

dB DESIGN BUILD
ASSOCIATES

PROFESSIONAL CONSTRUCTION MANAGEMENT
CONSULTING



Villa Vallarta Town Hall #1

August 29, 2024

Agenda for this meeting

- **Design Build Associates (DBA)**
- **Services DBA is Providing**
- **Scope**
- **Project Process**
- **Funding Options**
- **Conditions at Villa Vallarta**
- **Questions from Homeowners**

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Design Build Associates

Professionalism, Integrity, Expertise, Confidence

We are construction managers and consultants and have been in the construction industry for over 40 years. *We are unique as we only focus on servicing the HOA industry.*

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



dB DESIGN BUILD ASSOCIATES
 PROFESSIONAL CONSTRUCTION MANAGEMENT CONSULTING

Village
 The Thoroughbred
 Central Plaza
 Solvang Condos

Encina Royale
 Villa Espana
 San Remo Plaza
 Casa Dorinda
 Sandyland

Creekside Village
 Vista Del Canon
 Pacific Island View
 Kmart
 Arroyo West
 Paragon Villas
 Vista Camarillo
 9800 Sepulveda Assoc.
 Daybreak At River Park
 Shadow Mountain
 11725 Lemay Street
 The Colony at Mandalay

Lakeshore Community
 Malibu Creek
 Toluca Hills
 Anacapa View HOA
 David Moradzadeh
 460 Palm
 Senna Owner Association
 Villa Malibu
 Tivoli Cove
 Enchanted View
 Oxford Plaza
 Tallal Res.
 4 Quarterdeck Street
 Kho vs. Fung
 Montefino
 Country Park Villas

Grand Kansas
 Sundance
 Brea Canyon Villas
 Catalina Plaza
 Meadows Community
 Orchard Drive
 Harbour Walk
 Greenbrier at Park Estates
 Palos Verdes Bay Club
 Huntington Harbour Bay Club
 Huntington Landmark
 Park Paseo

Seaside Village
 The Granville
 Dove Canyon
 Newport Bay Towers
 Canyon Point Los Verdes
 Pacific Island Village III
 Shorecliffs Terrace
 Niguel Beach Terrace
 Sea Ridge
 Amelia Square
 Lemon Grove
 Desert Springs Marri
 Spencer's Crossing
 Spencer's Crossing
 Temecula Creek
 Via Hermosa

Lakeshore Villas
 San Miguel 3
 The Bluffs
 Avacado Gardens
 Villas de La Costa
 Pacific Pines Racquet Club
 Windham at Carmel Hill
 Canyon Park Villas

Data LDEO-Columbia, NSF, NOAA
 Image Landsat / Copernicus
 Data MBARI



**Briarcliffe HOA BEFORE
Reseda, CA
295 Units 39 Bldgs**



**Briarcliffe HOA AFTER
Reseda, CA
295 Units 39 Bldgs**



**Channel Islands BEFORE
Oxnard, CA
120 Units 2 Bldgs**



**Channel Islands AFTER
Oxnard, CA
120 Units 2 Bldgs**



The Essex House BEFORE
Marina del Rey
14 Units
2 Buildings



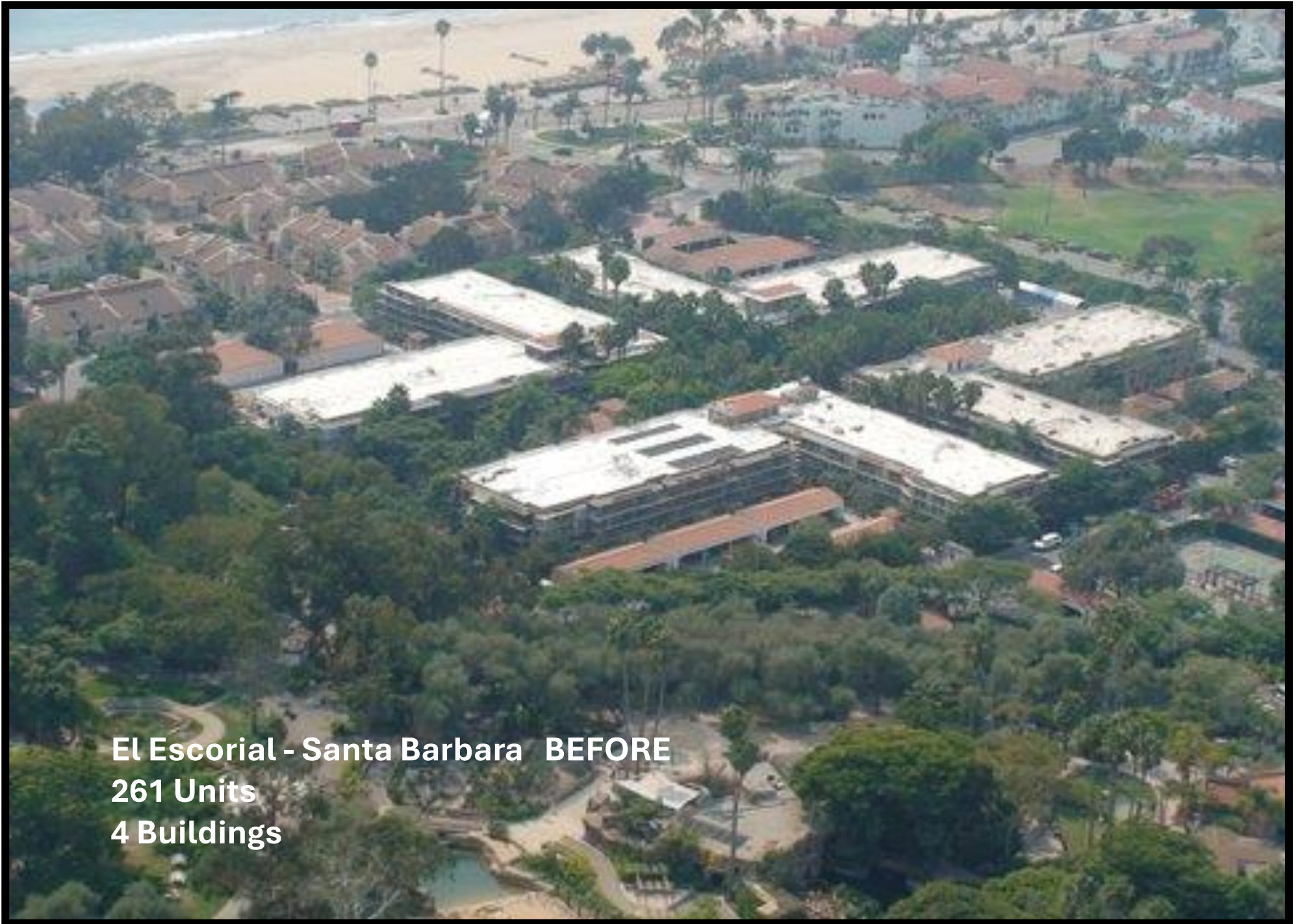
The Essex House AFTER

Marina del Rey

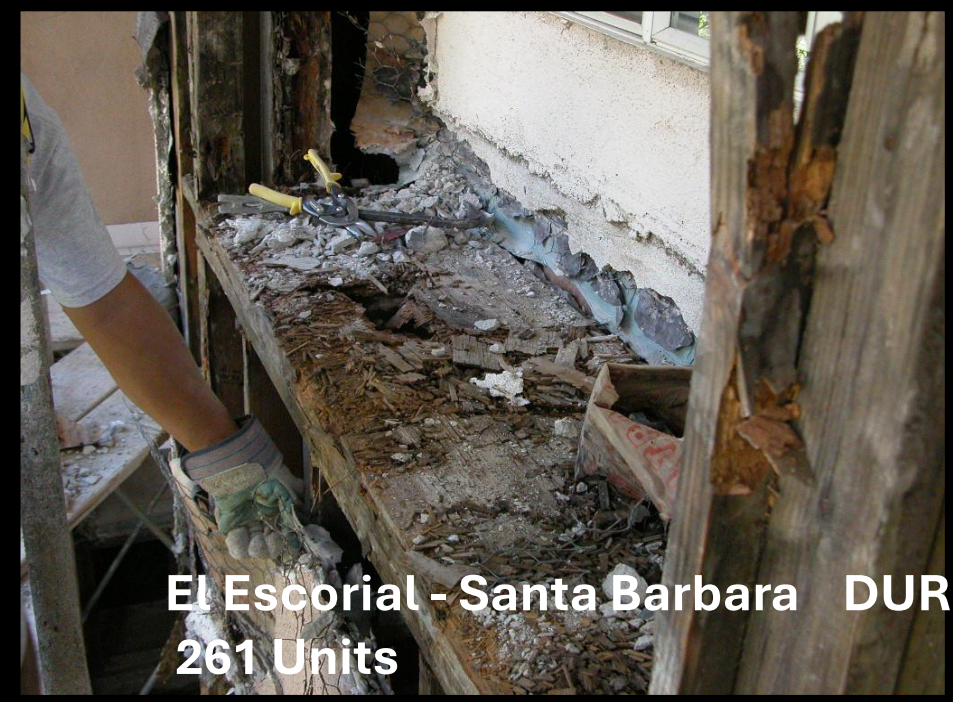
14 Units

2 Buildings





El Escorial - Santa Barbara BEFORE
261 Units
4 Buildings



**El Escorial - Santa Barbara DURING
261 Units
4 Buildings**



El Escorial - Santa Barbara AFTER
261 Units
4 Buildings



Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more



Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more

Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more



Village Palos Verdes

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Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more



Village Palos Verdes

180 units

Major Renovation: roofs, siding, windows, more



Marina Strand Colony I
Marina del Rey
145 Units





Northridge Townhomes BEFORE

217 units – 45 Buildings

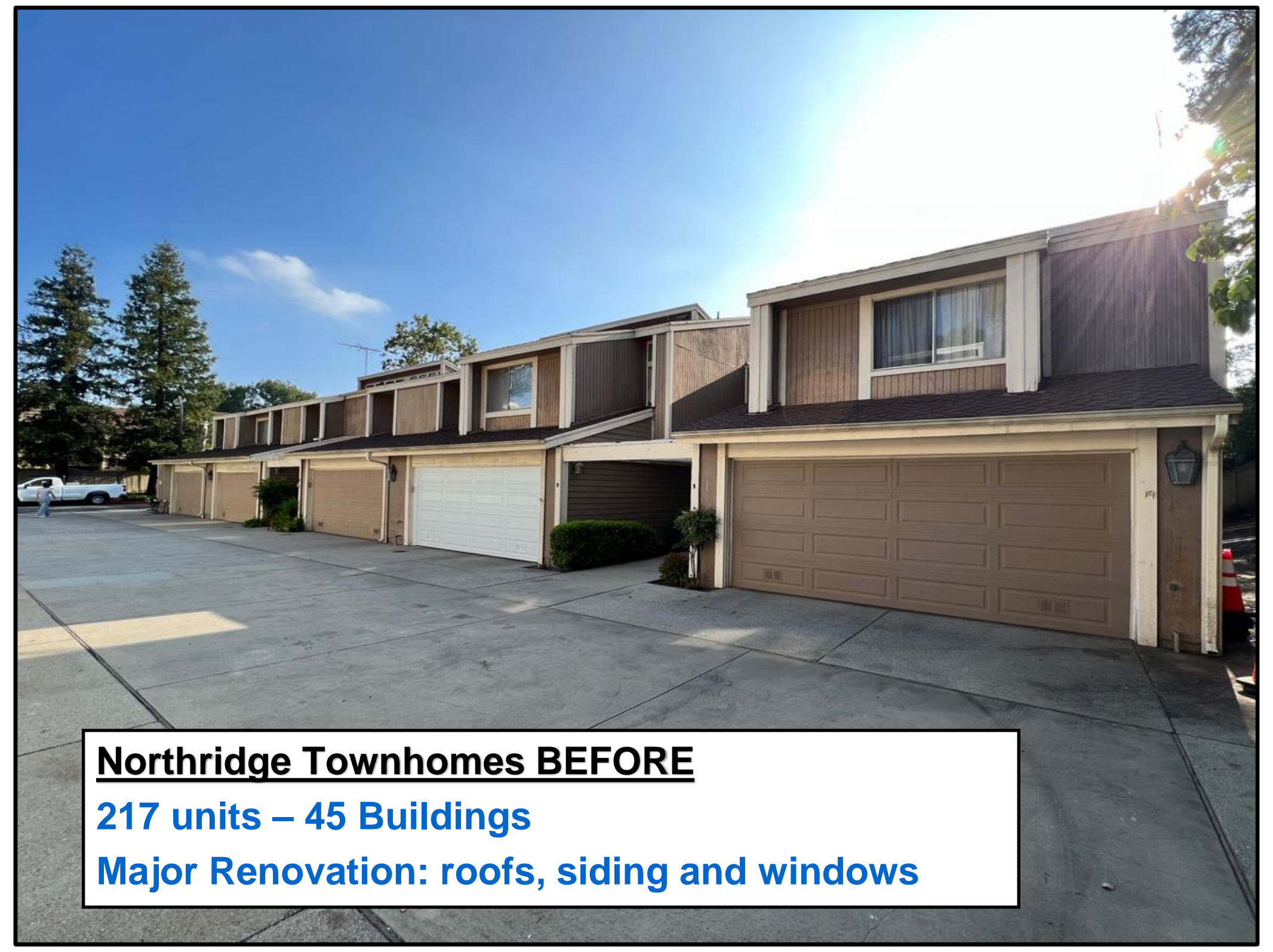
Major Renovation: roofs, siding and windows



Northridge Townhomes AFTER

217 units – 45 Buildings

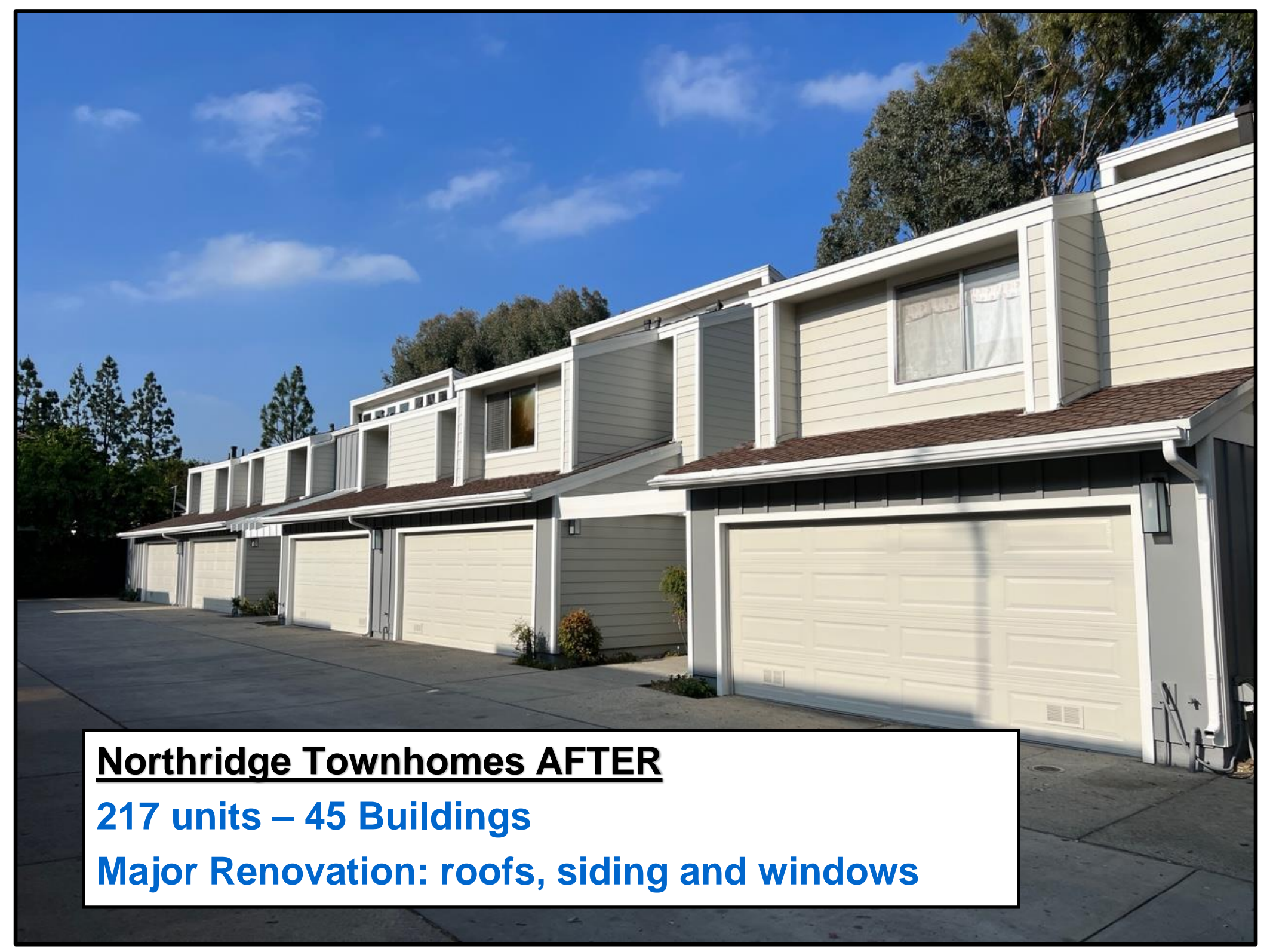
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Northridge Townhomes BEFORE

217 units – 45 Buildings

Major Renovation: roofs, siding and windows



Northridge Townhomes AFTER

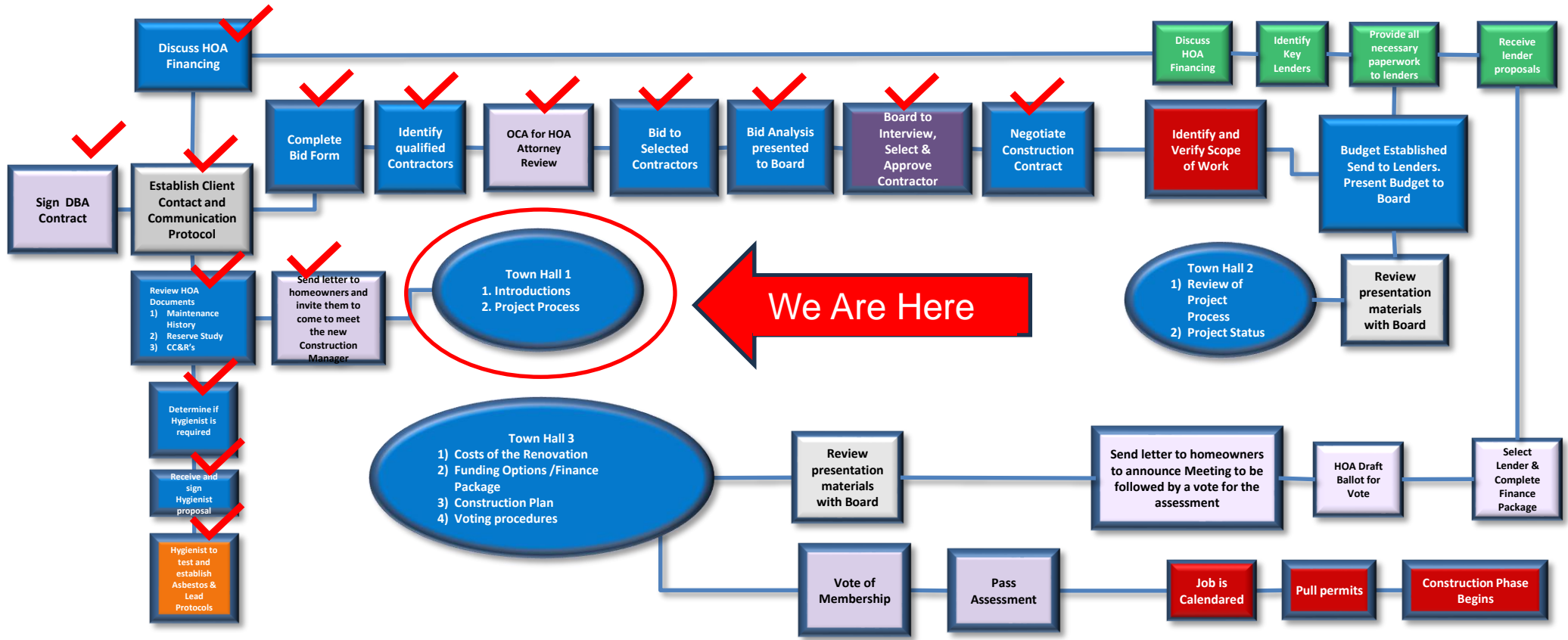
217 units – 45 Buildings

Major Renovation: roofs, siding and windows

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Villa Vallarta Pre-Construction Job Process Flowchart



Services DBA will Provide Villa Vallarta **Before** Construction

- Bring an unbiased and expert perspective to help the Board in determining the final scope of work and creating the needed specifications.
- **Define the final scope of work and create a bid form for the contractors to provide their pricing.**
- Qualify the Bidders and make recommendations concerning the bids and the Contractors.
- **Assist with contractor interviews and contract.**
- Assist the Association with any needed project funding including town hall meetings, passing assessments and assisting with obtaining a bank loan if desired.

Services DBA will Provide Villa Vallarta **During** Construction

- Provide administrative, management and related service to coordinate the work of the contractor to complete the project in accordance with construction schedule and the Board's cost, time and quality objectives.
- **Request, review and document certificates of insurance from contractors.**
- Perform on-site inspections.
- **Work to obtain satisfactory performance from the contractor.**
- Review any change orders for accuracy and reasonableness and make recommendations.
- **Oversee the contractor's noticing process.**

Services DBA will Provide Villa Vallarta **During** Construction

- **Maintain complete cost accounting records on each contractor, vendor, and consultant regarding the work performed under that contract.**
- Conduct weekly jobsite construction meetings to review progress, schedule, issues and performance.
- **Work to resolve any issues with construction details or with individual homeowners.**
- Review and approve the contractor's monthly invoices and obtain lien releases.
- **Create a "punch list" and conduct final inspections.**
- Secure from the contractor any required warranties or guarantees and releases for the Association's permanent record.

Communication During the Project

At the Project:

General Notices

Advanced Notices

Bulletin Boards

Virtually:

Weekly Updates (Fridays)

DBA Website

VILLA VALLARTA

REPAIR AND RESTORATION NOTICE (Preliminary)

January 2025

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 a successful conclusion. The Board has made every attempt to be fair and equitable to every homeowner who is a member of this Association. The intent is to make as many of the repairs required to solve our current problems, but please understand that the Association is not bound 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

of
temp
There may
to be used on
iron. This dump
For warranty purpos
Thank you in advance fo
installation, please contac
and any special needs rega

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Scope of Work

- **New Roofs:**
 - **Flat Roofs**
 - **Sloped Roof**
 - **Gutters and Downspouts**
- New Siding
- **Deck Repairs to Comply with SB326**
- Electrical Panel Upgrade:
 - Insurance Requirement for policy renewal
- **Community Wide Repaint**

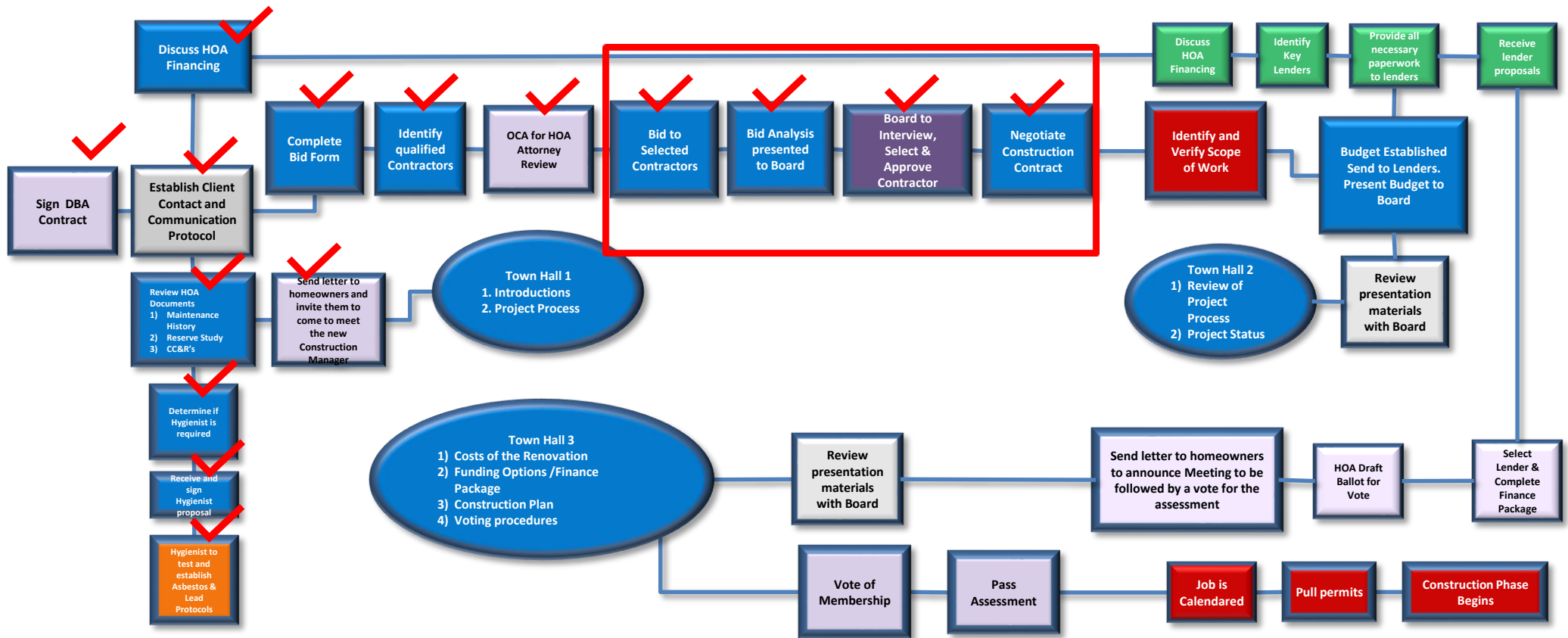
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Project Process

- **Issue Requests for Proposal / Initiate competitive bid process for General Contractor selection**
 - **Conduct contractor interviews with the Board**
 - **Board selects contractor based on experience, strengths, price**
 - DBA and GC to confirm scope of the project
 - DBA creates budget for Board of Directors
 - DBA to assist HOA in acquiring Loan funding based approved budget

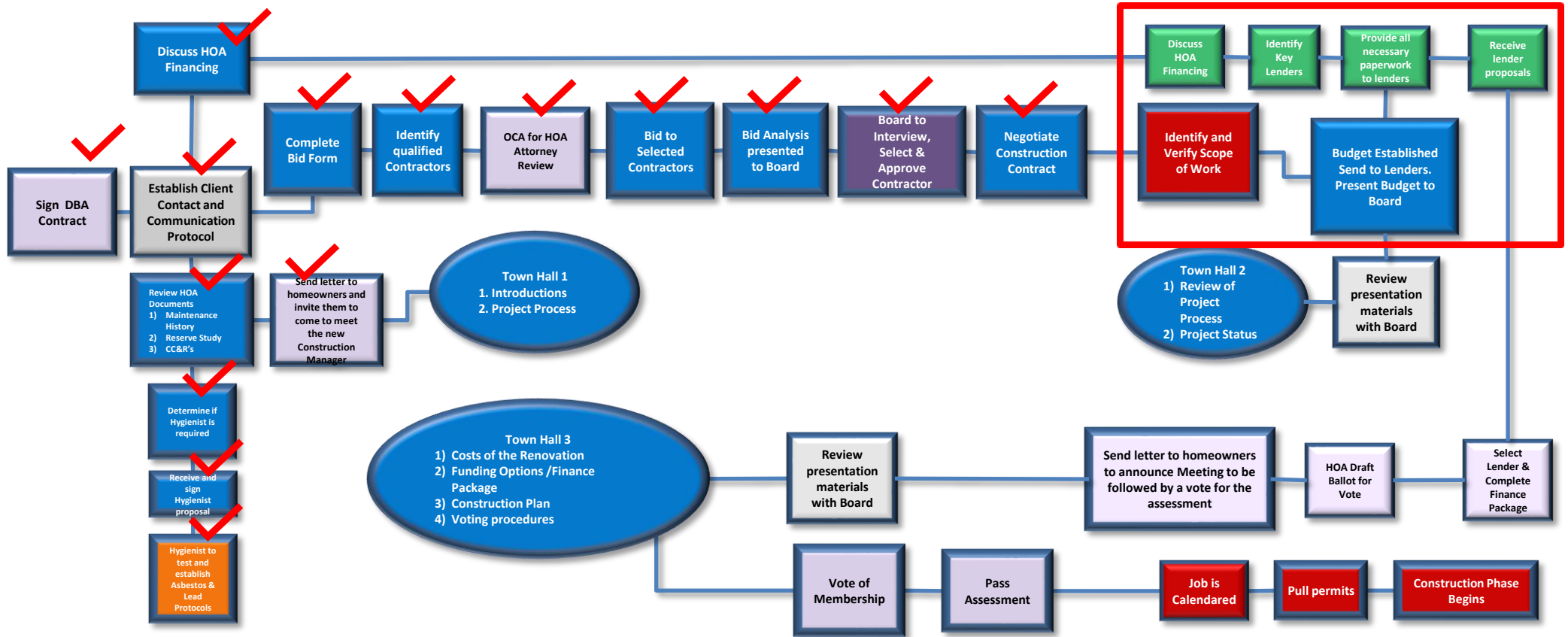
Villa Vallarta Pre-Construction Job Process Flowchart



Project Process

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 - Conduct contractor interviews with the Board
 - Board selects contractor based on experience, strengths, price
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Villa Vallarta Pre-Construction Job Process Flowchart



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Sources of funding available for a project such as this:

- Contributions from reserves
- Regular assessment increases
- Special assessments
- HOA loan
- Combined contributions from a special assessment and a loan

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Conditions at Villa Vallarta

Our Buildings are now 50 years old.

For the first seven months of 2024, the Association has spent more than \$775,000 on roofing, siding, decks, trim, and termite repairs.

As a result of these numerous repairs, the HOA reserves have been greatly depleted.

It is past time for a comprehensive, and long-lasting solution that will be more cost-effective and will maintain and improve our property values.

Conditions at Villa Vallarta

Roofing

Damaged and failing flat roofing

Pockets of trapped water



Damaged and failing roofing

Pockets of trapped water

Roofing Surface past its useful life

Damaged and failing sloped roofing



Damaged and failing shingles above roofline



Conditions at Villa Vallarta

Siding

Damaged trim
and siding

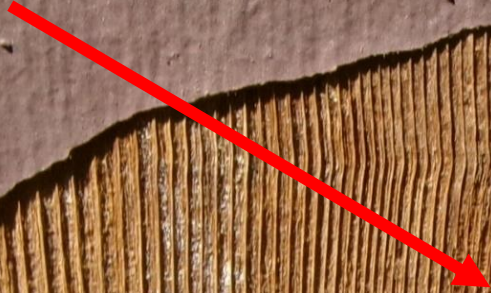


Termite damaged and failing siding



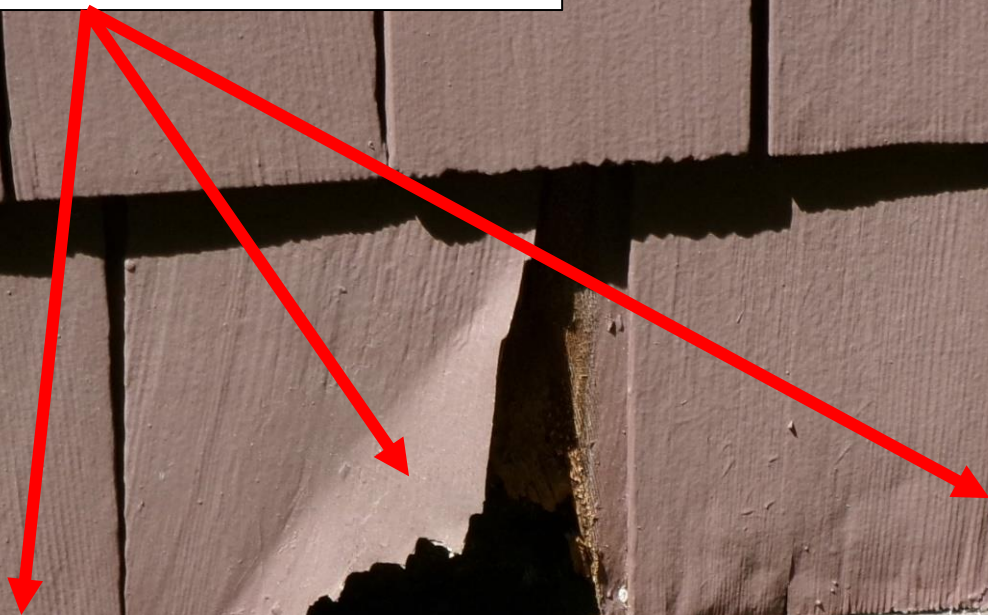
08/13/2024
22:04

Damaged and failing siding



08/13/2024
21:58

Damaged and failing siding



08/13/2024
21:59

Damaged
fascia and
trim



Damaged
fascia and
trim



Termite-damaged fascia



Conditions at Villa Vallarta

Deck Repair

Damaged Structural framing during deck repair



Damaged sheathing found during deck repair



Damaged and failing framing found during deck repair



Conditions at Villa Vallarta

Electrical Panels

Zinsco electrical panels, also known as GTE Sylvania-Zinsco or Federal Pacific panels, have been recalled due to fire safety hazard risk.

The panels were designed and installed when individual energy consumption was much lower than it is today. The breakers may not shut off when the circuit is overloaded, which can cause the panel to overheat, deteriorate the board and potentially catch fire.

Zinsco Breakers



DO NOT REMOVE THIS K.O.

20

15

15

The image shows a vertical Zinsco breaker panel. At the top, there is a black handle labeled '20'. Below it are four red handles. Further down, there are two blue handles labeled '15'. At the bottom of the panel, there is another black handle labeled '15'. The panel is mounted on a grey metal surface.

DO NOT REMOVE THIS K.O.

A large, rectangular label is affixed to the right side of the panel. It contains technical information, including a diagram of a three-phase system with a delta connection. The diagram shows three lines labeled 'L1', 'L2', and 'L3' connected to a central point. Below the diagram, there is a table with columns for 'CIRCUIT NUMBER', 'CIRCUIT DESCRIPTION', 'CIRCUIT BREAKER', and 'CIRCUIT FUSE'. The text on the label provides instructions for the user regarding the breakers and fuses.

08/13/2024
21:24

Conditions at Villa Vallarta

Community-wide Repaint

Homeowner access to information:

Design Build Associates

Website

Website: www.dbuild.com

(go to **Client Access** page)

Password: VVReno2024

TO VIEW THIS PRESENTATION AND DESIGN PHOTOS

1. Go to www.dbuild.com
2. “CLIENT LOGIN” tab
3. Scroll to “Villa Vallarta”
4. Use password **VVReno2024**

The screenshot shows the top navigation bar of the DBA website. The logo 'db ASSOCIATES' is circled in red. The navigation menu includes 'ABOUT', 'SERVICES', 'PROJECTS', 'F.A.Q.S', 'ARTICLES', 'CONTACT', 'CLIENT LOGIN', and 'REQUEST A CONSULTATION'. The 'CLIENT LOGIN' button is also circled in red. Below the navigation bar, the project title 'Villa Vallarta' is circled in red. To the left is a photograph of the Villa Vallarta HOA building. To the right is a text description of the project. Below the text is a blue button labeled 'ACCESS WITH PASSWORD'. A red arrow points from the 'CLIENT LOGIN' button to a black-bordered box containing the password 'VVReno2024'.

db ASSOCIATES

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

Villa Vallarta

Villa Vallarta HOA, a 282 Unit HOA in beautiful Marina del Rey, CA, has asked DBA to assist with a community-wide repairs of roofing, siding, electrical panels and a community wide repaint....

ACCESS WITH PASSWORD

VVReno2024

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



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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Ground Rules for the Q&A

- 1. Homeowners will be acknowledged by raising their hand in the reactions feature or visually on their video feed.**
- 2. Once they are acknowledged by the moderator, they will be unmuted so that they can ask their question.**
- 3. Homeowners are asked to refrain from speeches and only ask questions. This will respect everyone's time and allows all homeowners an opportunity to have their questions answered.**
- 4. Questions may also be typed in the chat feature and the moderator will read those questions.**

How you can help

- **Stay informed.**
- **Be aware of the buildings' conditions.**
- **Encourage your neighbors to learn about the project.**
- **Volunteer to help inform others.**



DESIGN BUILD
ASSOCIATES

PROFESSIONAL CONSTRUCTION MANAGEMENT
CONSULTING



**THANK YOU FOR YOUR TIME,
INTEREST AND ATTENTION!**