

# Welcome Belflora Homeowners



# Agenda for this meeting

- **Design Build Associates (DBA) and OC Repipe**
- **Repipe Process**
- **Notifications to the Homeowners**
- **Tentative Schedule**
- **DBA Web Site**
- **Questions from Homeowners**



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## Design Build Associates

- **We are construction managers and consultants and have been in the construction industry for over 35 years.**
- **We oversee many repipe projects and other construction projects for homeowner associations just like Belflora.**
- **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.**

# OC REPIPES

- **OC REPIPES is an Orange County-based repiping company, specializing in PEX and copper repipe of all types of properties -single-family homes, multi-family complexes, HOA communities and commercial buildings.**
- **Providing the best possible service at an affordable prices has been our goal since the company was founded.**
- **We are locally owned, fully licensed and insured. We serve communities throughout Orange County and LA County.**
- **The founders have over 20 years of combined experience in the repipe industry. They are fully involved in all company projects, guaranteeing that all work is completed up to the highest standards.**

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# How does a PEX repipe work?

## Pre-Construction

- **Each owner will receive a Repair and Restoration Notice explaining the process and responsibilities of the contractor and the homeowner.**
- **OC Repipe and DBA will schedule a meeting with each homeowner to go through the construction process.**
- **The project schedule will be posted and updated on the DBA website.**

# How does a PEX repipe work?

## Construction

- **Day 1: Holes are cut for access, PEX routing commences**
- **Day 2: PEX routing is completed**
- **Day 3: City inspection**
- **Day 4-5: Drywall patch**
- **Day 6: Painting**
- **Day 7: City final inspection**



Day One - Protect all areas not effected by construction

Before any holes are cut.  
Plastic off and protect the unit.

2017.06.21  
dpr





PEX under sink installation

Day Three for City Inspection

## Phase of Drywall Repairs



Remove Drywall and install Pex Pipe



Patch Drywall

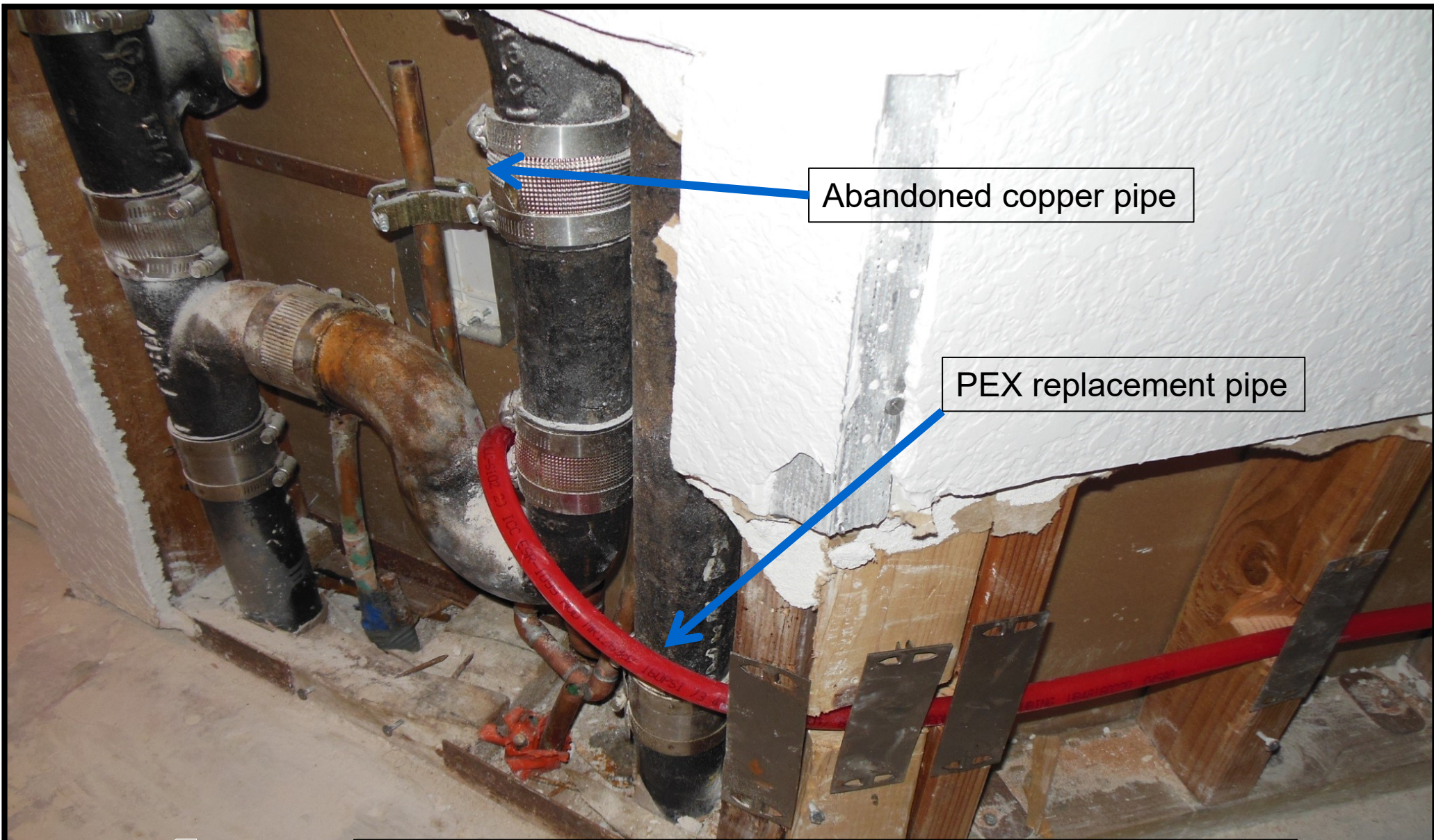


Texture drywall, prepare for paint



Paint to match, homeowner provide paint





Abandoned copper pipe

PEX replacement pipe

Typical leak repairs do not eliminate all the causes of the leak  
**You need to replace all copper lines to eliminate leaks**



## Frequently Asked Questions

### **Q: Will we have to move out during the construction process?**

A: No, you will not have to move out, but you will possibly have to move some of your belongings to allow for access to complete the work. Also you will need to have pets confined to a room that does not need to be accessed or taken to a friend during the work hours.

### **Q: Will we have water during the construction process?**

A: Yes, the homeowner will be able to use their sinks, toilets, showers from 5pm to 8am each day. The water will be turned off on the 2<sup>nd</sup> day to connect the Pex piping during work hours. The clothes washer and possibly the dishwasher could be disconnected the duration of the repipe repairs.

### **Q: How long will it take to complete the repairs in my unit?**

A: The repipe repairs will take 7 working days to complete. That will include all repairs to drywall and painting. The total project time for the community is 10 to 11 months.

### **Q: Why are the buildings being repaired in the sequence shown?**

A: The HOA Board decided to start the repair of the building from the first built to the last built. This was to hopefully reduce the number of water leaks that will occur during the construction period. Older buildings have more potential to leak, so they will be repaired first.



## Frequently Asked Questions

**Q: My condo was just repiped; do I have to participate in the repipe process?**

A: Yes , you do need to participate in the repipe process. Your repipe repair was likely a partial repair to your water pipe system. Unless the Pex pipe have been run from the main shut off valve to all the fixtures, it has not eliminated all the copper piping and future leaks can occur.

**Q: What is the difference between work being done in the upstairs vs the downstairs units ?**

A: Typcally, the impact to the first floor units is a little greater for the repipe. The plumber will need to cut a few additional small holes in the first floor ceiling to route the pipe. The second floor will likely only need cut out at the connection point for the fixtures.

**Q: What color will the contractor paint the drywall repairs**

A: The contractor will paint all drywall repairs with Dunn Edwards Swiss Coffee as a standard paint color. If the homeowner would like the contractor match their existing custom color, they will need to provide the paint that the contractor will use.

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# OWNER MEETING

California Renaissance,  
Aliso Viejo, CA  
Lockbox code: \_\_\_\_\_

Project Manager:  
Slavi Yordanov  
Cell phone: 949.429.9168  
E-mail: [slavi@ocrepipes.com](mailto:slavi@ocrepipes.com)

Do the initial walk with the owner, getting agreement on all points of the Repair Notice. Discuss where the pipes will be run, how, etc. Note in the section below any comments regarding this Owner Meeting. Also note any existing conditions: broken tiles, damaged flooring, carpeting, cracked mirrors or counter-tops, leaks from existing drains, etc. Have them initial below.  
Existing conditions, other comments:

866.627.3747 info@ocrepipes.com

## REPIPE PREPARATION CHECKLIST

- Toilets**  
Remove all items on top, and around toilet.  
Remove mats, rugs, and loose standing shelving units.  
Remove hanging artwork and any loose items on shelves.
- Sinks**  
Remove personal items from all countertops  
Remove everything located directly under sink basins.
- Shower and tubs**  
Remove items from shower/bath tub.  
Remove mats.  
Remove curtains/lining (Suggested).
- Cabinets**  
Remove cabinet directly below sink  
Remove items above \_\_\_\_\_

866.627.3747 info@ocrepipes.com

# JOB SATISFACTION SHEET

I acknowledge, that I have inspected the property and the repipe, performed by 'OC REPIPES'.  
I acknowledge that all work has been completed to my satisfaction.  
I acknowledge that I understand 'OC REPIPES' warrants pipes and fittings, supplied and installed during the repipe of the property shall be free of failure as a result of defects in labor or installation for a period of twenty-five (25) years from the date of completion of the repipe.  
I acknowledge that I understand 'OC REPIPES' warrants all other work (paint, drywall, etc.) to be free of failure as a result of defects in material and installation for a period of two (2) years from the date of completion of the repipe.  
I acknowledge that the key to my property has been returned and the lockbox removed (if applicable).

Property address: \_\_\_\_\_ Aliso Viejo, CA 92656  
Property owner (or representative): \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# SCHEDULE

Date	Days	Process
	2	Repipe
	1	Rough Inspection
	2	Patching
	1	Final Inspection

California Renaissance,  
Aliso Viejo, CA  
Lockbox code: \_\_\_\_\_

866.627.3747 info@ocrepipes.com

Project Manager:  
Slavi Yordanov  
Cell phone: \_\_\_\_\_

Smoke detectors needed: \_\_\_\_\_  
Carbon monoxide detectors needed: \_\_\_\_\_  
Providing access for the entire repipe process is \_\_\_\_\_  
The plumbing is deficient and must be \_\_\_\_\_

# IMPORTANT NOTICE

DATE: \_\_\_\_\_  
California Renaissance,  
Aliso Viejo, CA  
Project Manager:  
Slavi Yordanov  
Cell phone: 949.429.9168  
E-mail: [slavi@ocrepipes.com](mailto:slavi@ocrepipes.com)  
Additional information:  
[www.ocrepipes.com/california-renaissance](http://www.ocrepipes.com/california-renaissance)  
Construction Manager:  
David Park,  
Southern Cross  
Property Consultants  
949.327.9439  
[david@southerncrosspc.com](mailto:david@southerncrosspc.com)

Dear Resident,  
as you are aware, the repiping of all units in the California Renaissance community is about to begin. We are the contractor who will be performing the work. Your unit will be scheduled in the next few weeks. We are missing your contact information, please contact us as soon as possible to provide the missing information.  
Send the following information to [scheduling@ocrepipes.com](mailto:scheduling@ocrepipes.com).  
Name: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email address: \_\_\_\_\_

# STANDARD REPIPE PROCEDURE

The repipe may be turned off at 8am and turned back on by 5pm. Please plan accordingly. The drywall will be prepped to begin repipe process. Drywall will be opened and the dry plumbing will be installed.  
The repipe will be turned off at 8am and turned back on by 5pm. Please plan accordingly. The repiping connections will be completed. At the end of day two, the repiping portion of the job will be completed.  
The repipe will be done generously and the "new pipes" after-taste will dissipate quickly.  
The fire department will be showing up to your residence to conduct a Rough Inspection of the repipe installation.  
The repipe will be done drywall and/or stucco patching on this day.  
You will have had one day to test the new piping in your home, let us know if there are any issues.  
**Day Five**  
Stucco and drywall patching will be completed.  
**Day Six**  
Final Inspection by the city.  
OC REPIPES will conduct a final walkthrough to guarantee your satisfaction with the completed work.

We are here to ensure this experience is as swift and thorough as possible. Please stay in communication with us and let us know if there is anything that does not make sense, or is different from what you were told. The sooner we hear this, the sooner we can resolve it.  
We hope you find this information useful and that it helps prepare you for your repipe.

866.627.3747 info@ocrepipes.com

# Homeowner Notifications

- **Introduction Letter**
- **30 Days out Homeowner Meeting**
- **Repipe Restoration Checklist**
- **Standard Repipe Procedure**
- **Repipe Schedule**
- **Walk Through Notices**
- **Job Satisfaction Sheet**

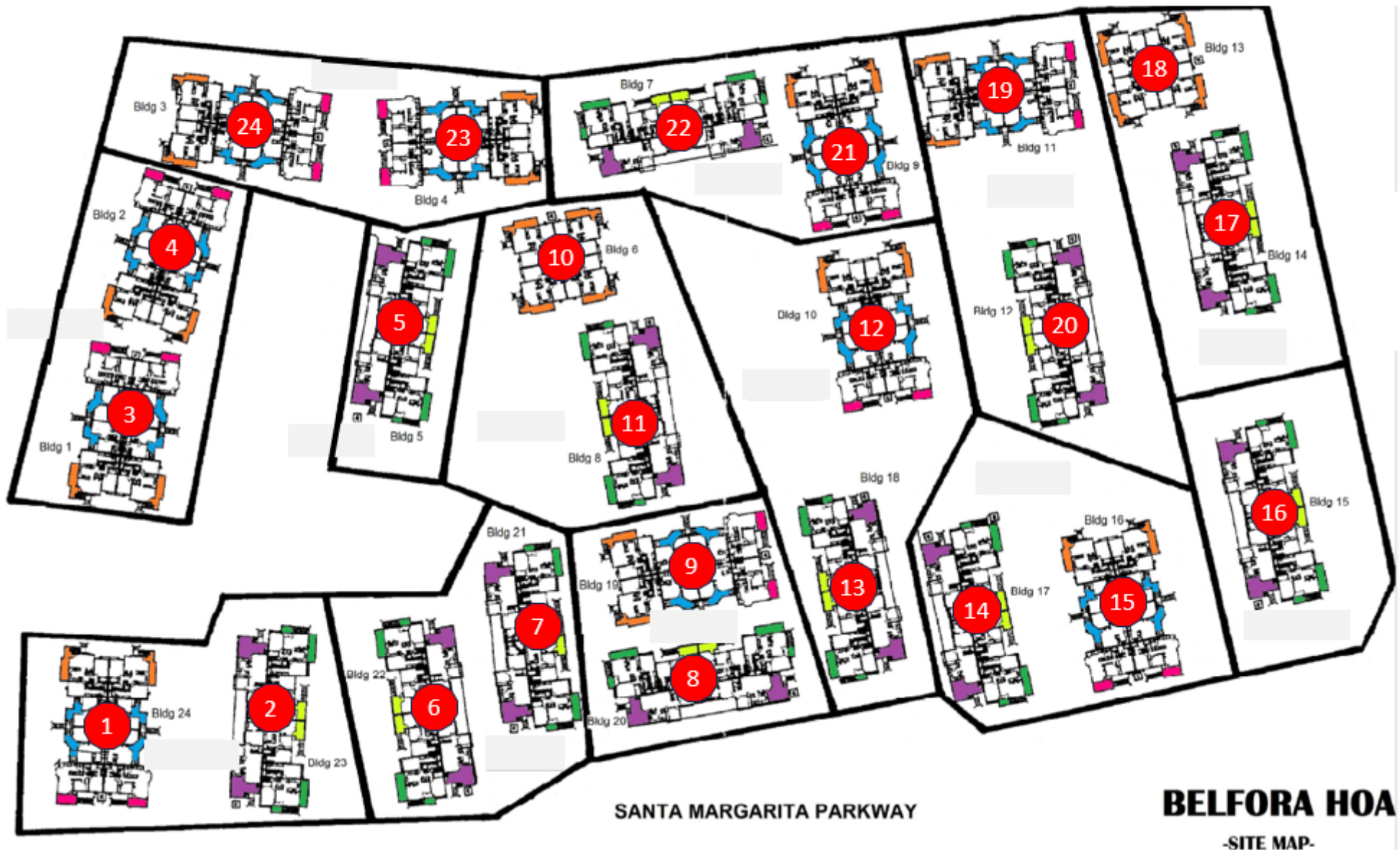
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# Belflora Repipe Project Building Repair Sequence



Buildings are scheduled from oldest to newest

# Belflora Repipe Building Repair Schedule

Belflora Repipe Building Repair Schedule OC Repipe					
Repair Sequence	Bldg. #	Address	Street Name	Unit Numbers	Number of Units
1	24	65 - 95	Castano	281-296	16
2	23	62 - 80	Castano	271-280	10
3	1	33 - 63	Castano	1-16	16
4	2	1 - 31	Castano	17-32	16
5	5	2 - 20	Marino	65-74	10
6	22	1 - 19	Carmesi	261-270	10
7	21	2 - 20	Carmesi	251-260	10
8	20	1 - 19	Escarlata	241-250	10
9	19	2 - 32	Coralino	225-240	16
10	6	1 - 15	Voilado	75-82	8
11	8	17 - 35	Voilado	83-92	10
12	10	34 - 64	Cardinal	119-134	16
13	18	1 - 19	Dorado	215-224	10
14	17	2 - 20	Dorado	205-214	10
15	16	21 - 51	Leonado	189-204	16
16	15	22 - 40	Leonado	179-188	10
17	14	2 - 20	Leonado	169-178	10
18	13	33 - 47	De lino	161-168	8
19	11	1 - 31	De lino	135-150	16
20	12	1 - 19	Cetrino	151-160	10
21	9	2 - 32	Cardinal	103-118	16
22	7	1 - 19	De Lila	93-102	10
23	4	33 - 63	Anil	49-64	16
24	3	1 - 31	Anil	33-48	16

## Sample Repipe Shedule for a 10 unit Building

<b>BUILDING #23 - 10 Units</b>	<b>12 days</b>	<b>Wed 5/15/24</b>	<b>Thu 5/30/24</b>	
<b>Castano 62, 78, 80</b>	<b>6 days</b>	<b>Wed 5/15/24</b>	<b>Wed 5/22/24</b>	
Repipe	1 day	Wed 5/15/24	Wed 5/15/24	
Inspection	1 day	Thu 5/16/24	Thu 5/16/24	
Drywall	2 days	Fri 5/17/24	Mon 5/20/24	
Painting	1 day	Tue 5/21/24	Tue 5/21/24	
Final Inspection	1 day	Wed 5/22/24	Wed 5/22/24	
<b>Castano 70, 72, 74, 76</b>	<b>7 days</b>	<b>Mon 5/20/24</b>	<b>Tue 5/28/24</b>	
Repipe	1 day	Mon 5/20/24	Mon 5/20/24	
Inspection	1 day	Tue 5/21/24	Tue 5/21/24	
Drywall	2 days	Wed 5/22/24	Thu 5/23/24	
Painting	1 day	Fri 5/24/24	Fri 5/24/24	
Final Inspection	1 day	Tue 5/28/24	Tue 5/28/24	
<b>Castano 64, 66, 68</b>	<b>7 days</b>	<b>Wed 5/22/24</b>	<b>Thu 5/30/24</b>	
Repipe	1 day	Wed 5/22/24	Wed 5/22/24	
Inspection	1 day	Thu 5/23/24	Thu 5/23/24	
Drywall	3 days	Fri 5/24/24	Tue 5/28/24	
Painting	1 day	Wed 5/29/24	Wed 5/29/24	
Final Inspection	1 day	Thu 5/30/24	Thu 5/30/24	

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# Design Build Associates

## Website

Website: [www.dbuild.com](http://www.dbuild.com)

(go to **Client Login** page)

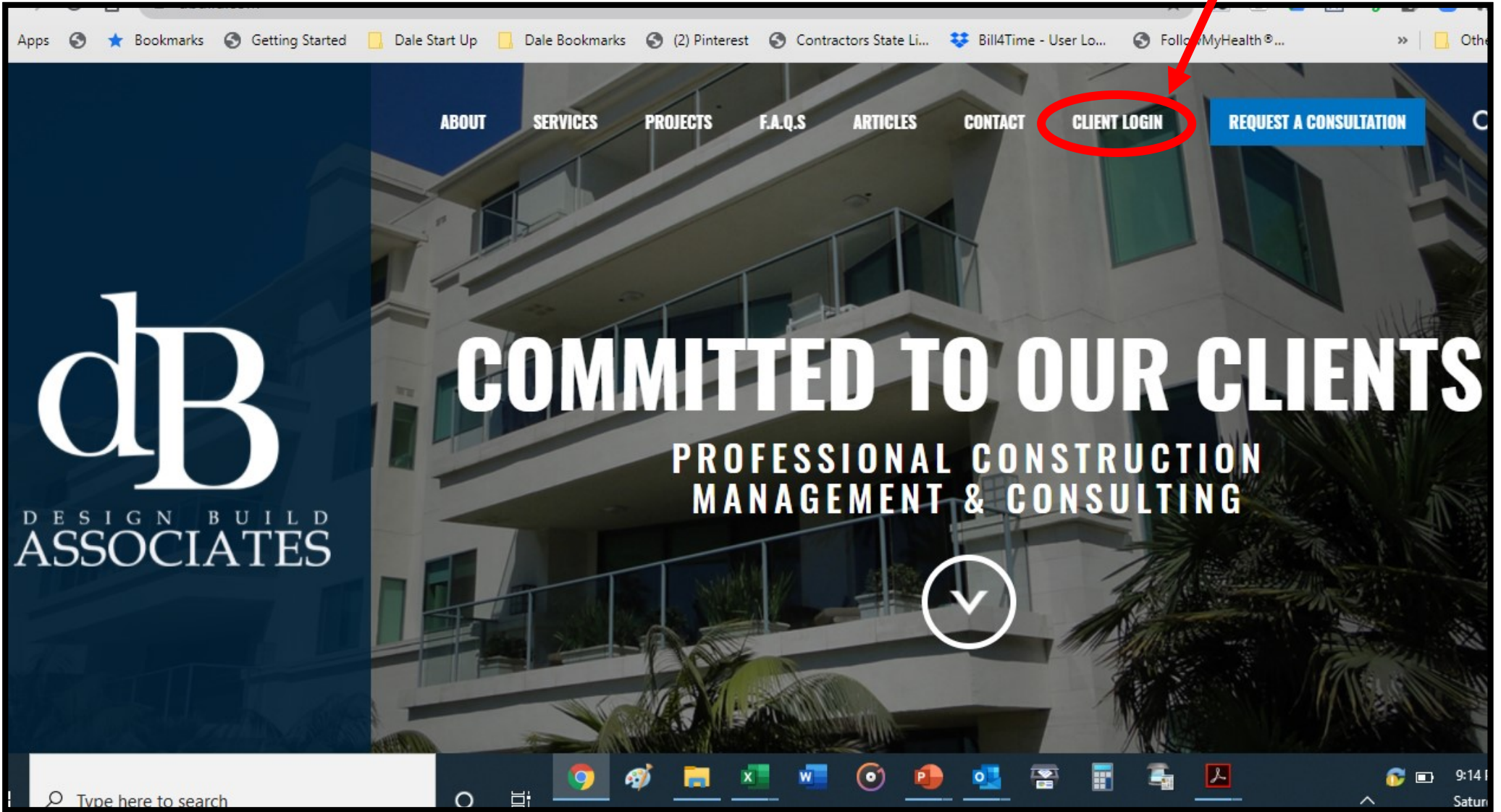
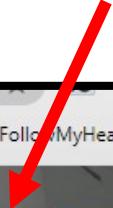
Password: **BelfloraRepipe**



# DBA Website - Home Page

Web Site: [www.dbuild.com](http://www.dbuild.com)

Click on Client Login



# DBA Project Website Project Selection Page

Click on **Access with Password** button for Belflora Project

## Belflora



Belflora is a beautiful community located in the heart of Rancho Santa Margarita minutes from the 241 Corridor and the Santa Margarita Town Center Mall. The 296-home community has abundant parking and a spacious pool/spa/playground facility. The buildings and grounds are well-maintained, with numerous mature trees throughout. The Board has engaged DBA to oversee a community-wide repipe project.

**ACCESS WITH PASSWORD**



Click here

## 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

# DBA Project Website

## Entering password to project document page

The screenshot shows the top navigation bar of the DBA Project Website. The logo 'dB ASSOCIATES' is on the left, and the navigation menu includes 'ABOUT', 'SERVICES', 'PROJECTS', 'F.A.Q.S', 'ARTICLES', 'CONTACT', 'CLIENT LOGIN', and a blue 'REQUEST A CONSULTATION' button. A search icon is on the far right. The main content area has a grey background with the word 'Belflora' centered. Below this, a white box contains the text 'Enter Password – BelfloraRepipe'. The lower section of the page is white and contains a password prompt: 'A password is required to view the details of this project. Please enter your password below.' Below the prompt is a 'Password:' label, a text input field with a red oval around it, and an 'ENTER' button. A white box on the left says 'Then Click Enter', with a red arrow pointing to the 'ENTER' button. Another red arrow points from the 'BelfloraRepipe' text to the password input field.

dB ASSOCIATES

ABOUT SERVICES PROJECTS F.A.Q.S ARTICLES CONTACT CLIENT LOGIN REQUEST A CONSULTATION

Belflora

Enter Password – BelfloraRepipe

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

Password:

.....

ENTER

Then Click Enter

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[Preliminary Repipe Schedule 2.20.24](#)

[Repipe Building Sequence Map](#)



List of Project Files

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