

WELCOME BRIDGEPORT HOMEOWNERS



1-17-2022

Agenda for this meeting

- **Design Build Associates (DBA)**
- **Services DBA will Provide**
- **Conditions at Bridgeport**
- **What the Project will include**
- **Questions from Homeowners**

Design Build Associates

We are construction managers and consultants and have been in the construction industry for over 39 years.

We provide our clients with the necessary checks and balances to assure a successful project considering time, quality, and cost objectives.

We are better able to achieve our client's ultimate goals by:

- **Establishing a proper scope of work**
- **Prioritizing necessary repairs**
- **Overseeing project completion in a timely manner**

Past Clients are our best reference



El Escorial Owners' Association

To Whom It May Concern:

After years of leaking buildings, termites and mold problems El Escorial can finally relax and enjoy the beautiful buildings and location that we have here in Santa Barbara. Since 1998 we have been struggling with these construction defect issues, and have endured major litigation while living with the problems associated with leaky buildings.

With some fear and apprehension we embarked on this reconstruction project. We hired an architect and a contractor and very quickly realized that we also needed a construction manager. We reviewed proposals from several construction managers and unanimously chose Design Build Associates. Their experience, reputation and qualifications far exceeded others in the industry. The Board entered into a contract with Design Build Associates and almost immediately we began to see the fruits of our decision. We soon realized that the path we had started down with the architect and contractor were not sufficient to resolve our problems and we would be wasting time and money to continue. Design Build brought valuable experience to the process that we were about to undertake, and offered remarkable insight and wise counsel on how we should proceed. With Design Build's guidance, we revamped the project to include all of the critical components necessary to truly resolve our water intrusion problems once and for all. This meant that we also needed to pass an assessment report for our homeowners which they presented several times. Additionally, they assisted us in the necessary communications to complete the entire scope of work. Design Build Associates put together a comprehensive report for our homeowners so that the owners would understand the need for the funds, and the process that we needed to go through to accomplish the goal of leak-free buildings. Design Build helped us with resources such as financial institutions that would loan to associations' needing funding for projects like ours, and most importantly, they gave us confidence that if we consented to their advice we would achieve that which we really wanted at the end of the project.

Throughout the project, we relied on Design Build to advise us on what we should do concerning material selections, scheduling, how we should handle issues with the contractor, how we should deal with issues with certain homeowners, as well as how to track the expenses so we knew where we were financially and what was remaining. This was not an easy process and on many occasions we relied on Design Build to help us deal with frustrated and/or angry homeowners. Design Build met weekly with the contractor during the entire process and we were invited to attend those meetings whenever we felt the need to do so, and we did for the majority of the time. We are confident that our \$11 million dollar project was money well spent.

Design Build was able to demonstrate to us areas where major savings occurred. Design Build's poise and confidence during the whole process was very reassuring to the Board and the rest of the membership and we quickly came to understand that if we trusted their advice we would emerge from this project with the desired result. Design Build's counsel proved to be invaluable to us in all of these areas and we can confidently state that the recommendations and savings proposed by Design Build Associates, more than paid for their services to our Association.

Today as we near the end of this project we have beautiful, water tight buildings and new landscaping. Our homeowners are thrilled with the results, excited about the transformation, and we no longer will be dreading the wet winter days.

It is without any reservation that I can highly recommend the experts at Design Build Associates to anyone who is considering a reconstruction project. I would be more than happy to speak with anyone about our tremendously positive experience with Design Build Associates.

Sincerely,

Barbara Caudry
Barbara Caudry
President
Board of Directors
El Escorial Homeowners Association

46 Santa Barbara Resources, Inc. P.O. Box 6646 Santa Barbara, CA 93160
Phone (805) 964-1319 Fax (805) 964-1744 Email barbara@588resources.com

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Robert F. Si

Sr. Director

cc: Barry Wi

Steve Mc

Bill Barr

Jim Goebel

Rob Baker



Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more

Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more



Essex House

25 units

Marina Del Rey

Before



DR

After



dr

Indigo

77 units Marina Del Rey

Decking and podium waterproofing



dr

**Ziani
168 Condominiums
Newport Coast**



2016.03.16

**Las Palmas
405 Condominiums
Mission Viejo**



2018.08.07

Communication

BRIDGEPORT HOMEOWNERS ASSOCIATION REPAIR AND RESTORATION NOTICE (Preliminary)

March 2022

This notice is prepared to help and guide the Homeowners and Tenants through the project. It is essential that all Homeowners and Tenants read and understand the information contained in this document.

This Repair and Restoration Notice ("Repair Notice") has been adopted by the Board of Directors of the Harbour Walk HOA ("Association") to help inform the community about the scope of the repair and restoration project ("Project"), to explain how it will impact the common areas and individual homes, to identify the responsibilities of the HOA, the Contractor, the owners and tenants, and above all to ensure the Project proceeds as smoothly and efficiently as possible to every homeowner who is a member of this Association. The intent is to make as many of the repairs required to restore the property to its original or upgraded condition, nor is the Association required to compensate an individual homeowner for personal property that may have to be removed in order to repair the common areas. Please refer to your CC&Rs for specifics.

The Association reserves the absolute right to alter any of this Repair Notice at any time subject to its discretion should we find that during the course of the work certain changes are required to make the project function more effectively.

This Repair Notice is intended to cover all situations that are expected to be encountered during the course of the Project. However, because each unit is unique, homeowners are advised to bring to the Board's attention, in writing, any item that the homeowner feels is not covered by this Repair Notice. Design Build Associates (DBA) is the Construction Manager for the project. DBA's role is to manage the construction activities from start to completion and to oversee the work of the general contractor and its sub-contractors. Written concerns about the Project should be sent to our construction consultant, Dale Meredith at Design Build Associates. He can be reached at 949-250-3910 or dalemeredith@dbuild.com. Any issue that is not resolved will be referred to the Board for its consideration, again with the intent of treating every homeowner fairly.

Homeowners please understand that if your home is rented, it is your responsibility to communicate this Repair Notice to your tenants and to make sure that your tenants and residents/guests comply with the terms of this Repair Notice. If a tenant fails to comply

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Services for Bridgeport

- **Conduct competitive bid process for balcony replacements, exterior wood replacement, painting of all buildings, Garage CMU walls, leaking planters and podium deck repairs.**
- **Inform owners of progress at selected milestones.**
- **Investigate and make recommendations for lending programs (in conjunction with property manager).**
- **Coordinate contract documents, specifications and schedules.**
- **Verify certificates of insurance for each contractor.**

Services for Bridgeport cont.

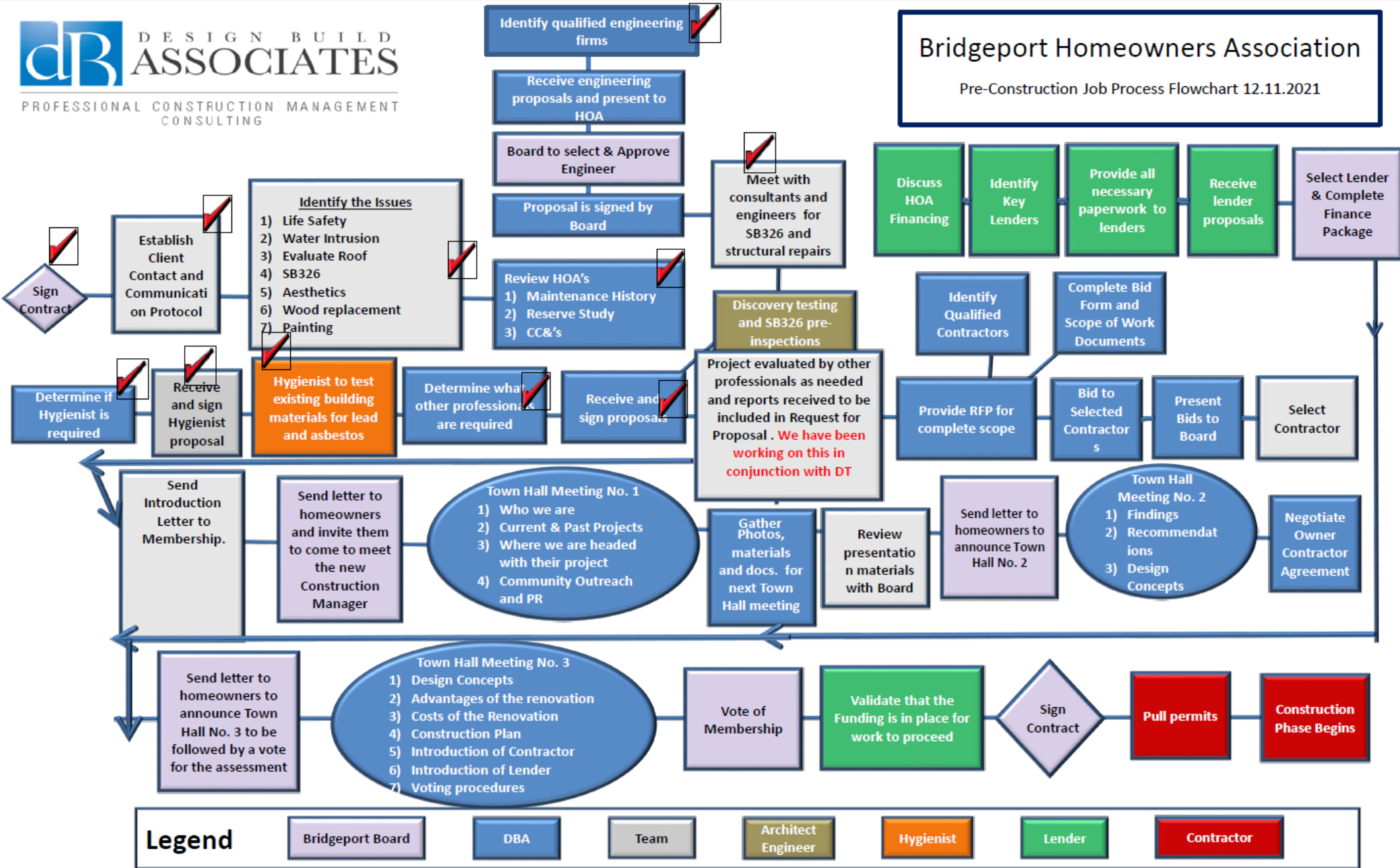
- **Review contractor's license status.**
- **Make certain that required agency inspections are obtained.**
- **Secure the construction contract and schedule.**
- **Coordinate the contractors' activities to meet the Association's needs.**
- **Review the work in progress to verify compliance with contract specifications, schedules and invoice requests.**
- **Review change orders for accuracy and reasonableness.**

Services for Bridgeport cont.

- **Maintain cost accounting records for the HOA.**
- **Review lien releases.**
- **Provide recommendations to issues that arise.**
- **Verify the receipt of all guarantees, affidavits, releases and manuals.**
- **Ensure proper close out and obtain Notice of Completion.**
- **Conduct final inspection of the project and develop a “punch list.”**

Bridgeport Homeowners Association

Pre-Construction Job Process Flowchart 12.11.2021



Legend	Bridgeport Board	DBA	Team	Architect Engineer	Hygienist	Lender	Contractor

Homeowner Communications & Notices (Future)

IMPORTANT NOTICE

Design Build Associates will be investigating the serviceability of the balcony decks on Friday October 30th Starting at 12pm through 4:30pm and performing construction material testing on Friday October 30th starting at 9:00 AM until 11:30 AM.

DBA will need access to your home for approximately fifteen minutes to perform the investigations. DBA and any investigator will all take precautions such as safe distancing and not touching any surfaces within your home.

You may be asked for additional waste line investigation, as needed by the contractor, at some point during the three days. This can likely be accomplished with just a few residents who are home. So please let us know your availability when you confirm an appointment time.

Appointments will be set up on a first come first serve basis in fifteen-minute intervals. If you have a new tenant or have not updated your contact information recently please do so now and email to: john.taylor@dbuild.com.

Perintendent Richard Salcido at 949-400-5530 or rsalcido@dbuildconstruction.com with any questions or concerns.
Working hours will be between 8:00am – 5:00pm Monday thru Friday.

Thank you for your patience.



~ CCC§5551 (Formerly SB 326) ~

BALCONY SOLUTIONS™



On June 16th, 2015, six UC Berkeley students were killed and seven others critically injured when the 5th floor balcony they were on collapsed. In response to this incident Senate Bill 326 was passed and went into effect on January 1, 2020. The law requires that elevated balconies, decks, stairs and walkways be inspected and repairs **completed by 12/31/24**.

How DBA can Help HOAs and Property Managers

Structural damage is not always obvious, therefore we recommend having DBA perform an initial visual pre-inspection prior to the official inspection by a structural engineer. If your balconies, decks, stairs or walkways are discovered to have structural damage DBA will coordinate with an engineer to prepare plans and specifications, obtain competitive bids and oversee the needed repairs. We manage the construction process to ensure that work is completed correctly, on time and within budget. We will then coordinate the official inspection with an engineer which will verify that all balconies, walkways and stairs are in compliance.

Why DBA's Balcony Solutions Program?

Benefits of Balcony Solutions:

- ◆ DBA will guide you through the process
- ◆ Damage will be mitigated by acting now
- ◆ Property values will be protected
- ◆ Repairs will be performed on your schedule and budget
- ◆ Freedom from enforcement agency mandates and timelines
- ◆ Our 38 years of HOA construction management experience on your side

Driving Factors:

- ◆ Required by law
- ◆ Deadline to complete inspections and repairs is 12/31/24

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Conditions at Bridgeport

- **Termite and dry rot damage at beams (which currently pose a threat to safety), wood trim & walkway components throughout community.**
- **Paint on buildings is well past reasonable time period to be repainted.**
- **The planters and garage walls continue to allow water to enter building and are causing damage.**

Dry rot and termite damage at beams and walkways.





Water damage at beams

Water damage at walkway decks



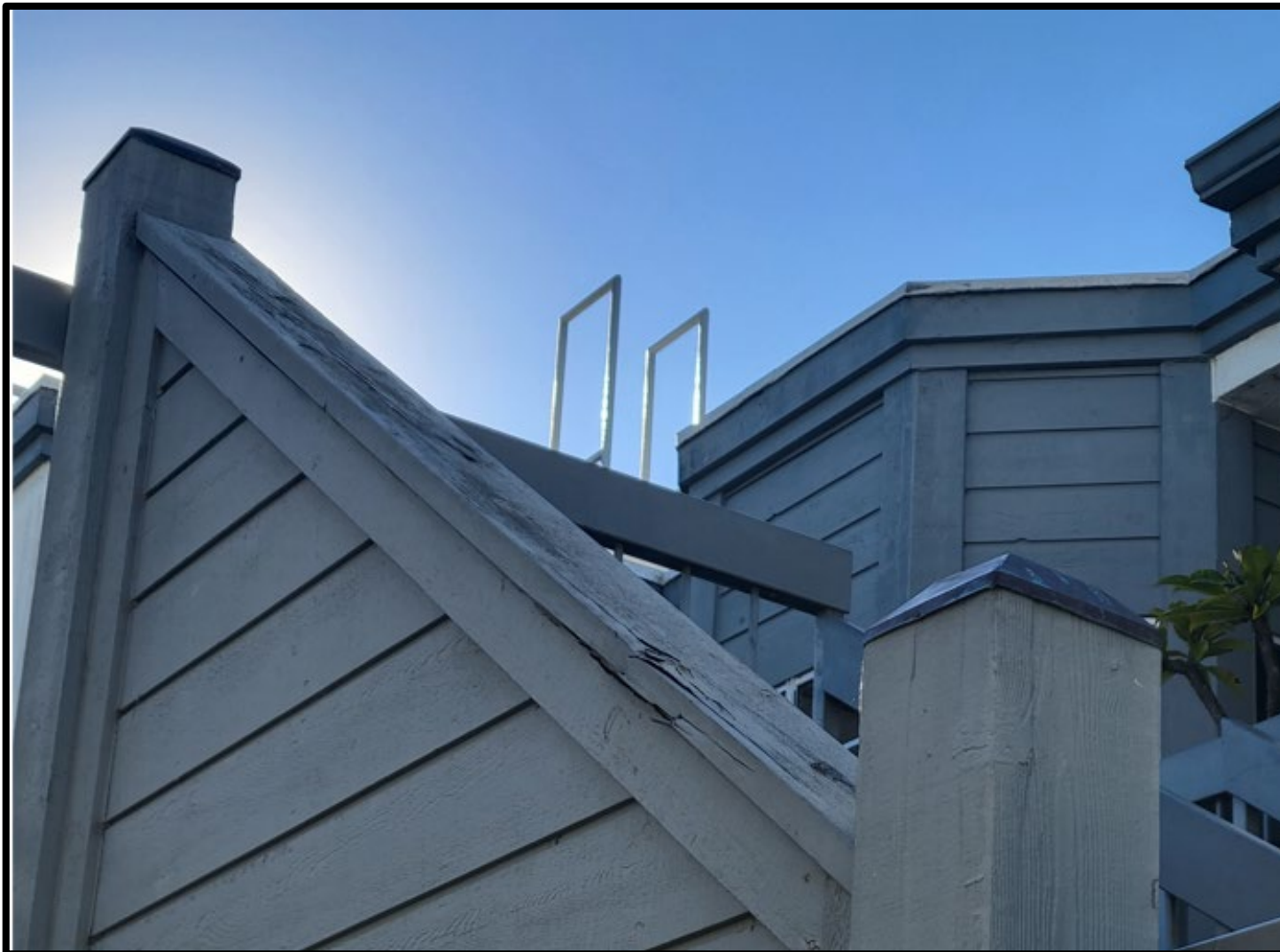
Deteriorated walkway deck coating.



Metal failure due to water intrusion



Handrails are very deteriorated.





Paint on the buildings is very faded and discolored.



More discolored paint

Water damaged stucco from planters
leaking.





Water seeping in through garage walls.

Water seeping in through garage walls.



Water seeping in through garage walls.





Planters leaking down onto cars below

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Project Will Include:

- **Replace/Repair damaged beams, landings and deck coating**
 - **Beam and landing design will be to current code**
 - **We will present alternative materials to the Board**
 - **The design will incorporate items to deter water intrusion**
- **All balconies will be inspected**
- **Repair scope will be exactly what each beam requires**

Project Will Include:

- **Replace damaged siding and wood trim**
 - **Damaged wood trim leads to water intrusion**
 - **Damaged wood siding leads to more water intrusion**
- **Fresh paint in updated colors will be applied to all buildings**

Project Will Include:

- **Painting of all buildings and elevated walkways.**
 - **This will increase the property values.**
 - **This will help deter further deterioration of the siding.**
- **Repair the Garage CMU Walls**
 - **Damaged masonry walls will result in major structural repairs if not addressed now.**
- **Repair the leaking planters.**
 - **Water leaking into podium deck will eventually cause the structural rebar to rust and spall the concrete.**

Sources of Funding for any large Project

- 1. Increase in regular assessments**
- 2. Contributions from Reserves**
- 3. Emergency Assessment**
- 4. Special Assessment**
- 5. Special Assessment coupled with a loan**

What are the next steps?

- **Complete the bid process**
- **Board adopts a budget**
- **Lender is identified and loan underwriting takes place**
- **Another Town Hall to share the results**

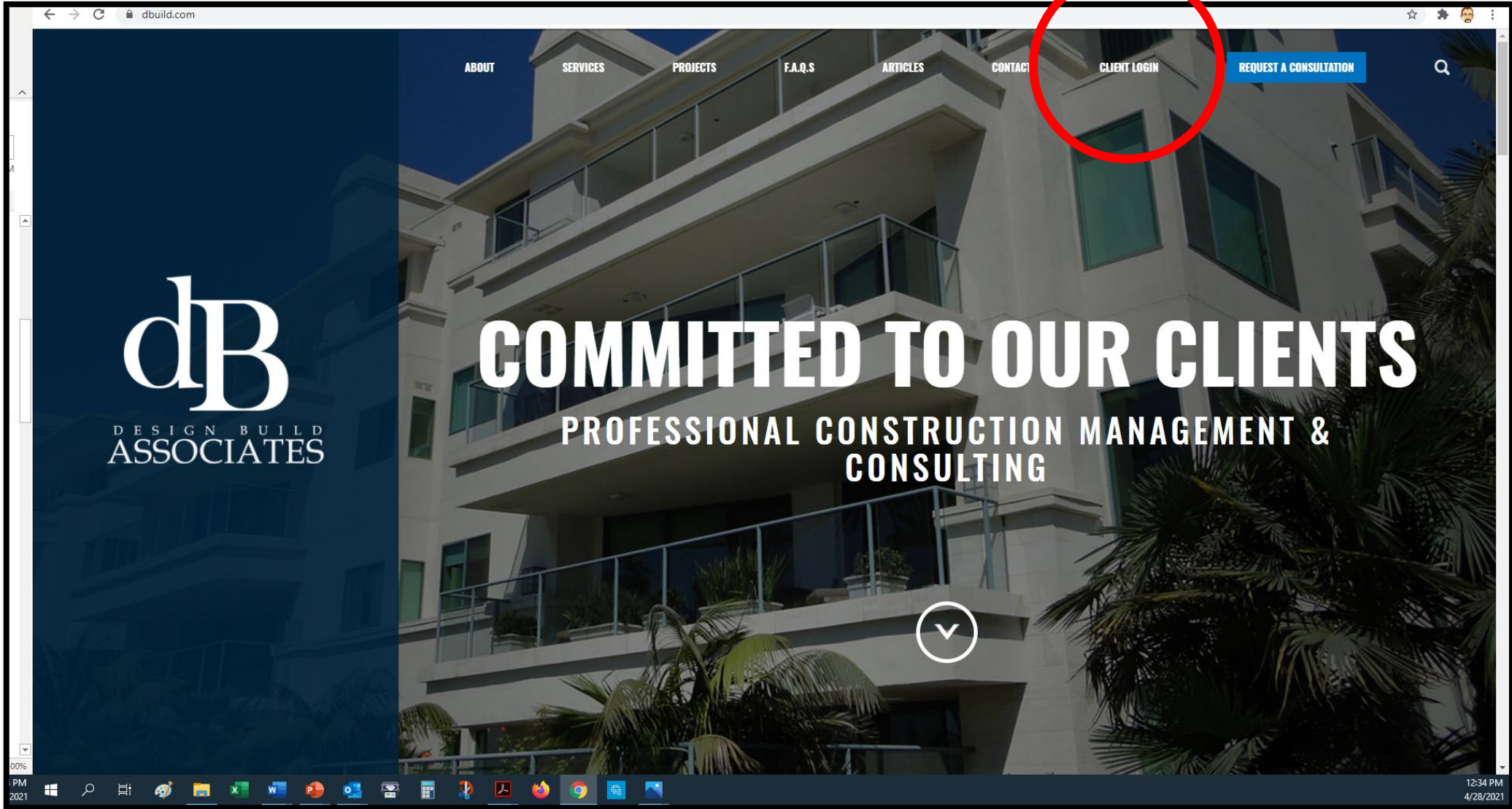
Design Build Associates

Website

Website: www.dbuild.com

(go to **Client Login** page)

Password: **BPrenovation**



COMMITTED TO OUR CLIENTS

PROFESSIONAL CONSTRUCTION MANAGEMENT & CONSULTING

Belcourt Terrace



Belcourt Terrace is a collection of 56 duplex and single family detached home in the gated community of Belcourt in Newport Beach. The Association has engaged Design Build Associates to manage the replacement of the hardboard siding, light fixtures and pot shelves. DBA will also oversee the pool area renovation and the updating of the common area landscaping.

[ACCESS WITH PASSWORD](#)

Bridgeport



Bridgeport is a Cape Cod inspired condominium community located in the Belmont/Alamitos Heights region of Long Beach. Built in 1985, Bridgeport is comprised of 60 luxury units. The Board has engaged DBA to oversee a community-wide wood and paint project as well as assessing the podium deck, leaking planters and waterproofing at the garage walls and ceilings. In addition, DBA will also be coordinating the state-mandated SB 326 repairs and inspections of all elevated exterior elements such as the walkways, stairs and balconies.

[ACCESS WITH PASSWORD](#)

Canyon Rim



Canyon Rim is a collection of 159 townhomes located in beautiful Portola Hills. The community boasts mountain and canyon views, and includes a swimming pool, spa and clubhouse. Design Build Associates has been retained by the association to assist them with site stability and slope repairs.

[ACCESS WITH PASSWORD](#)

Bridgeport

A password is required to view the details of this project.
Please enter your password below.

Password:

BPrenovation

ENTER

READY TO CHAT WITH US ABOUT YOUR PROJECT?

How can I help????

- **Stay informed, look around you**
- **Inform your neighbors**
- **Volunteer to help inform others**
- **Be patient while repairs are underway**
- **Advise us immediately of any concerns**

“Our mission is to provide exceptional construction management services with professionalism, integrity and excellence, leading our clients with experience and sound judgment.”



DESIGN BUILD
ASSOCIATES

PROFESSIONAL CONSTRUCTION MANAGEMENT

Corporate Office | 5655 Lindero Canyon Road Suite 321 Westlake Village, CA 91362

Orange County Office | 2472 Chambers Road Suite 250 Tustin, CA 92780

License No. 1005935

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- **Questions from Homeowners**
 - **ZOOM GROUND RULES**