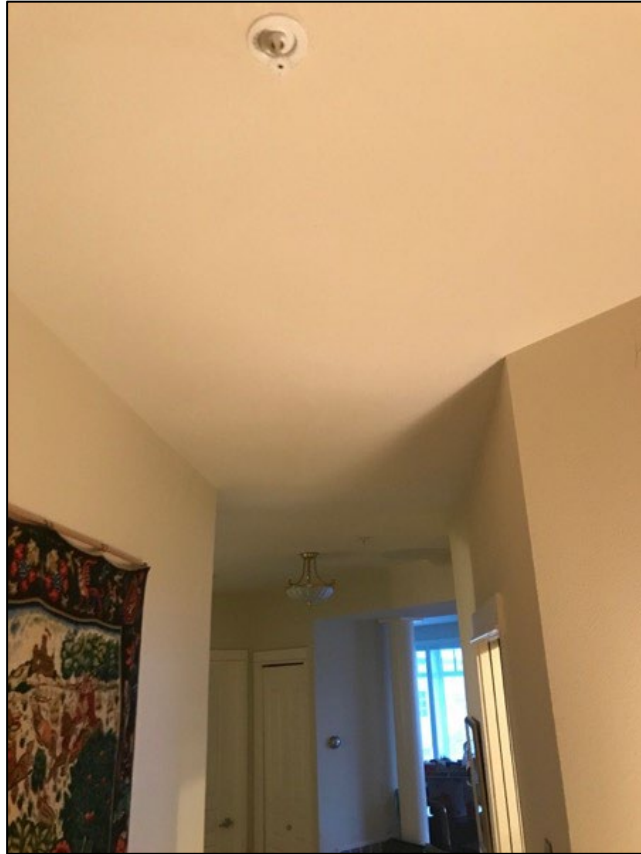
OLD PIPING COMES OUT AND NEW PIPING GOES IN



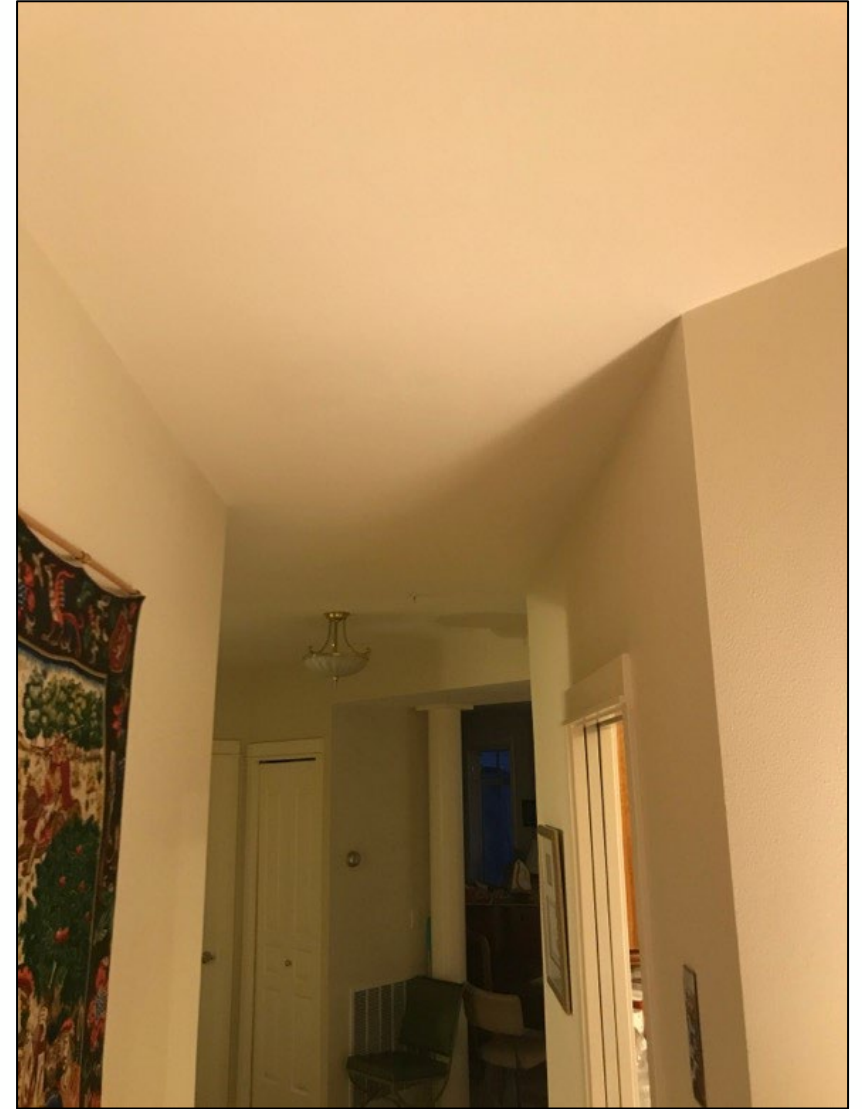
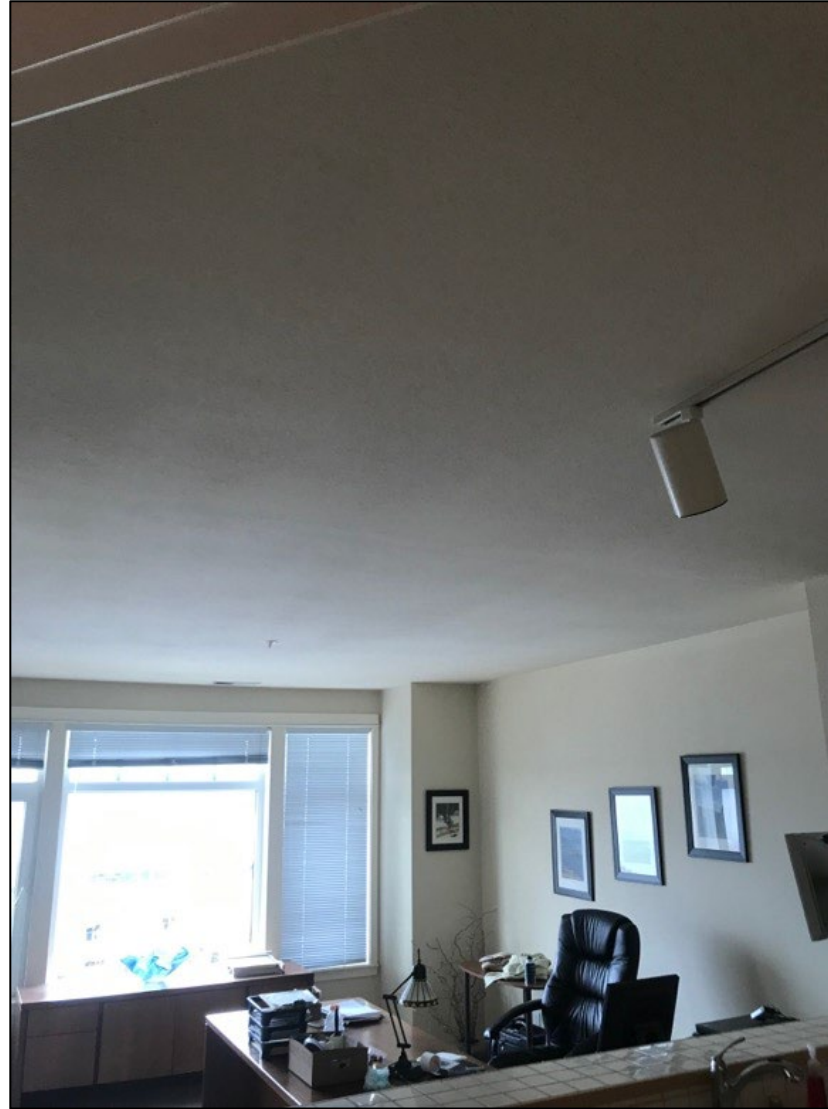
DRYWALL REINSTALLED AND READY FOR MUD



MUD, TEXTURE AND PAINT WORK IS COMPLETED



THE FINISHED PRODUCT



PIPE UP.

Thank you! For more information, please contact:

Chris Nelson

West Coast Operations Director

206-219-9210

cnelson@sagewater.com

SageWater Corporate HQ

1319 Powhatan Street

Alexandria, Virginia 22314

sageWater[®]

SIMPLY SMARTER PIPE REPLACEMENT.

PHONE

[1.888.584.9990](tel:1.888.584.9990)

EMAIL

info@sagewater.com

WEB

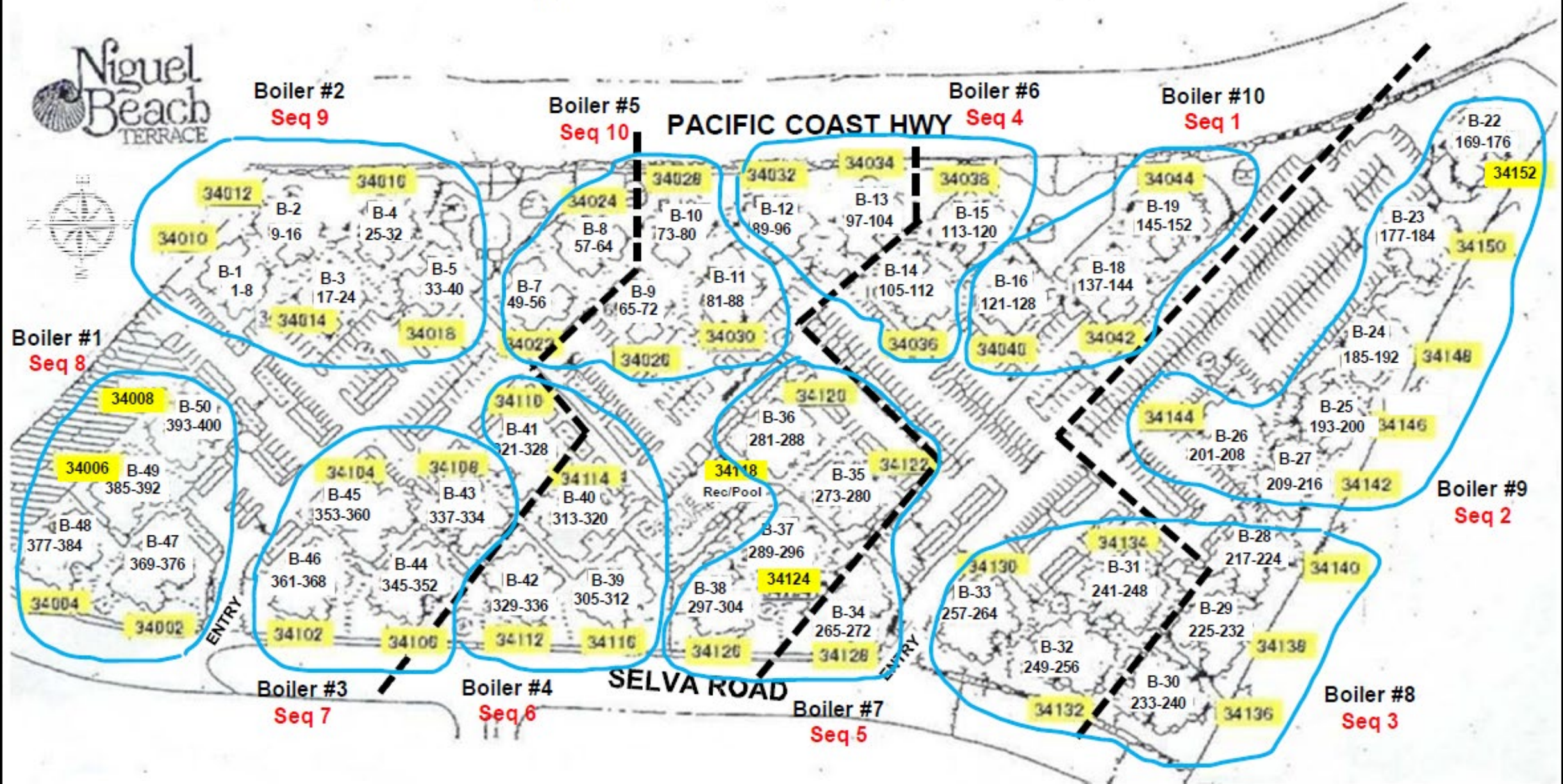
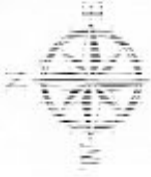
sagewater.com

Agenda for this meeting

- Design Build Associates (DBA) and SageWater
- Historical Overview
- Repipe Process: Meet the contractor
- **Tentative Schedule**
- DBA Web Site
- Questions from Homeowners

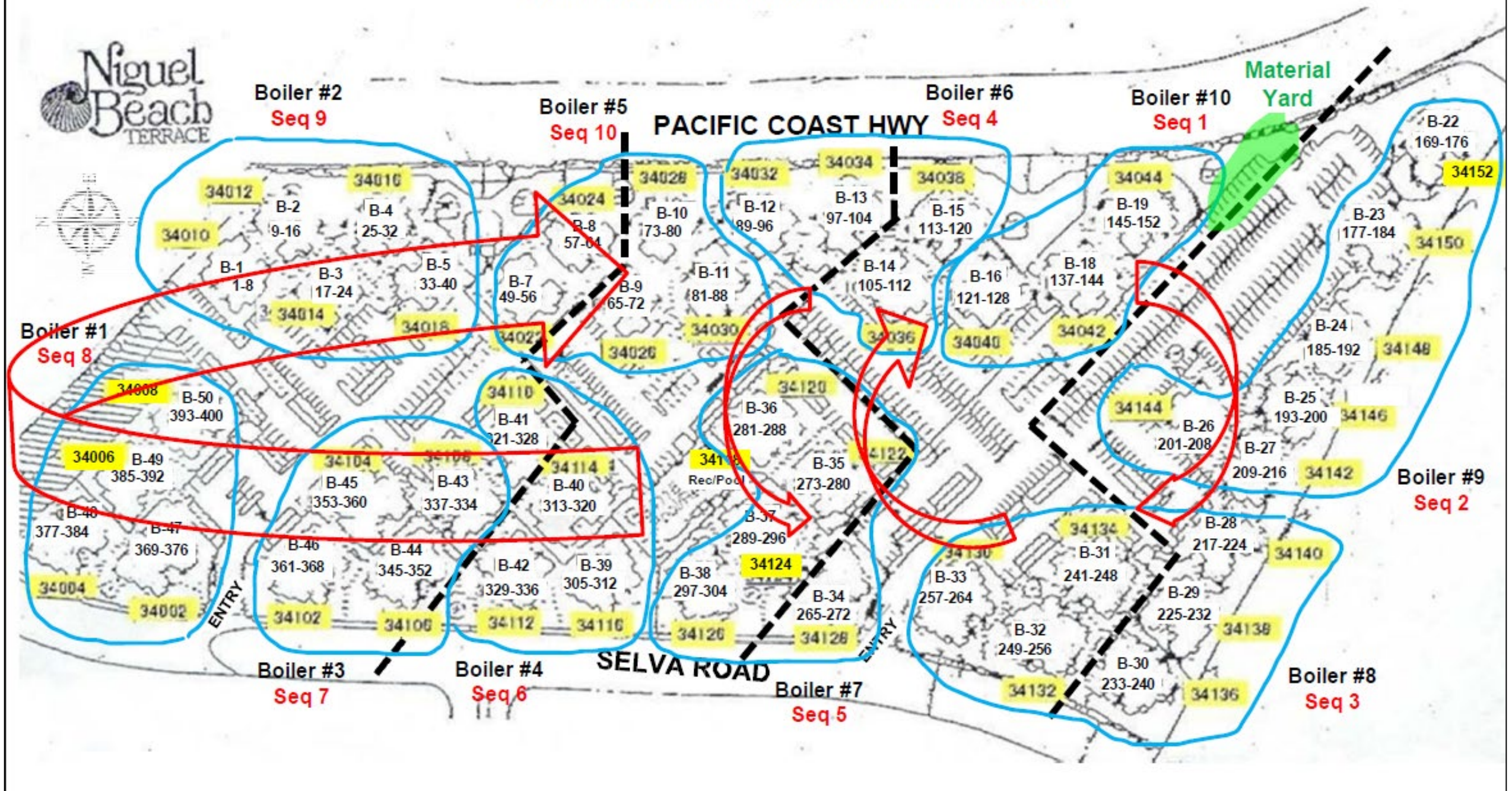
Niguel Beach Terrace

Site Map: Selva Rd Street Address Numbers & Building/Unit #s
(w/Phase Boundaries First Randomly Defined in 2013/14)



Niguel Beach Terrace

Site Map: Selva Rd Street Address Numbers & Building/Unit #s
(w/Phase Boundaries First Randomly Defined in 2013/14)



PROJECT	Duration	Start	Finish
Niguel Beach Terrace	190 days	Mon 5/6/24	Fri 1/31/25
BUILDING 34040	14 days	Mon 5/6/24	Thu 5/23/24
	121 8 days	Mon 5/6/24	Wed 5/15/24
PLUMBING	2 days	Mon 5/6/24	Tue 5/7/24
COUNTY INSPECTION	1 day	Wed 5/8/24	Wed 5/8/24
DRYWALL	2 days	Thu 5/9/24	Fri 5/10/24
PAINT	2 days	Mon 5/13/24	Tue 5/14/24
FINAL INSPECTION	1 day	Wed 5/15/24	Wed 5/15/24
	122 8 days	Mon 5/6/24	Wed 5/15/24
PLUMBING	2 days	Mon 5/6/24	Tue 5/7/24
COUNTY INSPECTION	1 day	Wed 5/8/24	Wed 5/8/24
DRYWALL	2 days	Thu 5/9/24	Fri 5/10/24
PAINT	2 days	Mon 5/13/24	Tue 5/14/24
FINAL INSPECTION	1 day	Wed 5/15/24	Wed 5/15/24
	123 8 days	Wed 5/8/24	Fri 5/17/24
PLUMBING	2 days	Wed 5/8/24	Thu 5/9/24
COUNTY INSPECTION	1 day	Fri 5/10/24	Fri 5/10/24
DRYWALL	2 days	Mon 5/13/24	Tue 5/14/24
PAINT	2 days	Wed 5/15/24	Thu 5/16/24
FINAL INSPECTION	1 day	Fri 5/17/24	Fri 5/17/24
	124 8 days	Wed 5/8/24	Fri 5/17/24
PLUMBING	2 days	Wed 5/8/24	Thu 5/9/24
COUNTY INSPECTION	1 day	Fri 5/10/24	Fri 5/10/24
DRYWALL	2 days	Mon 5/13/24	Tue 5/14/24
PAINT	2 days	Wed 5/15/24	Thu 5/16/24
FINAL INSPECTION	1 day	Fri 5/17/24	Fri 5/17/24
	125 8 days	Fri 5/10/24	Tue 5/21/24
PLUMBING	2 days	Fri 5/10/24	Mon 5/13/24
COUNTY INSPECTION	1 day	Tue 5/14/24	Tue 5/14/24
DRYWALL	2 days	Wed 5/15/24	Thu 5/16/24
PAINT	2 days	Fri 5/17/24	Mon 5/20/24
FINAL INSPECTION	1 day	Tue 5/21/24	Tue 5/21/24
	126 8 days	Fri 5/10/24	Tue 5/21/24
PLUMBING	2 days	Fri 5/10/24	Mon 5/13/24
COUNTY INSPECTION	1 day	Tue 5/14/24	Tue 5/14/24
DRYWALL	2 days	Wed 5/15/24	Thu 5/16/24
PAINT	2 days	Fri 5/17/24	Mon 5/20/24
FINAL INSPECTION	1 day	Tue 5/21/24	Tue 5/21/24
	127 8 days	Tue 5/14/24	Thu 5/23/24
PLUMBING	2 days	Tue 5/14/24	Wed 5/15/24
COUNTY INSPECTION	1 day	Thu 5/16/24	Thu 5/16/24
DRYWALL	2 days	Fri 5/17/24	Mon 5/20/24
PAINT	2 days	Tue 5/21/24	Wed 5/22/24
FINAL INSPECTION	1 day	Thu 5/23/24	Thu 5/23/24
	128 8 days	Tue 5/14/24	Thu 5/23/24
PLUMBING	2 days	Tue 5/14/24	Wed 5/15/24
COUNTY INSPECTION	1 day	Thu 5/16/24	Thu 5/16/24
DRYWALL	2 days	Fri 5/17/24	Mon 5/20/24
PAINT	2 days	Tue 5/21/24	Wed 5/22/24

BUILDING 34152	10 days	Wed 5/29/24	Tue 6/11/24
BUILDING 34150	10 days	Tue 6/4/24	Mon 6/17/24
BUILDING 34148	10 days	Mon 6/10/24	Fri 6/21/24
BUILDING 34146	10 days	Fri 6/14/24	Thu 6/27/24
BUILDING 34142	10 days	Thu 6/20/24	Wed 7/3/24
BUILDING 34144	10 days	Wed 6/26/24	Wed 7/10/24
BUILDING 34140	10 days	Tue 7/2/24	Tue 7/16/24
BUILDING 34138	10 days	Tue 7/9/24	Mon 7/22/24
BUILDING 34136	10 days	Mon 7/15/24	Fri 7/26/24
BUILDING 34132	10 days	Fri 7/19/24	Thu 8/1/24
BUILDING 34130	10 days	Thu 7/25/24	Wed 8/7/24
BUILDING 34036	10 days	Wed 7/31/24	Tue 8/13/24
BUILDING 34038	10 days	Tue 8/6/24	Mon 8/19/24
BUILDING 34034	10 days	Mon 8/12/24	Fri 8/23/24
BUILDING 34032	10 days	Fri 8/16/24	Thu 8/29/24
BUILDING 34120	10 days	Thu 8/22/24	Thu 9/5/24
BUILDING 34122	10 days	Wed 8/28/24	Wed 9/11/24
BUILDING 34124	10 days	Wed 9/4/24	Tue 9/17/24
BUILDING 34128	10 days	Tue 9/10/24	Mon 9/23/24
BUILDING 34126	10 days	Mon 9/16/24	Fri 9/27/24
BUILDING 34116	10 days	Fri 9/20/24	Thu 10/3/24
BUILDING 34112	10 days	Thu 9/26/24	Wed 10/9/24
BUILDING 34114	10 days	Wed 9/2/24	Tue 10/15/24
BUILDING 34110	10 days	Tue 10/8/24	Mon 10/21/24
BUILDING 34108	10 days	Mon 10/14/24	Fri 10/25/24
BUILDING 34106	10 days	Fri 10/18/24	Thu 10/31/24
BUILDING 34102	10 days	Thu 10/24/24	Wed 11/6/24
BUILDING 34104	10 days	Wed 10/30/24	Tue 11/12/24
BUILDING 34002	10 days	Tue 11/5/24	Mon 11/18/24
BUILDING 34004	10 days	Mon 11/11/24	Fri 11/22/24
BUILDING 34006	10 days	Fri 11/15/24	Mon 12/2/24
BUILDING 34008	10 days	Thu 11/21/24	Fri 12/6/24
BUILDING 34014	10 days	Wed 11/27/24	Thu 12/12/24
BUILDING 34010	10 days	Thu 12/5/24	Wed 12/18/24
BUILDING 34012	10 days	Wed 12/11/24	Tue 12/24/24
BUILDING 34016	10 days	Tue 12/17/24	Mon 12/30/24
BUILDING 34018	10 days	Mon 12/23/24	Fri 1/3/25
BUILDING 34022	10 days	Fri 12/27/24	Thu 1/9/25
BUILDING 34026	10 days	Thu 1/2/25	Wed 1/15/25
BUILDING 34030	10 days	Wed 1/8/25	Tue 1/21/25
BUILDING 34028	10 days	Tue 1/14/25	Mon 1/27/25
BUILDING 34024	10 days	Mon 1/20/25	Fri 1/31/25

Remainder of community with just a start and finish date

Agenda for this meeting

- Design Build Associates (DBA) and SageWater
- Historical Overview
- Repipe Process: Meet the contractor
- Tentative Schedule
- **DBA Web Site**
- Questions from Homeowners

Design Build Associates

Website

Website: www.dbuild.com

(go to **Client Login** page)

Password: **NBT2024**

[ABOUT](#)

[SERVICES](#)

[PROJECTS](#)

[F.A.Q.S](#)

[ARTICLES](#)

[CONTACT](#)

[CLIENT LOGIN](#)

[REQUEST A CONSULTATION](#)

The logo consists of the lowercase letters 'd' and 'B' in a stylized, serif font. The 'd' is smaller and positioned to the left of the 'B'. The background of the logo area is a dark blue gradient.

DESIGN BUILD
ASSOCIATES

COMMITTED TO OUR CLIENTS

PROFESSIONAL CONSTRUCTION
MANAGEMENT & CONSULTING





ACCESS WITH PASSWORD

Niguel Beach Terrace



Niguel Beach Terrace Homeowners Association is 368-unit complex featuring Cape Cod style garden condos located in Dana Point adjacent to Salt Creek Beach. The community boasts a clubhouse, swimming pool and spa. The association initially retained Design Build Associates to assist with the exterior stair replacements. They later added the wood replacement and exterior paint project for the southern portion of the community, and recently added a community-wide repipe project.

ACCESS WITH PASSWORD

← **NBT2024**

Northridge Townhome Estates



The Northridge Townhome Estates Homeowners Association is a 217-home condominium community located in Northridge constructed in 1979-80 consisting of 46 buildings, including a clubhouse building and three swimming pools. The Association has engaged Design Build Associates to manage the replacement of the wood siding with a longer-lasting Hardie® cementitious material

Niguel Beach Terrace

Niguel Beach Terrace Homeowners Association is 368-unit complex featuring Cape Cod style garden condos located in Dana Point adjacent to Salt Creek Beach. The community boasts a clubhouse, swimming pool and spa. The association initially retained Design Build Associates to assist with exterior stair replacements and has since expanded the scope to include window and siding replacement.

[Repipe Repair Notice 3-4-24](#)

[Niguel Beach Terrace Repipe Schedule](#)



Agenda for this meeting

- Design Build Associates (DBA) and SageWater
- Historical Overview
- Repipe Process: Meet the contractor
- Tentative Schedule
- DBA Web Site
- **Questions from Homeowners**