

STATUS OF REBUILDING THE PARKING GARAGE

Hello all,

I know we are all anxious to begin and complete this project. The demolition of the parking structure was completed at the end of April 2022. A townhall was held in the Clubhouse on July 13th for all of the owners to get information before choosing an option on the Advisory Ballot. A majority of owners voted for a solar-ready roof vs a standard roof. The process is taking much longer than we all expected. Sergio Gonzalez, our General Manager Henry Angelino, and the Rebuild Committee have been collecting information and working with an architect, contractors, and solar installers since then.

After the vote, we thought it would be prudent to contact some solar project experts. We spoke with several in order to gather the needed information for the installment of solar panels, whether as part of the reconstruction or at a later date. They provided us with more detailed information about how solar panels work, the benefits of doing so, along with possible incentives and discounts.

Based on feedback from these professionals, the attached design was selected for the replacement parking structure. This design provides ample room for solar panel installation, minimizes construction and future maintenance costs by using a simple design, minimizes the height of the structure by using a medium pitch, enables the use of a standing seam roof to match the existing buildings, provides additional overhead storage, and is ready for enclosed garage conversions.

Next steps: We are in contact with a construction company, JWC. They did our exterior renovation which was completed in 2018. We have asked them for a proposal to perform preconstruction management of the project including producing engineering drawings and soliciting sub-contractor bids. They can take over the management of the project and make sure we are ready to start reconstruction as soon as possible. JWC representative estimates it will be a minimum of nine months before reconstruction can begin once we contract with them. The nine months will be spent creating the construction drawings, building a project package with cost details, meeting with owners at town hall(s), putting together a special assessment ballot, conducting a special assessment vote per corporations code, collecting the special assessment (may be able to speed up the process by initially funding the project from Reserves), and mobilizing onsite. By hiring a pre-construction contractor, they will take care of the project from start to finish and be responsible for any plan changes should they be necessary. Luckily, we already know what we want to build.

So, it has been just about a year since we had everyone vacate the parking structure. I know some of you have enjoyed the openness and the ease of getting in and out of our spots. I have! I'm pretty sure all of you want your covered parking and storage cabinets back. It is expensive to store all of our things in private facilities.

In closing and as always, we do not know when it will start, when it will end nor how much it will cost, hence the saying "patience is a virtue".

I apologize for the lack of news during the past year and will strive to send out more newsletters on a regular basis. Contact me first for questions/comments. If I don't know the answers, I will forward your email to Henry.

Thank you for your understanding.

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