

January 19, 2025

## Summary of Building Envelope Report for Harbortown

Below is a brief outline of what is covered in this web report. The following pages highlight the documents mentioned in the report. They are comprehensive and contain an inordinate amount of information, which will be reviewed at the Harbortown Board meeting on January 22<sup>nd</sup>. At the bottom of this page is a link to our detailed report. Once read, move on to the quick summary of challenges, then to the attached documents, and lastly, our recommendations to the Board and a process we would encourage the Board to adopt.

### 1. Introduction

- **Objective:** Assist Harbortown with reserve study and capital management, focusing on aging infrastructure and building envelope components.
- **California Senate Bill (SB326):** Compliance with Section 5551 of the California Civil Code for Inspections of Exterior Elevated Elements (EEE).

### 2. Inspection and Findings

- **Inspection Details:** Visual inspection of balconies, decks, porches, stairways, walkways/breezeways, and entry structures.
- **Report Breakdown:** Categorized into safety issues (immediate repair), high, and medium concerns.
- **Inspection Coverage:** 85% of EEE accessed; supplemented by opening finished materials.

### 3. Next Steps and Challenges

- **Professional Engagement:** AVELAR was selected for EEE requirements, including drawings, bidding, and quality control.
- **Issues Identified:** Delays in plan delivery, varied bid instructions, and limited repair scope.

### 4. Recommendations and Board Presentation

- **Scope of Work:** Educate on building envelope systems, review WJE Report (SB325), and AVELAR's scope.
- **Cost Analysis:** Estimated costs for high and medium EEEs, potential savings from a comprehensive approach.

### 5. Outcomes of Invasive Work

- **SPS Invasive Building Report:** Reviewed 29 buildings, concluding they have reached the end of their life cycle due to systemic deterioration of the building envelope.

Continue with item 2.