

Vista del Parque HOA
January 28, 2014
Special Meeting: Repiping Q & A

- o Welcome – Introductions. William, Toby, and Joe from Ameri-Cal, the VDP Board, and at least 23 units represented.
- o Brief Overview
 - The **history** of our ongoing leaks over the last three years was presented by Eric De Cuir. We have had as many as 15 leaks per year, and our prior strategy of replacing pipe piece-meal has cost at least \$200,000 to date. Damage to units and fear of new leaks continues. This piece-meal strategy does not systematically remove and replace the old plumbing, so there will always be a danger of leaks until we repipe the entire complex.
 - **Contractor Selection:** based on review of references, extensive experience with projects of this size, superior price, and superior time frame to complete the job, Ameri-Cal was selected by the VDP Board. At least 9 companies were contacted, 3 serious bids were received during this process.
 - **Ballot** has been sent out, due Feb. 18 and will be counted at Board meeting that day.
 - Need **inspection for lead paint and asbestos**, before project can begin. This will be relatively cheap, and should be a useful document for homeowners looking to sell or remodel in the future. This is budgeted in the assessment.
 - **Start date Mid-March**, within the 90-day time frame from bid submission.
- o **Included in the project:**
 - Re-piping to of all existing water feeds both hot and cold
 - All units and garage
 - Shower mixer
 - Ball-valve shut-offs for each unit, IF POSSIBLE
 - New hose bibs
 - Both main water feeds from the city will be replaced
 - Seal up wall to primer
 - If you are patching painted areas, don't expect them to be perfect
- o Homeowner has to Prepare
 - You will have 2-3 days notice to prepare, hopefully more
 - Clear areas adjacent to work area
 - Remove any built-ins if necessary
 - Please be flexible

- o Association/Contractor not responsible
 - Finish surfaces i.e. paint, wood, tile, popcorn
 - Additional work or fixtures you may want
 - Pre-existing conditions of tile or Faulty fixtures

Questions from Homeowners:

1. **Itemization** of the assessment amount (\$9700) was requested. Assessment includes quoted price from contractor, asbestos/lead testing, project manager fee, and %10 extra for over-budget contingencies. Our construction budget includes monies raised from assessment, residual plumbing funds we already have in the bank, and income from our monthly dues.
2. **How many rooms will be affected in each unit?** Consider any room with water to possibly be affected.
3. **Can we repipe our own units?** Since our domestic water pipes are considered Common Area property, they belong to all homeowners. Any work on Common Area must be approved by the Board and must meet our community standards. Much of our plumbing is shared across neighboring units, so repiping one unit only is almost impossible. And, owners would still be responsible for future assessments to repipe the rest of the complex.
4. **CA state law requires condo assessments and increases to HOA dues to be equal across the complex, regardless of size of your unit.**
5. **Is Board going to hire a "Project Manager?"** Mel Green is currently searching for a suitable person to supervise construction in our interest. Fee is included in the assessment.
6. **Mel Green asked contractors to describe their process and workflow.** Ameri-Cal stated they would tackle a block of units at a time, 4-6 units, based on their water supply. Walkthrough will determine where drywall will be removed. Demolition, repiping, and perhaps some new drywall will be hung by a team of at least 6 workers in the first day. Next unit will be repiped in the same fashion. Ameri-Cal will contact inspectors to complete inspection of the work before final drywall is hung in the block of units. Water will be shut off in the AM and restored in the PM each day, so homeowners will have water during the project. Conservative estimate is whole complex can be repiped in about 3 months, perhaps less.
7. **What if mold is found during the demolition?** Homeowner would be notified immediately and work would be halted in that unit until a plan is developed. The HOA will look at each situation on a case-by-case basis to assess who is responsible for mold removal. These unforeseen situations are not included in the Assessment budget.

8. **Will units get individual water shut-off valves installed?** Where possible, we have asked Ameri-Cal to do this, but the piping design may not allow each unit to have their own shut off.
9. **Warranty of work?** 1 year warranty on workmanship, plus each product installed (L-type copper pipe, for example) carries its own warranty.
10. **Time frame for work?** See Question #6 above.
11. **Bonding and certification of Ameri-Cal Repipe and Plumbing was requested.**
These were submitted with the bid, and can be reviewed by homeowners by contacting Ameri-Cal, or the VDP Board.
12. **Type of copper pipe to be used?** L-type, 50-80 year life span.
13. **Ameri-Cal was asked about experience with large projects.** Joe stated he has managed many large repiping projects in Las Vegas, and William cited several similar size projects in LA over the last few years, currently finishing up in Culver City.
14. **Why is the assessment due on April 1?** Unfortunately, bid price is only good for 90 days from the submission by Ameri-Cal. If we want to lock in this price we have to come up with the funds by April 1. Financing for such a large project is not offered by Ameri-Cal at this time. The HOA looked into taking out a loan for this project but felt this was not financially smart for the homeowners.
15. **Who will inspect the completed work?** The individual homeowners, our construction supervisor, and the VDP Board will all share in the inspection, to make sure all are satisfied with the work.
16. **Where will work begin?** William from Ameri-Cal says work will start in the garage and in one block of units at the same time, probably. A minimum of 6 workers, sometimes more, will be present on site each day, including a job foreman from Ameri-Cal who will be responsible for communicating with our representative and homeowners.
17. **Will building codes be followed?** Yes, Ameri-Cal will be responsible for obtaining permits for work, to follow CA Building and Plumbing codes.
18. **Will we have to move our cars during work in the garage?** Probably yes.
19. **Why is the price quote only good for 90 days?** Much of the price depends on the price of copper, a commodity that can fluctuate in price dramatically.