

# 2020 Legal Update Luncheon

Melissa Hajostek, Co-Owner

Michael Dellinger Porter, Co-Owner

BAY AREA



PROPERTY  
SERVICES

[www.bayservice.net](http://www.bayservice.net)





# Welcome BOARD Volunteers

We wish to **THANK YOU**  
for attending our event and  
giving us even more of  
your personal time.

**THANK YOU!**







# BAPS – 2020 Legal Update Luncheon



**Michael D. Porter, CCAM**

- Chief Executive Officer & Co-Owner



**Melissa Hajostek, CCAM-PM**

- Chief Operating Officer & Co-Owner







# We Have A Great Day Planned!

**11:00 am**

**Welcome!**

Speakers: **Michael Dellinger Porter, CEO & Melissa Hajostek, COO**  
**Co-Owners, Bay Area Property Services**

**11:05 am**

**Senate Bill 323**

Speaker: **Zer Iyer, Esq., Angius & Terry LLP**

**11:45 am**

**Alliance Bank – SB 326 How to Fund Balcony Repairs**

Speaker: **Katherine Young, Alliance Bank**

**12:00 pm**

**\*\*\* Lunch Buffet \*\*\***

**12:30 pm**

**New Deck Inspection Law: What Board Members Need to Know**

Speakers: **Larry Russell & Kevin Mallett, Russell Mallett LLP**

**1:15 pm**

**SB 326 – An Inspector's Perspective**

Speaker: **Israel De La Cruz, DLC Construction Management**

**1:30 pm**

**Decks: Destructive Testing, Why They Fail, Repairs & Reconstruction**

Speaker: **William McKenzie, Universe Painting & Construction**





# A Sincere **THANK YOU** to our Board Educational Sponsors



A T T O R N E Y S



**Alliance Association Bank®**

A division of Western Alliance Bank. Member FDIC.



# AND NOW: ON WITH THE SHOW!





# Senate Bill 323

*Presented by Zer Iyer Esq.*



*Bay Area Property Services  
Legal Update Luncheon  
February 22, 2020*



# HIGHLIGHTS



New code-compliant Election Rules must be adopted



Elections regularly planned for first quarter and early second quarter will likely need to be postponed



Management companies and current legal counsel under contract cannot act as the Inspector of Elections



Election via acclamation is effectively prohibited for almost all associations



# Timeline

Action	Time
Adopt new election rules	At least 90 days before election
Provide general notice of the procedure and deadline for submitting nominations.	At least 30 days before the deadline for submitting nominations/at least 90 days before election
Member verification of individual information on Candidate Registration List and Voter List. Errors or omissions must be reported to the Inspector who must make the corrections within two (2) business days.	At least 30 days before the ballots are distributed/60 days before election
Provide general notice of: (1) The date and time by which, and the physical address where, ballots are to be returned by mail or handed to the inspector or inspectors of elections; (2) The date, time, and location of the meeting at which ballots will be counted; and (3) The list of all candidates' names that will appear on the ballot.	At least 30 days before the ballots are distributed/at least 60 days before the election



# Timeline

Action	Time
<p>The inspector or inspectors of elections shall deliver, or cause to be delivered to each member:</p> <ul style="list-style-type: none"> <li>(1) the ballot(s) and</li> <li>(2) a copy of the election rules (unless posted on website and ballot includes notice of same)</li> </ul>	At least 30 days before the election
Post results of election	Within 15 days of election meeting
The inspector maintains custody of ballots, signed voter envelopes, voter list, proxies, and candidate registration list.	One year from the date the that the inspector notifies the board and membership of the election results
Time within which an election challenge for violation	One year from the date the that the inspector notifies the board and membership of the election results



# Director Qualifications

- Only requirement: Candidate must be a member at time of nomination
- May disqualify a candidate if the individual:
  - Has past criminal conviction whose election would prevent association from purchasing fidelity bond coverage or would terminate such bond
  - Is not current in the payment of regular and special assessments (if Board members have the same requirement)
  - Has not been a member for at least one year
- Cannot disqualify a candidate if the individual:
  - Is not current in payment of fines, collection charges, late charges or third-party costs



## Right to Vote



All individuals who are members at the time when the ballots were distributed are permitted to vote



Anyone with general power of attorney for a member is permitted to vote



*Note: Good standing requirement or denial of right to vote as a disciplinary measure is not permitted*





## Inspector of Elections

- May not be any person or party currently employed or under contract to the Association
  - Not management company
  - Not current general counsel
- “May be a member but may not be a director or a candidate for director or be related to a director or to a candidate for director”
  - Delegation of some tasks to others?
  - D&O coverage?





## Documents that must be retained by Inspector of Elections

### Same as before

- Sealed ballots
- Proxies (if any)

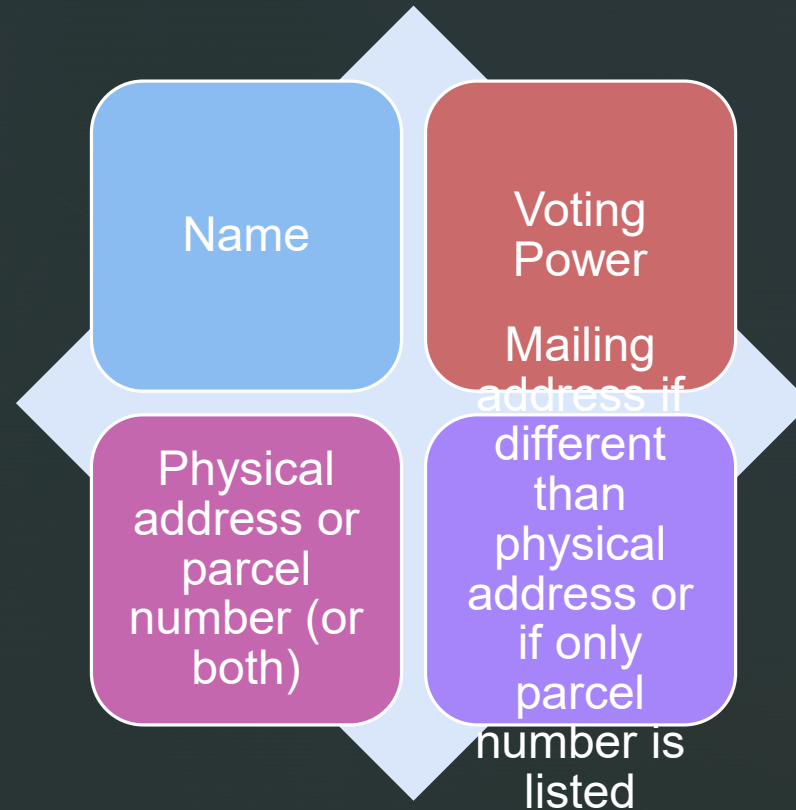
### New items

- Signed voter envelopes  
– i.e. outside envelopes
- Voter List
- Candidate Registration  
List

All the above may be inspected by  
members under Civil Code Section 5200



# Voter List





# Candidate Registration List

No criteria provided

Likely just names of  
qualified candidates



# Membership List

- List must include the following:
  - Name
  - Property address
  - Mailing address
  - \*Email address\*
- Opt out via Civil Code Section 5220



## Election via acclamation

- Prohibited unless:
  - 6000+ separate interests;
  - Individual notice provided; and
  - All candidates to run if nominated
- Elections are required at end of each Director's term and at least once every four years



## Civil Actions/ Challenge to Election



1 YEAR TO BRING  
SUIT



PREPONDERANCE  
OF EVIDENCE



HOA MUST ATTEMPT  
ADR FIRST!



For SB 323 Proposals or  
General Counsel Representation



Zer lyer, Esq.

[ziyer@angius-terry.com](mailto:ziyer@angius-terry.com)

[www.angius-terry.com](http://www.angius-terry.com)

925.939.9933





# BAPS – 2020 Legal Update Luncheon



## Cheryl Makela, CMCA

- Director of Developer Relations & Real Estate
- Community Association Manager

BAY AREA



PROPERTY  
SERVICES





# Alliance Association Bank



**RANKED TOP 10**

**4 YEARS IN A ROW**

Forbes 2016  
BEST BANKS  
IN AMERICA

Forbes 2017  
BEST BANKS  
IN AMERICA

Forbes 2018  
BEST BANKS  
IN AMERICA

Forbes 2019  
BEST BANKS  
IN AMERICA



# ***SB 326 – How to fund Balcony repairs***

- Determine \$\$\$ needed for project through speaking with industry professionals
- How is the association going to fund the project?
  - Special assessment
  - Regular assessment
- Reach out to Blair Fox at Alliance Association Bank to discuss funding need for your association.
- **Contact Information:**  
**Blair Fox**  
**[Bfox@allianceassociationbank.com](mailto:Bfox@allianceassociationbank.com)**







# Lending

- Simple application process designed specifically for community associations.
- Specialized bank lending guidelines and process for community associations.
- Lending for:
  - Capital maintenance projects
  - Common area improvements
- Expertise in the financial needs of the community association industry.







# Banking

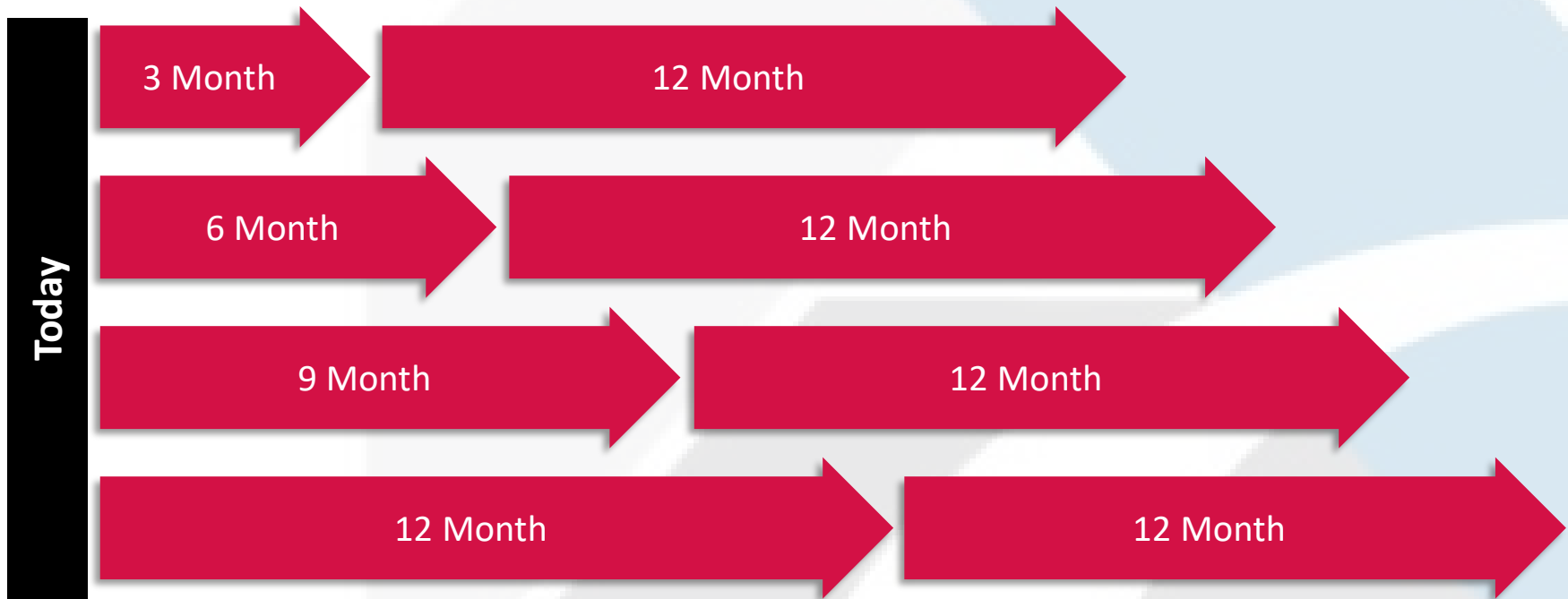
- Competitive interest rate on money market and CDs
- CD Ladder
- FDIC Insured
- CDARS and ICS Accounts (Certificate of Deposit Account Registry Service) & ICS (Insured Cash Sweep)
- Excess FDIC Insurance
  - One Bank - Access multi-million dollar FDIC insurance coverage by working with just one bank, a bank you may already know and trust.
  - One Rate - Earn one rate for each CD maturity and enjoy the option of reinvesting funds through a simple process.
  - One Statement - Receive one easy to read statement from your bank summarizing all your CD holdings.





# Reserve Banking

*Initial CDs are all opened at the 12-month rate with the understanding and agreement that they will roll into 12-month CDs at maturity.*



**Ensure funds are FDIC insured and principal balances are fully protected. You have a fiduciary responsibility to the association and its homeowners.**





- LUNCH BUFFET



**Thank you Back Forty Texas BBQ!**





# BAPS – 2020 legal Update Luncheon



## **Melissa Hajostek, CCAM-PM**

- Chief Operating Officer & Co-Owner

BAY AREA



PROPERTY  
SERVICES





# **NEW DECK INSPECTION LAW**

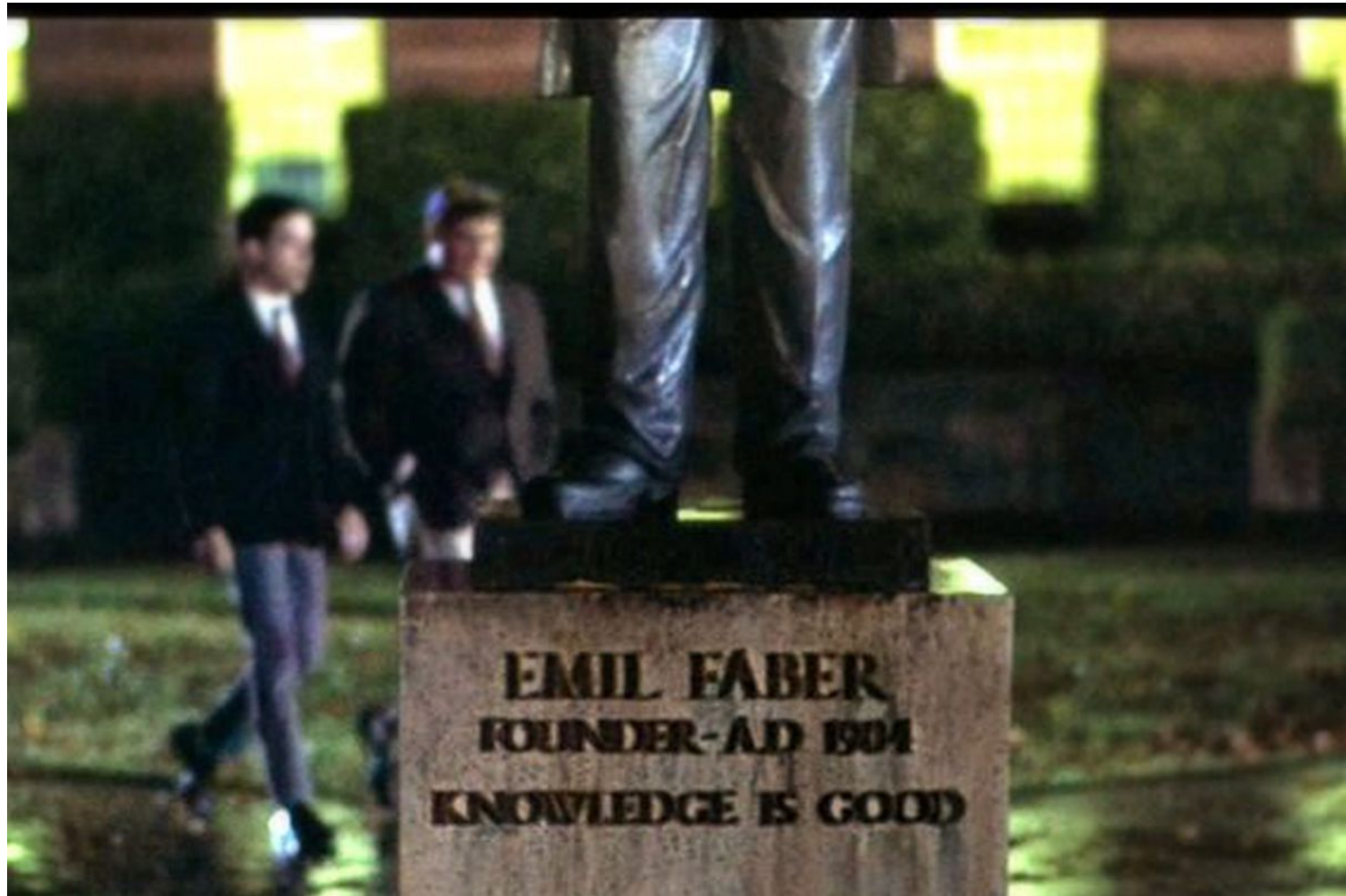
WHAT BOARD MEMBERS NEED TO KNOW





# **“Knowledge is Good.”**

## **Emile Faber**







# Elevated Elements: Mandatory Inspections

- Effective January 01, 2020 SB 326 adds Civil Code §§§ 5551, 5986 and 6150.
- Our primary focus on § 5551. What managers & board of directors need to know.
- Applies to buildings with 3 or more condominiums.
- Requires:
  - “Visual Inspection,” at least once every 9 years.
  - by a licensed structural engineer or architect.
  - of a “statistically significant sample”.
  - of “exterior elevated elements for which the association has maintenance or repair responsibility”.
  - ***The devil is in the details. Unlike some laws, this one has teeth and can bite.***





# **“Timing is Everything.”**

## **Ringo Star**

- Very complicated law written by a government committee with help from construction defect attorneys. “We are from the government and are here to help.” Ignacio Spud
- Please refer to attached studies and information from Andy Fennel of Engineered Research Group, Inc., the lead defense expert in the Berkeley balcony collapse.





# If Decks, like Ships, had a Name - This One would be *Titanic*

- Problems with design, lack of inspection, lack of coordination of subcontractors, construction defects.
- During construction, deck was water tested twice. No one asked where the water went.
- If the deck was inspected the day before the accident, very likely no problem would have been found.
- Live load v. dead load.





# What Elements are Included?

- Balconies, decks, stairwells, walkways which are designed for human occupancy more than six feet above ground.
- Elements which are supported by beams, joists, columns or posts, which extend beyond the exterior walls of the building, are exposed to elements made of wood or wood based products.
- Let's review some examples. (Hat tip Murray Joseph and reserve analysts team.)



### Photographic Appendix - Examples



5551 does not apply.  
This corner balcony does not extend beyond the exterior walls of the building.



5551 does not apply.  
The "faux" balcony outside/below the window is not a structural element designed for human occupancy. It is trim. The roof over the doorway is a roof, not a structural element designed for human occupancy.





5551 does not apply.  
The decorative element  
between buildings, over  
the driveway, is not  
meant to support  
humans.



5551 likely applies.  
While the balcony may  
not be (exactly) in  
excess of 6' above  
ground, we wouldn't  
want a loved one with a  
small child to be on it  
when it fell.  
Recommendation: be  
generous in your  
application of the 6'  
above ground standard.





5551 likely applies. While the side patios are not overhanging areas (fall-able), the presence of the two “balconies” over the driveway to the underground garage are true balconies, with a dangerous 6’ (or more) potential fall risk.



5551 likely applies. The stairwell area projects from the exterior wall of the building.





5551 likely applies. While the bulk of the balcony is within the exterior profile of the building, there is a projected portion and leaning against the railing is potentially hazardous.



5551 likely applies. While under the roof line, the balcony projects from the building exterior surface, is supported by a corner column, and is "fall-able".





5551 likely applies. Balconies are supported by columns, and surfaces project from the exterior envelope of the building.



5551 likely applies. Marginally 6' above ground, but it presents potential danger/harm to anyone on it if it fell, or if they leaned against the railing.





5551 does not apply. No wood or wood-based balconies on this high-rise (although it may be wise to recommend a safety inspection).



5551 likely applies. Balconies on right (above driveway) project beyond exterior envelope of building and roof line, and are definitely fall-able. Balconies in left of photo clearly project far beyond exterior of building envelope.





5551 likely applies. Elevated walkway areas designed for humans supported by columns. Note that balconies on left side of photo appear to be within envelope of building, thus not fall-able.



5551 likely applies. While balconies outside sliding doors may be very shallow, they project from building envelope and thus are fall-able.





5551 likely applies. While under the roof line, this balcony projects from the building exterior surface and is supported by columns. Expect the rock on the column is just veneer over wood structure.



5551 does not apply (presuming this to be condo, and ignoring anything over front walkway entrance).

Ironwork below windows is just decorative trim, not a structural projection from the building exterior envelope designed to hold humans.





# When do the Inspections need to Start

- The law was effective January 1, 2020 with first inspection by January 1, 2025.
- Associations have five years to perform first inspection (2020-2025).
- Unless the board is currently aware of problems which require repairs now (dry rot, complaints, wall truffles, etc.) board and managers should develop a defensible inspection plan now.
- Goal is to protect members and residents AND cut a deep and wide safe harbor for the board.
- Life safety is the focus of action by the board.





# When did Albert Einstein Pass Away?

- The new law requires convoluted statistical analysis which can present problems.
- How to avoid hiring Jimmy the Greek.
- Visually inspect 100% of all applicable structures.
- First step, contact your reserve preparer or reserve analyst. This is critical to a well run plan. In Canada it is called the "Eh team."
- Inspect the project and develop a list of structures requiring inspection.
- When in doubt inspect *i.e.* structure is five feet six inches off the ground. Err on the side of life/safety.
- Develop a budget for inspections & potential repairs.





# Work with Reserve Analysis Provider!!!!

- Include new line items in reserves.
- Determine when the inspection needs to be performed.
- Do not wait until 2025 as there will be a crush of associations looking for inspectors.
- Once the budget is established determine how this will be funded:
  - Is there a deck repair line item in reserves currently?
  - If special assessment needed, include time to pass.
  - Are there expenses which would not qualify as a reserve project?
  - Obtain a loan.
  - Construction defect litigation.

Working through these issues now will avoid a last minute rush which will invariably cost more and potentially not meet the requirements of the new law.





## ADD AN “INSPECTOR” TO THE TEAM

- The law requires an inspector to be a licensed architect or engineer.
- Look within the CID industry for individuals with experience working with associations.
- Interview and add an inspector to the team *i.e.* board, manager, reserve analyst and inspector (don't forget Russell & Mallett).
- Inspector and reserve analyst confirm list of elements to be inspected.
- Finalize the budget for planning purposes.





# Triage versus Statistical Analysis

- The inspector should inspect the project. “Projects are like a box of chocolates...” Forest Gump
- Each project is unique. Develop specific scope of work, including the weather bearing side of the project, number of construction phases, history of repairs and complaints, develop list of problematic elements for inspection, plan to visually inspect 100% of the elements covered under the law. Limit the universe of items to be inspected.
- Once the required elements are visually inspected, the inspector develops a detailed inspection plan to focus on suspect elements.





## What Areas Need to be Inspected?

- The new law includes flashings, membranes, coatings and sealants protecting load bearing components from exposure to water.
- A trained eye can see signs of damage by wall truffles, staining, decay, etc.
- If, after the site visual inspection, there are areas with signs of decay, develop appropriate method to investigate. This can be destructive testing, bore scope, infrared or other method.
- If required immediately notify residents of issues and limit access.
- Rely on the advice of your expert inspector to develop the inspection plan. Your safe harbor depends on it.





# What is Immediate Threat?

- Association to provide report immediately to Membership and ***code enforcement agency within 15 days of completion of report.***
- Immediate protective measures shall be taken to advise the residents not to use impacted components and physically restrict access to areas (tape, boarding off, etc.).
- Repairs must be inspected and signed off by the local building department.
- Building official can fine, issue tags restricting occupancy and other actions.





# Statistically Significant Sample

- Statute requires - whomever authors report must have a 95% confidence level from results of the sampling, which are reflective of the whole, with a 5% error margin.
- What does this mean? Do CIDs now have to hire statisticians to consult with the architect or engineer?
- Law requires a level of visual inspections. Visually inspect 100% and avoid turning on the random number generator.
- Triage and develop a prudent inspection plan based on project characteristics which best protects the life/safety of the residents.





# 5551(e) Written Report and Further Action

- This subsection sets forth the requirement for a written report and details the specifics.
- A copy of the report must be immediately provided to the board. If the report finds immediate repairs are required, a copy goes to the local building official.
- ***We advise that a copy of the report be provided to association's reserve professionals to integrate into the reserve process.***





# Construction Defects

- If an association has made it to the ninth year without a construction defect action (congratulations), the developer and others responsible for the development, design and construction can be sued.
- The Berkeley deck was 7 years old. Construction defects were responsible for the collapse.
- Determine with legal counsel when the association 10 year statute expires.
- Implement inspections well in advance of the ten year anniversary. ***Do not wait until the last minute!***





## Construction Defects, cont.

- Under the new law, the board has ability to file suit without a vote of the membership.
- Be careful if you are a “young” association to not be driven into defect litigation. While there may be construction defects, the insurance policies for the potential defendants still require actual damages as defined under the policies.
- Do not get a \$15,000,000.00 repair obligation and only recover \$500,000.00.
- Construction defect litigation is a tool. Be sure it is the right tool for your association.





# Construction Defects, cont.

- Do not spring for “free inspections” & be sure this law is complied with. How willing are you to face prison or pay fines out of pocket? Remember, this law has teeth.
- Failure to comply with the law, should there be injuries or deaths as a result & a lack of compliance, expect criminal action by the police and DA’s office.



# We should have followed Russell & Mallett's legal advice.

- San Quentin HOA board of directors:







# BAPS – 2020 Legal Update Luncheon



**Michael Dellinger Porter**  
**CEO, Co-Owner**







# SB -326

## An Inspector's Perspective

Presented by:

Israel De La Cruz , Sr. Construction Manager











## **Your Project Team:**

### **Sr. Construction Manager – Israel De La Cruz**

Civil / Structural Engineering Professional Degree, B.S. (S.F.S.U)

California State Contractor License: B985714

15 years experience managing roofing and building envelope re-construction projects, Litigation support for building deficiencies in waterproofing, and post litigation scope development and management of projects.

### **Licensed Architect – Felix St. Augustine**

Bachelor of Architecture (California Polytechnic State University, San Luis Obispo)

Registered Architect: California License: C32928

Over 20 years experience on architectural design, waterproofing & building envelope design, architectural forensics investigations, value engineering, restoration and rehabilitation of existing construction, post occupancy evaluations, multi-family housing specialization.

### **Operations Manager – Faye Liang**

Business Degree, B.S. & Construction Management Certification (S.F.S.U.)

10 years experience managing project operations and administering AIA and project specific Contracts.

### **Project Engineer – Christopher Sanchez**

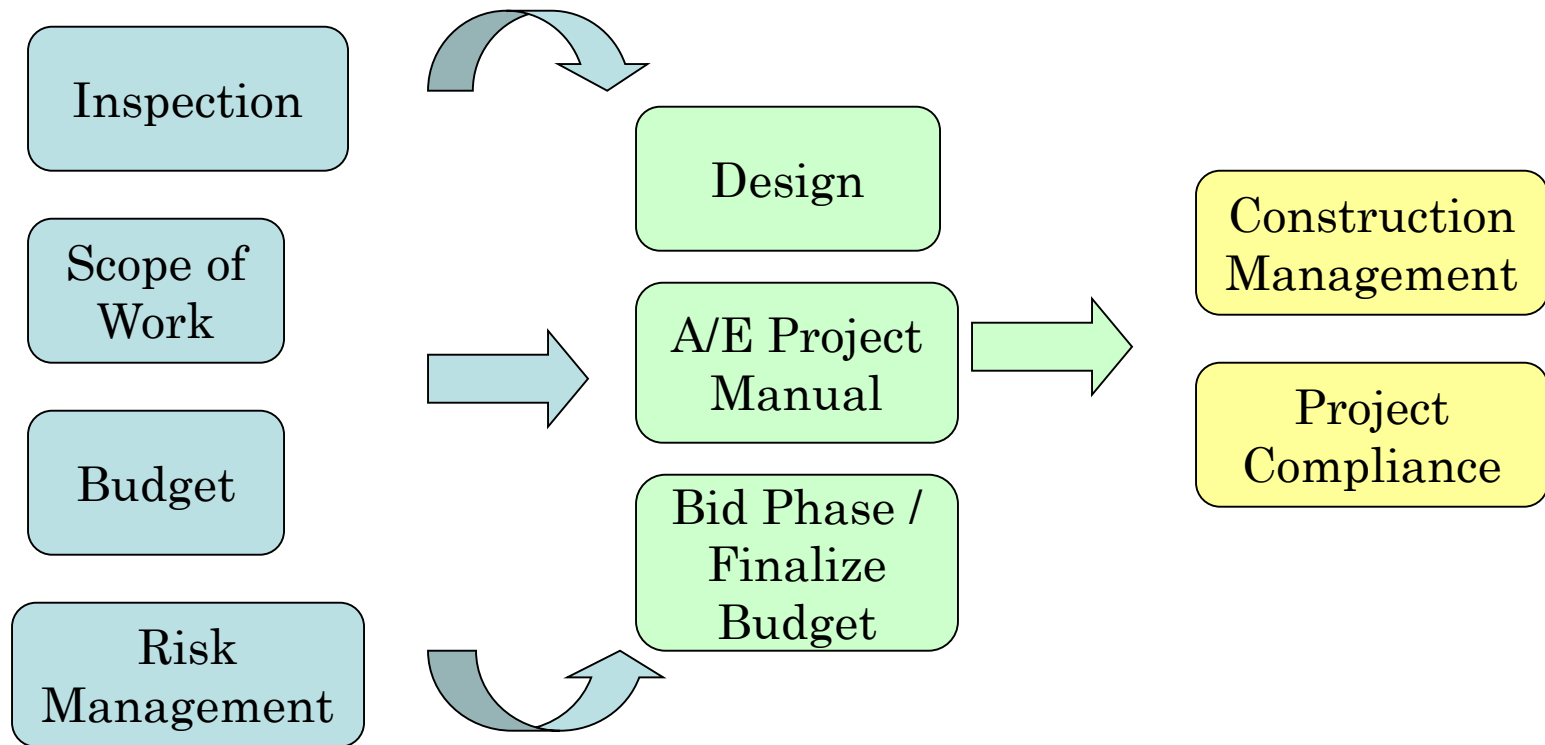
Civil Engineering Professional Degree, B.S. (S.F.S.U.)

5 years experience providing on-site technical support, verify quality control and specifications compliance.





# Our Core Services:





# SB-326:

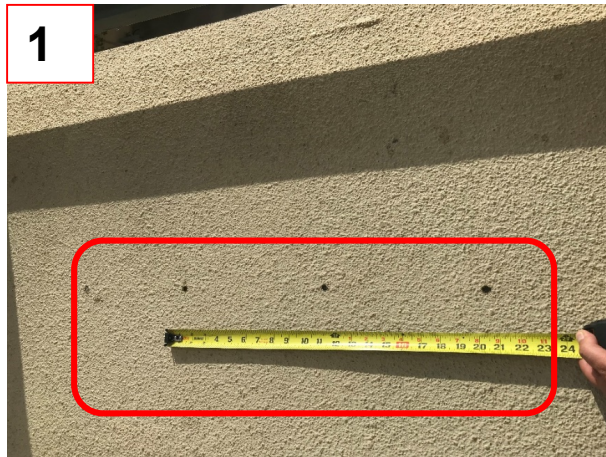


1. Cantilever Balcony
2. Elevated Walkway
3. Post and Beam Deck





# SB-326: Flashing

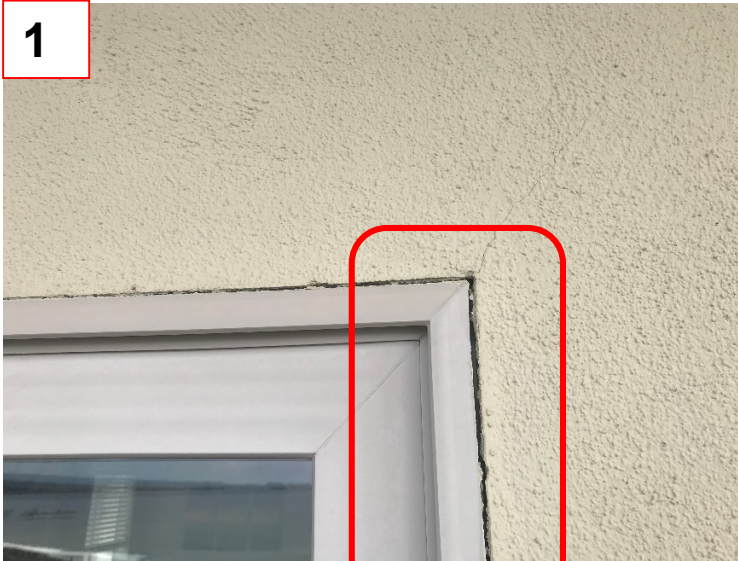


1. Punctured Traffic Surface
2. Edge Metal Flashing Rusted
3. Penetration = No Flashing / Rotted Post



# SB-326: Flashing

1



- 1. Sliding Glass Door:**
- No head flashing
  - No Sealant

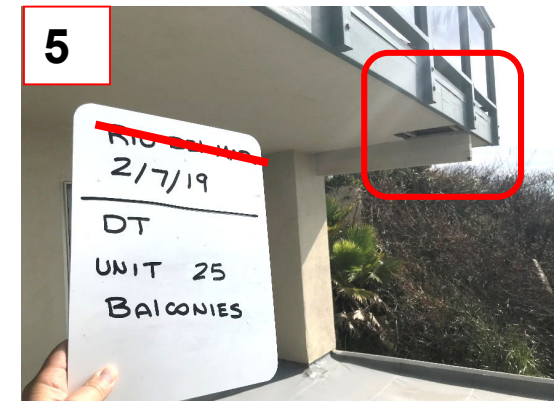
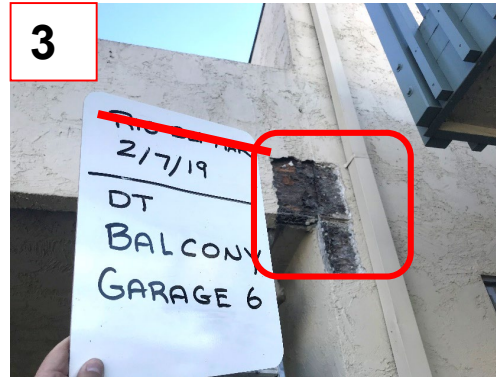
2



- 2. Sliding Glass Door:**
- No Door Pan Flashing
  - No Wall To Deck Separation



# SB-326: Load Bearing





# SB-326: Load Bearing





# SB-326: Railing

1



2



3







# SB-326: Report Submittal

- (1) The IDENTIFICATION of the building components comprising the load-bearing components and associated waterproofing system.
- (2) The CURRENT PHYSICAL CONDITION of the load-bearing components and associated waterproofing system, including whether the condition presents an immediate threat to the health and safety of the residents.
- (3) The EXPECTED FUTURE PERFORMANCE and remaining useful life of the load-bearing components and associated waterproofing system.
- (4) Recommendations for any NECESSARY REPAIR OR REPLACEMENT of the load-bearing components and associated waterproofing system.
- (5) The report issued pursuant to subdivision (e) shall be STAMPED OR SIGNED by the inspector, presented to the board....





## Evaluation: Inspection 95% Confidence:

- 50 Balconies → Inspect 45
- 100 Balconies → Inspect 80
- 150 Balconies → Inspect 109
- 200 Balconies → Inspect 132



# DLC Process: Inspection

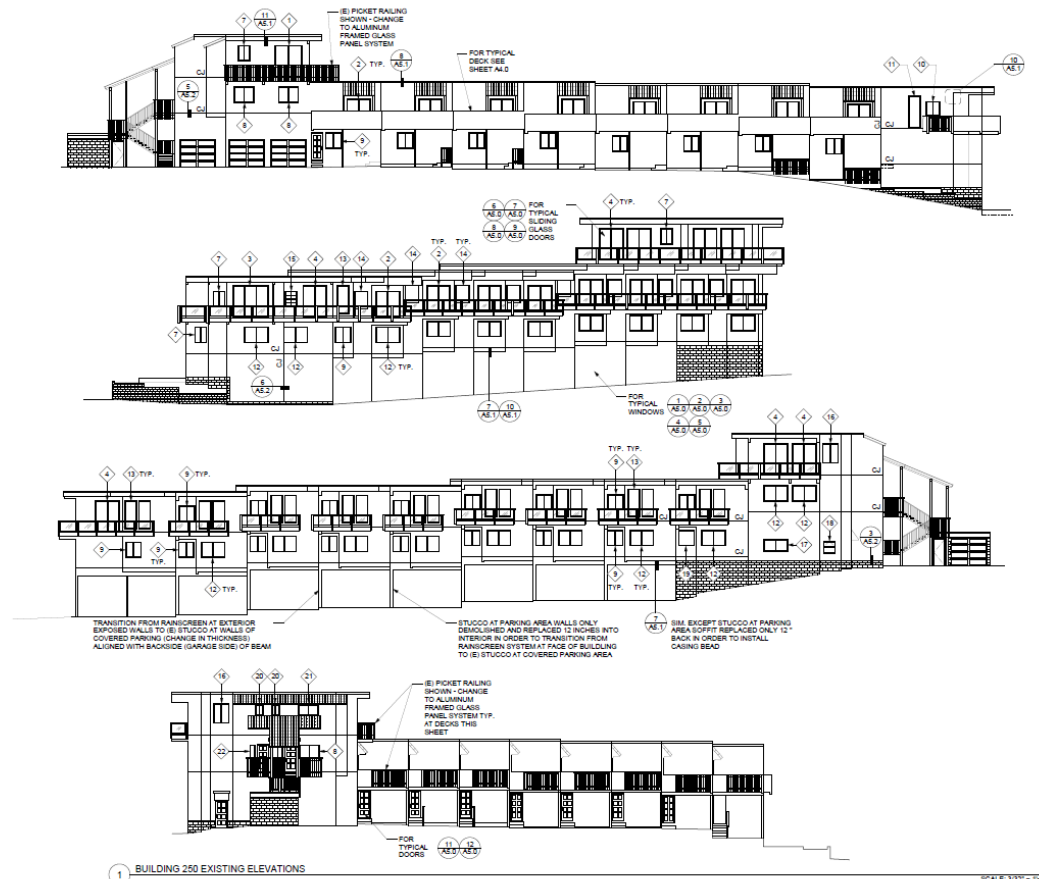


**Site Wide  
Inspection:**  
Building Siding,  
Trim, and  
Balconies/Decks





# BID DOCUMENTS:



1 BUILDING 250 EXISTING ELEVATIONS

SCALE 3/32" = 1'-0"



RIO DEL MAR HOA

BUILDING  
ENVELOPE  
REPLACEMENT  
AND DECK  
REPAIRS

280 RIO DEL MAR BLVD.  
APTOS, CA 95063

ISSUE / REVISIONS	DATE	DESCRIPTION
01/10/19	01/10/19	01/10/19

APPROVED	JAN-KH-KH
DESIGNED BY	TBD
DRAWN BY	PSA
CHECKED BY	PSA
DATE	JUNE 15, 2019
PROJECT NO.	1812-013
SHEET TITLE	BUILDING 250 ELEVATIONS
SHEET NO.	A2.0

A2.0

COPYRIGHT © 2019  
ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DLC CONSTRUCTION MANAGEMENT.



# BID DOCUMENTS:



## MATERIAL NOTES

### Exterior Walls - New Cement Plaster Stucco at Framed Walls

- Remove all existing cement plaster. Replace damaged framing and plywood sheathing as occurs (OSB not permitted). Install 1/2" plywood sheathing where none exists (assume 75% of walls).
- Fluid applied air and water resistive barrier - Biquad FastPass by Prosoco.
- Joint filler - Sealant Joint & Seam Filler by Prosoco.
- Liquid applied flashing - Biquad FastPass by Prosoco.
- Drain mat - Delta-Dry Stucco and Stone Mem by Cosella Dorken or approved equal.
- Bug Screen - Delta-BugScreen by Cosella Dorken or approved equal.
- Stucco (ath - 3-48 Self-Finishing Gray Diamond Lath by Armo, or approved equal.
- Accessories (corner sds, screws, casing beads, control joints, etc.) - Stainless steel with expanded diamond lath legs for stucco embedment. Deduct Alternate to include galvanized accessories in lieu of stainless steel.
- 3-Coat Portland Cement Plaster (acrylic finish) with fiber reinforcing, actual resistant polypropylene or fiberglass fibers: "40-Flite" P-15 10 or "Cem-Air" 622 12mm integral mixed chopped strands added per manufacturer's recommendations for brown coat. Add Alternate to include crack reduction system throughout (scrim).
- Prime and two coats paint.

### Exterior Walls - Windows and Doors and RO Flashing (for door pan flashing at decks see Decks sections below)

- New aluminum framed nail fin type windows and sliding glass doors with clear anodized finish. Price/line options:
- Windows: T-500 by Sonoma Windows (Option A)
- Aluminum: 6000 Series - 6061-T6 (Option B)
- Aluminum: 6000 Series - 6061-T6 (Option C)
- Liquid applied flashing - Biquad FastPass by Prosoco
- [[[TTTT]]] (Pan flashing for doors see deck section below) rear leg (back dam) - stainless steel "L" metal (striped in with Fast Pass).
- Head flashing - Stainless steel with jamb flange, end dams, all joints fully soldered.
- Interior Sealant - Biquad AirGap by Prosoco (1/2" - 3/8" min. joint with backer rod).
- Exterior exposed joint perimeter sealant at all fenestration - Silicone (color matched, non staining) - Price/line 754 (B) by Dow Corning.

### Private Decks - Wood Frame with Tile Finish

- Plywood substrate (APA AB Ext. or AC Ext.) siped to drains. Glued and screwed. Joints blocked. Moderate contact (6x nail gap).
- Fluid-applied WP membrane with sand broadcast onto finish coat for thrust mortar adhesion - AM-1000 (WP Mem) by OIM Industries
- Reinforcing fabric - Cell Mem by OIM Industries
- Door pan flashing rear leg (back dam) - stainless steel "L" metal striped in with CM 1000.
- Drain mat thinned to membrane - Sealant Drain Mat by SCHUECO-Systems Ltd.
- Deck Drain (if needed, not typical) - Copper bottom outlet adjustable height with weep and square bronze grate (BODCON-HSG) by Thunderbird Products.
- Sheet metal copings and flashings (drp edge metal and deck-to-wall) - 22 Ga. minimum stainless steel as occurs.
- Forcelain ceramic tiles (12x12) thinned to Dura-Drain mat (tiles to be selected).
- Install new aluminum framed glass paneling system - Aluminum Railing System Series 200 by O.L. Laurence Co. Glass shall be 5/16" laminated tempered safety glass, clear.



6 NEW ALUM. FRAMED GLASS RAILINGS (42" HIGH)  
SCALE: 1/4" = 1'-0"



5 BLDG. 270 PARTIAL PARKING AISLE VIEW  
SCALE: 1/4" = 1'-0"



4 BLDG. 260 PARTIAL TUCK-UNDER VIEW  
SCALE: 1/4" = 1'-0"



3 BLDG. 250 PARTIAL TUCK-UNDER VIEW  
SCALE: 1/4" = 1'-0"



2 BLDG. 250 PARTIAL STREET VIEW  
SCALE: 1/4" = 1'-0"

## WINDOW & SLIDING GLASS DOOR SCHEDULE

ID#	LOCATION	PSE RATING	WIDTH	HEIGHT	TYPE	MATL	FINISH	MULLIONS	REMARKS
1	N/A	-	7'-0"	8'-0"	G	ALUM.	CLR. ANO.	-	-
2	N/A	-	8'-0"	8'-0"	G	ALUM.	CLR. ANO.	-	-
3	N/A	-	9'-0"	8'-0"	G	ALUM.	CLR. ANO.	-	3 PANEL SIM
4	N/A	-	9'-0"	8'-0"	G	ALUM.	CLR. ANO.	-	-
5	N/A	-	9'-0"	8'-0"	G	ALUM.	CLR. ANO.	-	3 PANEL SIM
6	N/A	-	9'-0"	8'-0"	G	ALUM.	CLR. ANO.	-	-
7	N/A	-	9'-0"	4'-0"	A	ALUM.	CLR. ANO.	-	-
8	N/A	-	9'-0"	4'-0"	A	ALUM.	CLR. ANO.	-	-
9	N/A	-	4'-0"	4'-0"	A	ALUM.	CLR. ANO.	-	-
10	N/A	-	3'-6"	3'-6"	A	ALUM.	CLR. ANO.	-	-
11	N/A	-	3'-0"	8'-0"	E	ALUM.	CLR. ANO.	-	-
12	N/A	-	6'-0"	4'-0"	A	ALUM.	CLR. ANO.	-	-
13	N/A	-	9'-0"	7'-0"	E	ALUM.	CLR. ANO.	-	-
14	N/A	-	3'-6"	4'-0"	E	ALUM.	CLR. ANO.	-	-
15	N/A	-	3'-0"	4'-0"	F	ALUM.	CLR. ANO.	24"	-
16	N/A	-	4'-0"	6'-0"	A	ALUM.	CLR. ANO.	-	-
17	N/A	-	6'-0"	3'-0"	A	ALUM.	CLR. ANO.	-	-
18	N/A	-	3'-0"	3'-0"	I	ALUM.	CLR. ANO.	-	-
19	N/A	-	4'-0"	4'-0"	E	ALUM.	CLR. ANO.	-	-
20	N/A	-	2'-0"	2'-0"	A	ALUM.	CLR. ANO.	-	-
21	N/A	-	6'-0"	2'-0"	A	ALUM.	CLR. ANO.	-	-
22	N/A	-	4'-0"	6'-0"	E	ALUM.	CLR. ANO.	-	-
23	N/A	-	2'-0"	3'-0"	D	ALUM.	CLR. ANO.	-	-
24	N/A	-	2'-0"	3'-0"	E	ALUM.	CLR. ANO.	-	-
25	N/A	-	6'-0"	2'-0"	H	ALUM.	CLR. ANO.	-	-
26	N/A	-	2'-0"	4'-0"	E	ALUM.	CLR. ANO.	-	-
27	N/A	-	3'-0"	4'-0"	E	ALUM.	CLR. ANO.	-	-
28	N/A	-	4'-0"	4'-0"	H	ALUM.	CLR. ANO.	-	-
29	N/A	-	6'-0"	8'-0"	C	ALUM.	CLR. ANO.	-	-
30	N/A	-	6'-0"	8'-0"	C	ALUM.	CLR. ANO.	-	-
31	N/A	-	3'-0"	4'-0"	D	ALUM.	CLR. ANO.	-	-
32	N/A	-	2'-0"	4'-0"	D	ALUM.	CLR. ANO.	-	-
33	N/A	-	7'-0"	2'-10"	B	ALUM.	CLR. ANO.	-	-
34	N/A	-	2'-6"	3'-6"	E	ALUM.	CLR. ANO.	-	-
35	N/A	-	3'-0"	3'-0"	A	ALUM.	CLR. ANO.	-	-
36	N/A	-	4'-0"	3'-0"	E	ALUM.	CLR. ANO.	-	-
37	N/A	-	9'-0"	6'-0"	E	ALUM.	CLR. ANO.	-	-
38	N/A	-	4'-0"	4'-0"	H	ALUM.	CLR. ANO.	-	-
39	N/A	-	4'-0"	6'-0"	E	ALUM.	CLR. ANO.	-	-
40	N/A	-	6'-0"	6'-0"	A	ALUM.	CLR. ANO.	-	-

- DIMENSIONS SHOWN ARE NOMINAL AND HAVE BEEN ESTIMATED BASED ON VISUAL OBSERVATION (NOT MEASURED) AND ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ACTUAL DIMENSIONS IN THE FIELD AND I.C.O. REQUIREMENTS WITH WINDOW MANUFACTURER.
- ALL NEW EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL BE NAIL FIN TYPE AND INSULATED DOUBLE GLAZED.
- OPERABLE WINDOWS WITH TOP OF SILL LESS THAN 36" A.F.F. AND LOCATED MORE THAN 12" ABOVE EXTERIOR GRADE SURFACE SHALL HAVE GUARDS OR OTHER MEANS OF FALL PROTECTION PER CBC SECTION 1015.6.
- PROVIDE TEMPERED GLASS AS REQUIRED BY CODE, AS NOTED ON THE SCHEDULE, WITHIN 18" OF FINISHED FLOOR AND 24" OF DOORS.
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS.
- WINDOWS LOCATED IN BEDROOMS ARE EGRESS WINDOWS - VERIFY SILL HEIGHT DOES NOT EXCEED 44" TO CLEAR OPENING, AND OPERABLE PANEL HAS A NET OPENING OF 20" MIN. WIDTH AND 24" MIN. HEIGHT AND PROVIDES A TOTAL OPENING AREA OF 5.7 MIN. S.F.
- ALUM. + ALUMINUM, WD + WOOD, STAIN + STAIN GRADE PAINT + PAINT GRADE OR PAINTED FINISH, HSI + HOLLOW METAL, FG + FIBERGLASS.
- MULLION DESIGNATION, I.E. 24, INDICATES 2 LIGHTS OVER 4 LIGHTS HIGH (2 OVER 4).
- AT SLIDING GLASS DOORS PROVIDE 26 GA MIN. 1/8" STAINLESS STEEL SHEET METAL PANEL WITH 1/2" INCH JAMB RISERS AND RETURN. SET PAN IN SEALANT AND DO NOT FASTEN THROUGH TOP SURFACE. LAP FLASHINGS AT ROUGH OPENING OVER JAMB RISERS. COORDINATE WITH DOORS AND SIMILAR FLASHING AS OCCURS AND LAP 6 INCHES MINIMUM AND SEAL WITH NON-SHINKING BUTYL TYPE SEALANT ON MATING SURFACES.
- OPERABLE PANELS LABELED "X" AND FIXED PANELS "O" - CONTRACTOR IS RESPONSIBLE TO SURVEY UNITS AND MATCH WINDOWS IN ACTUAL UNITS FOR APPLICABLE OPERABLE PANEL SLIDING DIRECTION.
- ALL WINDOWS SHALL MEET MINIMUM TITLE 24 ENERGY COMPLIANCE REQUIREMENTS WITH A U-FACTOR OF 0.31 MAX AND A SHGC OF 0.34 MAX.

## 1 WINDOW SCHEDULE



RIO DEL MAR HOA

## BUILDING ENVELOPE REPLACEMENT AND DECK REPAIRS

260 RIO DEL MAR BLVD.  
APTOS, CA 95003

ISSUE PREVISIONS  
MARK DATE DESCRIPTION  
3/15/18 PRELIMINARY PRICING

APR NO. JXX-XX-XX  
PERMIT NO. TBD  
SHEET DATE: JUNE 15, 2019  
DRAWN BY: FSA  
JOB NO. 1812-013

## SCHEDULES AND MATERIAL NOTES

SHEET NO.

A3.0

COPYRIGHTS 2019

SCALE: 1/4" = 1'-0"



# Renderings:



**original**



# Bid Analysis - Sample:

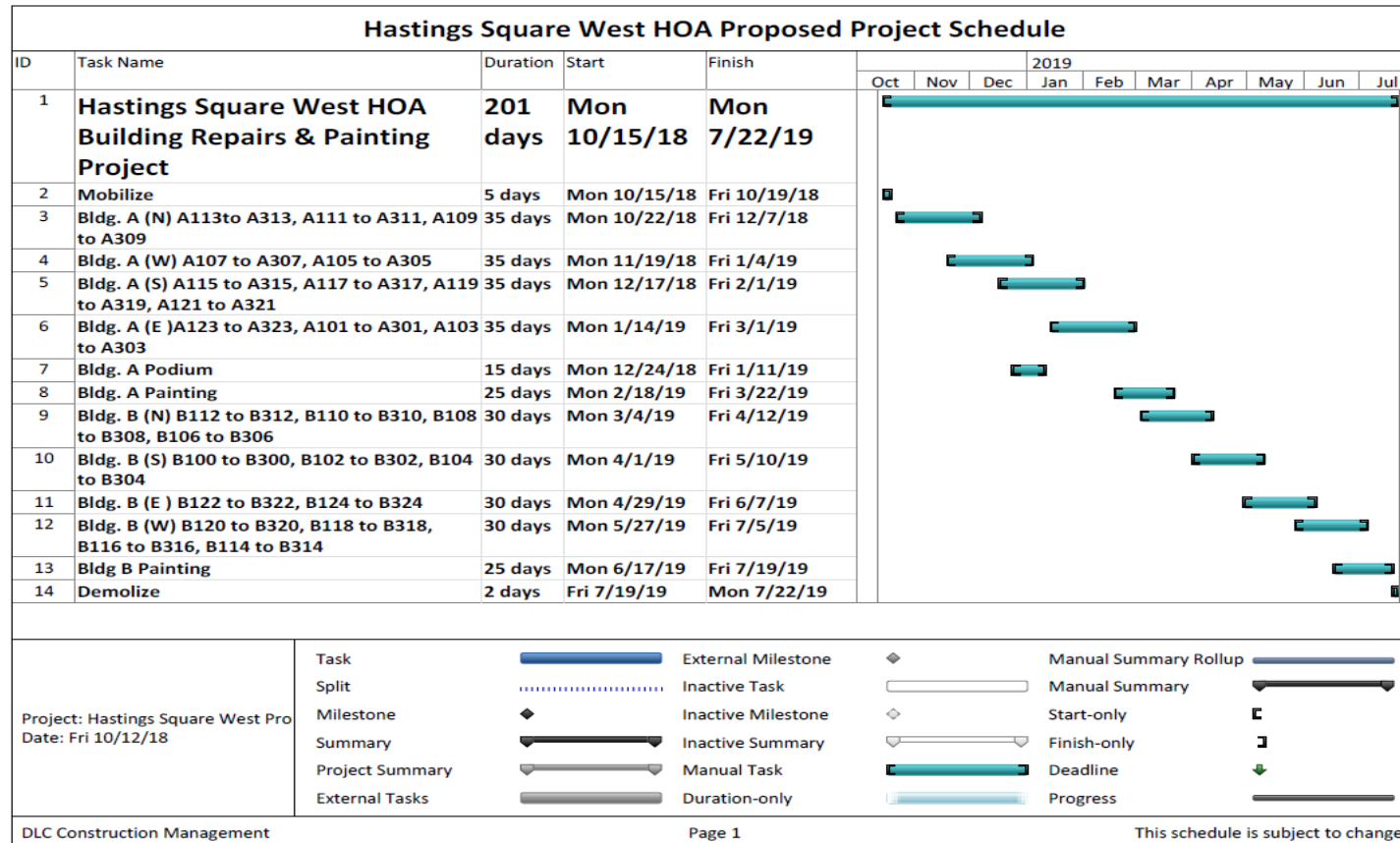


Scope	Bidding Contractors		
	Contractor A	Contractor B	Contractor C
Base bid + Add on	\$155,609.69	\$157,645.00	\$170,273.78
A. BASE BID	\$58,191.69	\$48,671.00	\$42,914.05
1. Base Bid Amount	\$58,191.69	\$48,671.00	\$42,914.05
2. Identified Bid	15%	15%	20%
3. Labor Rates			
i. Laborer	\$45.00	\$44.00	\$42.00
ii. Carpenter	\$56.00	\$56.00	\$46.00
iii. Painter	\$47.00	\$42.00	\$46.00
iv. Sheetmetal	\$56.00	\$56.00	\$46.00
v. Supervisor/Foreman	\$65.00	\$58.00	\$55.00
vi. Project Manager	\$80.00	\$95.00	\$65.00
B. Base Bid Breakdown			
1. REPAIRS	\$49,393.42	\$27,244.00	\$32,725.98
2. Work @ Bldg Entry	\$8,798.27	\$21,517.00	\$10,188.07
3. Subtotal Section B	\$58,191.69	\$48,761.00	\$42,914.05
C. Bid ADD ON :			
Add 16 balcony guardrail replacement per dwgs.	\$97,418.00	\$108,974.00	\$127,359.73
D. Unit Price For Adding or Deleting			
1. 1 X 4 Western Red Cedar	\$48.00	\$78.00	\$64.00
2. 1 X 6 Western Red Cedar	\$58.00	\$82.00	\$72.00
3. 2 X 2 Western Red Cedar	\$58.00	\$82.00	\$68.00
4. 2 X 4 Western Red Cedar	\$75.00	\$85.00	\$80.00
5. 2 X 6 Western Red Cedar	\$85.00	\$88.00	\$100.00
6. 2 X 8 Western Red Cedar	\$95.00	\$100.00	\$116.00
7. 2 X 10 Western Red Cedar	\$112.00	\$173.00	\$140.00
8. 4'x8' Shadow Groove Siding w/ stain	\$275.00	\$300.00	\$225.00
9. 4'x8 Hardie Panel Smooth siding	\$245.00	\$350.00	\$275.00
E. Miscellaneous			
10. The contractor hereby agrees that the portion of the Work under this contract shall completed within approximately	4 weeks	4 weeks	6 weeks
11. Contractor hereby agrees to honor the submitted price	120 days	120 days	120 days
12. Contractor hereby agrees to start work from date of contract execution	2 weeks	5-6 weeks	4-6 weeks

13	Sample Budget - Base Bid and Optional ADD On			
14	Budget - Base Bid & ADD On	Contractor A	Contractor B	Contractor C
15				
16	Contractor	\$155,610	\$157,645	\$170,274
17	Abatement Allowance	\$10,000	\$10,000	\$10,000
18	New Footing Allowance	\$3,000	\$3,000	\$3,000
19	Permits	\$7,500	\$7,500	\$7,500
20	Elevator Room drywall repairs allowance	\$500	\$500	\$500
21	Contingency	\$15,000	\$15,000	\$15,000
22	Sub Total	\$191,610	\$193,645	\$206,274
23	Project Management ( ~ 8%)	\$15,500	\$15,500	\$15,500
24	Legal - Contract	\$5,000	\$5,000	\$5,000
25	Community Management ~ 3%	\$5,500	\$5,500	\$5,500
26	<b>Total</b>	<b>\$217,609.69</b>	<b>\$219,645.00</b>	<b>\$232,273.78</b>



# Sample Schedule:





# Project Oversight:



## CHANGE ORDER TO CONTRACT CHANGE ORDER # 1

DATE: NOVEMBER 29, 2018  
CONTRACTOR: THE G.B. GROUP, INC.  
ASSOCIATION: HASTINGS SQUARE WEST HOA  
PROJECT DESCRIPTION: BALCONY, PODIUM DECK, RELATED REPAIRS AND PAINTING

The undersigned Contractor and Association have previously entered into that certain CONTRACT, dated October 5, 2018 for HASTINGS SQUARE WEST HOA ("Contract"). Contractor and Association desire to amend the Contract as described below.

- DESCRIPTION: Contractor work authorization - additional work beyond original scope at Unit 309, 311, & 313 per Field Directive #1 to #3.
- Adjustment to Contract Sum is as follows:

ORIGINAL CONTRACT TOTAL	\$1,388,799.35
Previous Change Orders (o)	\$0.00
Change Order # 1	\$4,495.77
REVISED CONTRACT TOTAL, including this CO	\$1,393,295.12

- Except as expressly set forth in this Change Order, the Contract, as previously amended, shall remain unchanged and in full force and effect.
- This Change Order is subject to the terms and conditions of the Contract.

ASSOCIATION: Hastings Square West HOA

By: \_\_\_\_\_ (Signature) / \_\_\_\_\_ (Print) Title: Association Agent (Print)

CONTRACTOR: The G.B. Group, Inc. Address: \_\_\_\_\_

By: \_\_\_\_\_ (Signature) / \_\_\_\_\_ (Print) Title: \_\_\_\_\_ (Print)

## Order

To: Hastings Square West HOA  
c/o DLC Construction Mgmt.  
400 Ortega Ave.  
Mountain View, CA 94040

Hastings Square West HOA  
400 Ortega Ave.  
Bldg Repair & Paint Project  
Mountain View, CA 94040

Job # 12761

Owner Change Order (RFC) No: 1, Rev. 2

Respond by: 11/30/2018

Date: 11/28/2018

Description: Units 309-313 Changes

At units 309, 311 and 313 some repairs were not required, and some additional repairs have been identified. Please review the attached breakdown; pricing is based on contractual unit rates where applicable.

Upon approval of this request for change the unit rate for double balcony party wall framing repairs will be \$1,739.83.

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated. The Contract will be increased by \$4,495.77. Upon approval the sum of \$4,495.77 will be added to the contract price.

Original Contract	\$1,388,799.00
Other Approved Change Orders	\$0.00
Total Contract to Date	\$1,388,799.00
This Request	\$4,495.77

Authorized Signature: Amelia Berra Date: 11/20/18  
THE G.B. GROUP, INC.

Authorized Signature: Christopher Schrey Date: 11/28/18  
DLC Hastings Square West HOA

8821 Murray Avenue  
Orinda, CA 94621  
Ph: 408.848.8118  
Fax: 408.848.8119

1201 Quarry Lane, Suite 101  
Pleasanton, CA 94566  
Ph: 925.244.1225  
Fax: 925.244.1225

1824 Tribune Rd., Suite K  
Sacramento, CA 95815  
Ph: 925.244.1225  
Fax: 925.244.1225

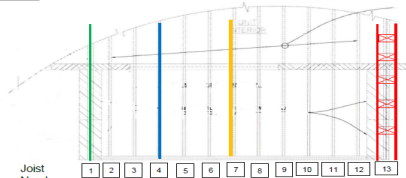
800.653.7172 | www.gbgroupinc.com

## Field Observation Report

Construction **DLC** Management

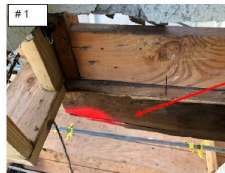
Project Name	Hastings Square HOA
Project Location	On Site - Unit 309
Project #	18 - 135
Observed by	DLC
Date of Visit	11/6/18, 11/8/18, 11/13/18, & 11/15/18
Subject	Field Directive 1/ Change Order #1

### UNIT 309



Repair	Joist Number	Total Replaced	Cost
Joist Replacement (Blue)	#7	1	\$541.99
Joist Repair (Orange)	#4	1	\$364.78
Beam Replacement (Green)	#1	1	\$1,423.95
Party Wall Repair (Red)	#13	5	\$869.92

Net Total: \$3,200.64



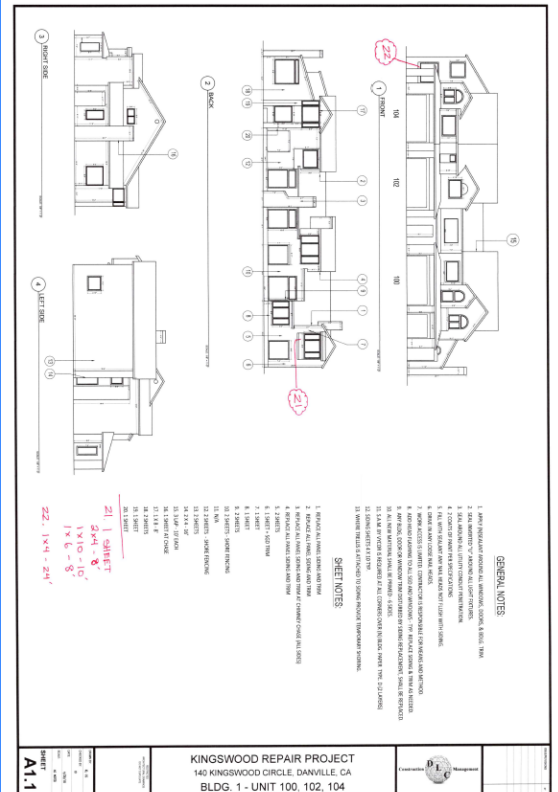
Beam is inadequate to support the wall. Existing size is only 2x joist. Silicon Valley Engineer observed site condition and has requested new 3-1/2 x 9-1/4 beam needed to support wing/privacy wall.



New Beam per specification.



Existing joist in poor condition/cracked. Replacement required.



### GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT MAY BE AFFECTED BY THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORK AREA AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FINISHES AND MATERIALS THAT MAY BE AFFECTED BY THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN WORK AREA AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTING AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORK AREA AT ALL TIMES.

### SHEET NOTES

1. REPLACE ALL EXISTING 2x4 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
2. REPLACE ALL EXISTING 2x6 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
3. REPLACE ALL EXISTING 2x8 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
4. REPLACE ALL EXISTING 2x10 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
5. REPLACE ALL EXISTING 2x12 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
6. REPLACE ALL EXISTING 2x14 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
7. REPLACE ALL EXISTING 2x16 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
8. REPLACE ALL EXISTING 2x18 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
9. REPLACE ALL EXISTING 2x20 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.
10. REPLACE ALL EXISTING 2x22 BEAMS WITH NEW 3-1/2 x 9-1/4 BEAMS.

KINGSWOOD REPAIR PROJECT  
140 KINGSWOOD CIRCLE, DANVILLE, CA  
BLDG. 1 - UNIT 100, 102, 104

Construction **DLC** Management



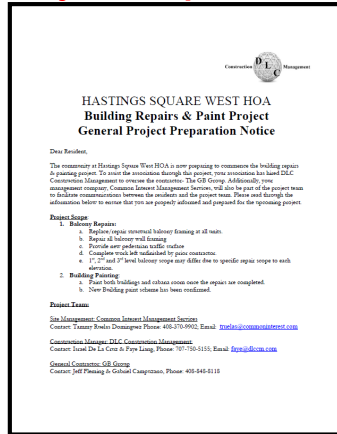
# Project Oversight:



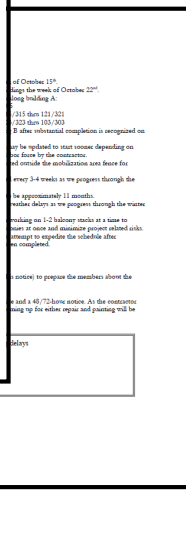


# Project Communications:

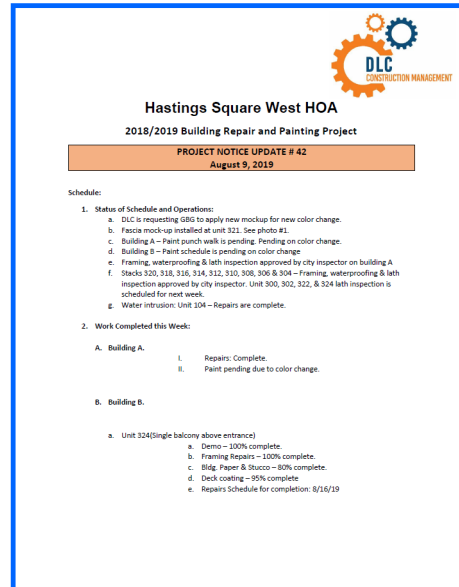
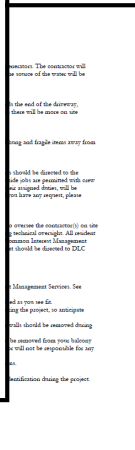
## Project Scope & Team



## Schedule



## Q & A



## Project Update

Date: April 5, 2019

Project: Hastings Square West- Building Repairs & Painting Project

Location: Mountain View, CA

### Project Overview:

- Project schedule has been updated on 3/22/19 and posted on site. There has been substantial rain delays in the month of March which has impacted the project schedule.
- Project is approximately 50% complete. Demo and repairs are in progress in Building A and Building B.
- Substantial completion:
  - Contractor has now completed framing repairs to approximately 100% of building A balcony stacks.
  - Stucco applications is in progress for balconies substantially completed.
  - Contractor will apply the traffic surface texture coating on the balcony floor with the approved color. Balconies will become operable for owner use.
  - Painting of the building wall will be pending, so residents will not be allowed to store heavy items on the balconies, to allow painters to access walls once painting operations commence.
- During the course of the repairs, additional work has been identified, primarily for framing repairs, which have been verified and recorded in DLC field reports for Change orders. These type of repairs are anticipated in the project budget. Additionally, DLC has identified several locations where existing framing is adequate and does not require replacement per engineer's direction, thus off-setting some of the change order costs with credit change orders.
- Prior Balconies completed by CRS:
  - UPDATE: Change Order by GBG for \$6,825 pending authorization by Board.
  - During the repairs, we observed prior balconies completed by CRS did not have the final deck coating with color applied. A protective board was placed over the balcony floor by CRS.
  - For uniform appearance, DLC will request change order from GB Group to apply Only the color coat to resemble the approved color for the current scope of work at balconies completed by CRS.
  - GB Group has submitted a change order for 7 decks total price of \$6,825.00

## General Notice

## Weekly Updates

## Monthly Updates



# Sample of Completed Balcony Projects:



**Baywood HOA –  
San Mateo, CA**



**Point Tiburon HOA  
– Tiburon, CA**



**El Dorado HOA  
– Vacaville, CA**



**Sycamore HOA –  
Alameda, CA**



**Hastings HOA –  
Mountain View, CA**



**Meadowood HOA –  
Hayward, CA**







### **CM PAYS FOR ITSELF.**

Our experience and creativity reduces project time. Change order management saves money.

Thank you for your consideration

## **DLC Construction Management**

1350 Hayes Street, C-13  
Benicia, CA

Tel: (707)750-5155

[www.dlccm.com](http://www.dlccm.com)

Email: [Israel@dlccm.com](mailto:Israel@dlccm.com)





# BAPS – 2020 Legal Update Luncheon



## **Kim Flickner, CACM-PM**

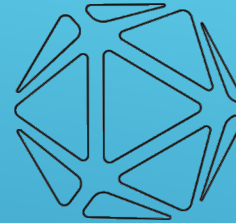
- Director of Management Services
- Community Manager





# UNIVERSE

PAINTING  
CONSTRUCTION



705 Binckley Way Berkeley, CA 94710

866-666-6761

[www.UniverseAlliance.com](http://www.UniverseAlliance.com)

## DECKS

**Destructive Testing**

**Why They Fail**

**Repairs and Reconstruction**





# DESTRUCTIVE TESTING

**What is it and how does it apply?**

**Take apart, cut into, remove sections of substrate to assess the condition and performance of structural members.**





## **Our Role In The Inspection Process**

**We operate as the hands of experts like DLC, they point, we cut and expose**

**Once DT is deemed sufficient, photos taken, we will repair said areas to their previous state**



# What types of decks Fail ?

**New decks can fail.**

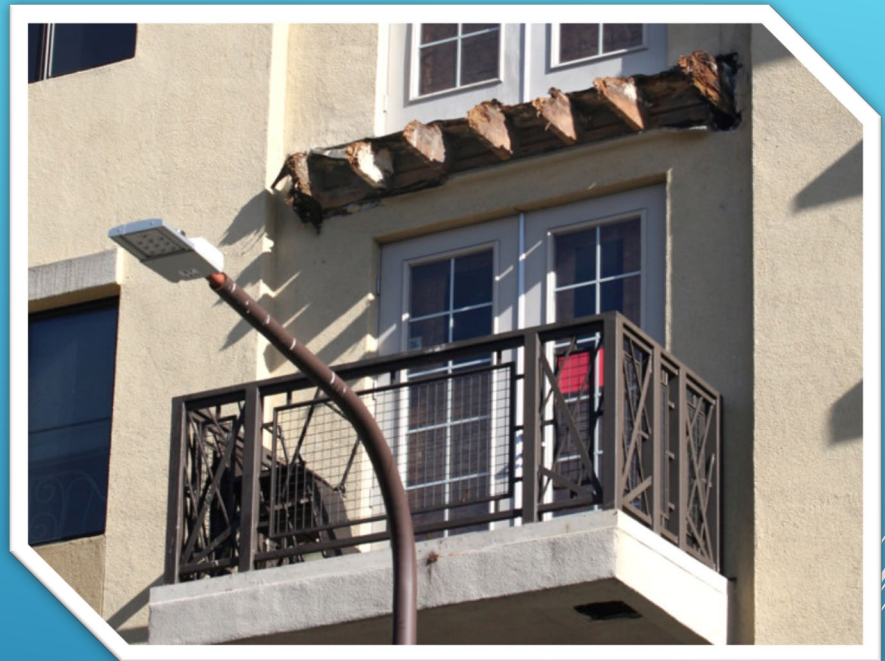
**Library Gardens**

**Berkeley, CA**

**Built 2007**

**Deck Failed 2015**

**(8 years old)**



***Six people died as a result of this collapse.***



# **Case Study**

# **Enclosed Cantilever Deck**

## **What Could Make a Deck Fail in 8 Years?**

- **Waterproof coating can fail.**
- **Drainage system can fail (downspouts clog, drain not set properly).**
- **The fall is incorrect (deck slopes towards building) making water pool in places where it should not be.**
- **decks can be flashed incorrectly at corners, curbs, sliding glass doors, utility doors, etc.**
- **Plywood fastened with nails rather than screws can create nail pops.**



# Older Decks Fail



- **3400 Morcom Ave, Oakland**
- **Community was Built 1980's**
- **Post and Ledger Framing**

*3 people were injured when this deck collapsed in May of 2018.*



# Alameda, CA



**As Universe Painting and Construction was preparing to paint this community last summer, our crew noticed cracks in topping slab on a deck.**

**Quick Question: What do you think caused this damage?**



**Minor dry rot  
was noticed on fascia.**

**What is missing from the  
deck in the photograph ?**

**There should be joists  
there.**



**Destructive testing and regular deck inspections  
Could have caught this before it became a life safety hazard**



# Upon Further Inspection

**80% loss of  
cantilever  
joists**





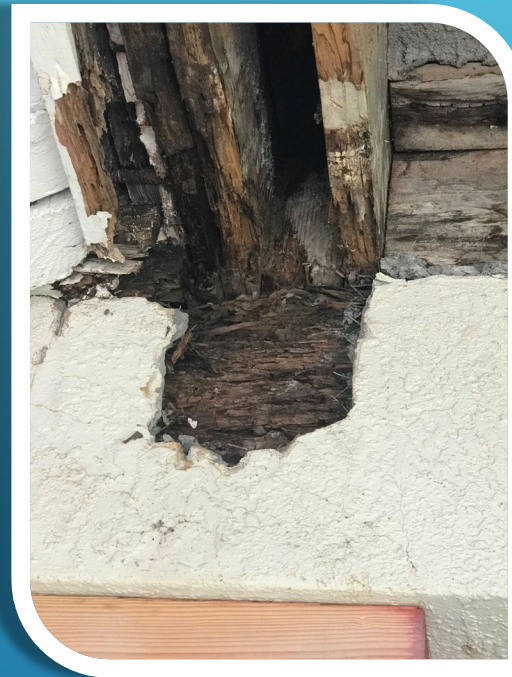
# How To Protect Your decks

- **Deck coatings are often overlooked. They are often allowed deteriorate to the point of failure. This is your 1<sup>st</sup> line of defense against water intrusion.**
  - **Have deck coatings inspected and recoated regularly either as part of the normal painting process or a stand-alone project.**
- **A waterproof deck system with a 25 to 30 year life requires routine maintenance to ensure longevity and waterproof integrity.**
  - **Pressure washing regularly and recoat as recommended by the manufacturer (usually 5 years).**
  - **Keep drains and scuppers clear and maintained.**
  - **Keep plants and flowerpots elevated. Water can collect under the pot and not evaporate. This standing water can cause dry-rot over a period of years.**
  - **Do not allow patio furniture (table legs, chair legs) to penetrate or scratch the deck coating. Also rotate your patio/deck furniture frequently so standing water is not left under the legs of the furniture.**
- **Failure to properly maintain decks can result in a voided warranty (this warranty can come from the developer, contractor, or product manufacturer depending on the age of the property).**



# And We Can't Forget About

- **Stairwells**
- **Elevated walkways**
- **Landings**







**Elevated walkways are susceptible to the same failures as decks**

**Wood posts are susceptible to deterioration at both the base and the top.**

## **Elevated Walkways and Support Posts**





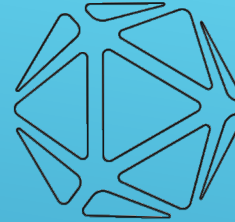
# REPAIRS

- Following destructive testing, we will happily submit a proposal for any required repairs
  - Our familiarity with your decks and their issues will make for a more efficient and cost effective repair project
  - We have a dedicated team that specializes in deck repairs and reconstruction
  - We look forward to helping you get through this process, and to making your communities safer and more beautiful
- 
- A series of three parallel white diagonal lines extending from the bottom right corner towards the center of the slide.



# UNIVERSE

PAINTING  
CONSTRUCTION



705 Bancroft Way Berkeley, CA 94710

[www.UniverseAlliance.com](http://www.UniverseAlliance.com)

## Thank you

## Questions





# BAPS – 2020 Legal Update Luncheon



**THANK YOU!**

BAY AREA



PROPERTY  
SERVICES