

Presentation for

**West Campus Point
Homeowners Association**
December 3, 2011



STONEMARK
CONSTRUCTION MANAGEMENT

Santa Barbara
Ventura
Los Angeles

Stonemark Construction Management

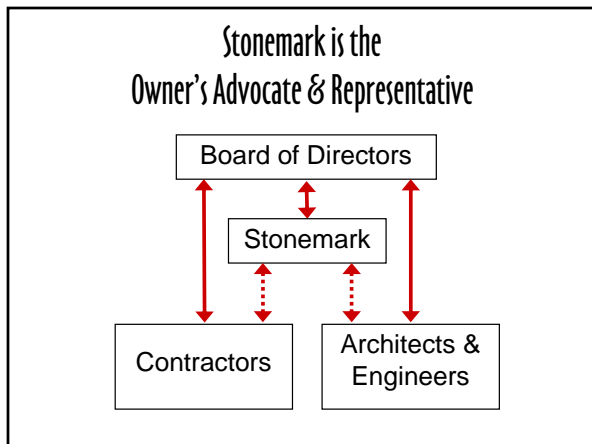
- We have managed design & construction projects on behalf of Associations since 1997
- As construction experts, we have significant experience in investigating and repairing problem buildings

Stonemark Specializes in HOA projects

- We have managed repairs in about 6000 occupied homes
- We have managed mold testing and/or remediation in over 600 homes

Stonemark's Experience

- We have never had a construction defect claim or a recurrence of mold
- We include investigation and analysis of problems for every project
- We work with highly qualified firms



Stonemark Specializes in HOA projects

- We appreciate the impact a project can have on the homeowners
- All our procedures are specifically geared to focus on making your project as smooth as possible, while providing cost savings and efficiencies

Transparency

- This presentation is a narrative of investigations & work performed & discussions with the Board
- Information is summarized
- Detailed information is available upon request from the Board

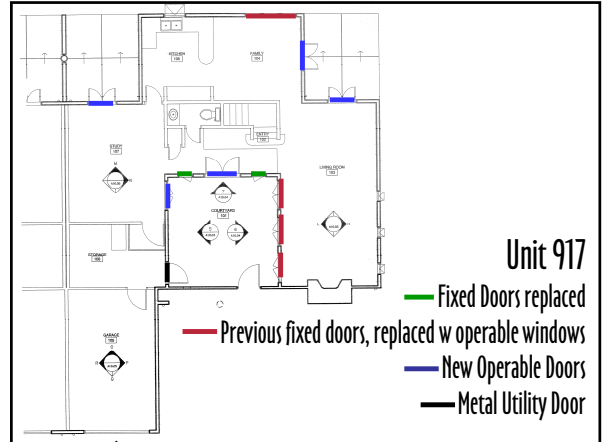
Status of Current Project

- This project is proposed, not yet approved
- Awaiting approval of UCSB, faculty & Regents
- All information is presented on the assumption of approval
- Preparatory work is proceeding based on that assumption

Definition of Terms

- Windows & Doors
- Existing condition – 1st floor
 - Doors (operable)
 - Fixed (or inoperable) doors
 - Windows – do not extend to floor
- Extent of wood doors vs. metal windows





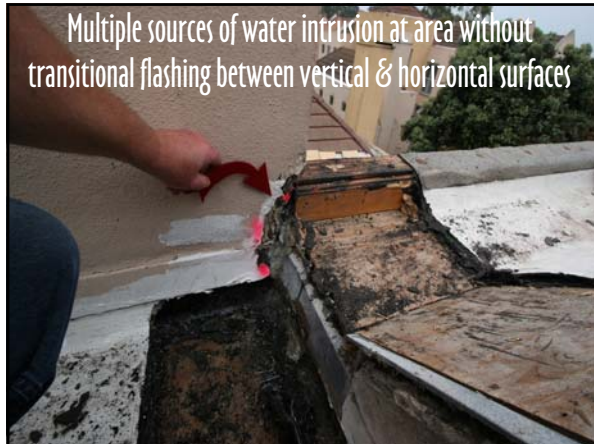
WCP History

- Since original construction in 1986, WCP has been plagued by multiple, chronic sources of water intrusion:
 - Roofs, decks, flashing, stucco, windows & doors, improper penetrations, lack of roof & site drainage, etc.

WCP History

- UCSB performed a number of forensic investigations & repairs over the years
- Destructive testing by Mark Vanderslice in ~ 2006

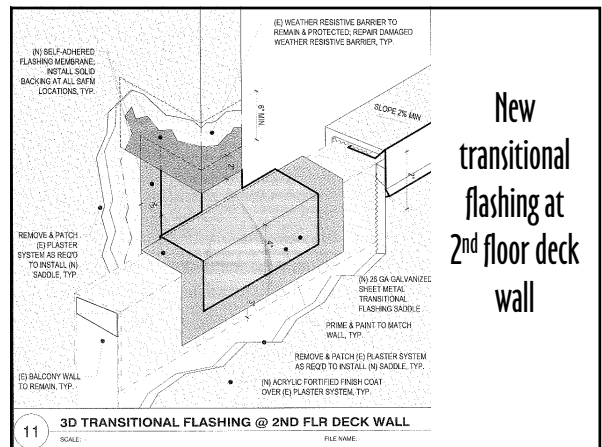






WCP History

- UCSB undertook an almost total renovation of 917/918 building in Fall of 2010



New
transitional
flashing at
2nd floor deck
wall



WCP History

- After completion of 917/918, new concept for WCP HOA to retain its own project team & manage repairs to rest of homes
- Scope of work was for “Horizontal Surfaces” repairs plus some undefined additional funding

Horizontal Repairs Defined

- New roofs, complete
- Water management from roofs
- New deck and related flashing
- New Juliette door & 2nd floor deck door

BOD retained Stonemark in April 2011

- Feasibility Study to determine viability of repairs by the Association
- Evaluate "Horizontal Repair Plan"
- Is it to the Association's advantage to perform the work itself?
- What should be the scope of work?
- How much will it cost?

Feasibility Study & Preliminary Budget Report June 7, 2011

Stonemark Scope of Work

- Review project history & all work performed to date
- Interview & discuss prototype repairs & "horizontal surfaces" repair plan with UCSB, architect, contractor
- Perform physical conditions assessment of complex

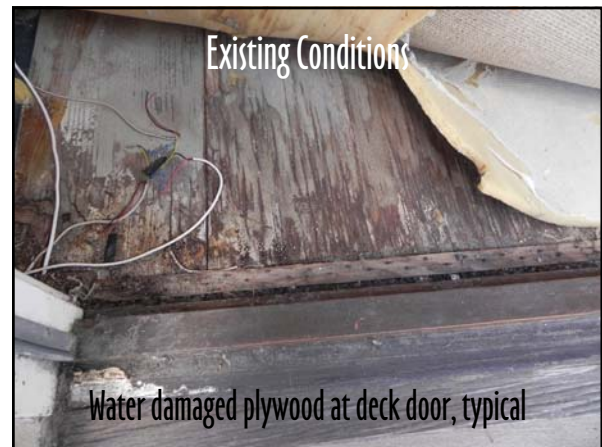
Stonemark Scope of Work

- Review other documentation
- Review UCSB provided cost analysis of repairs for "horizontal surfaces"
- Prepare recommendations for scope of work
- Prepare cost estimates
- Prepare total project budgets

Existing Roof Conditions

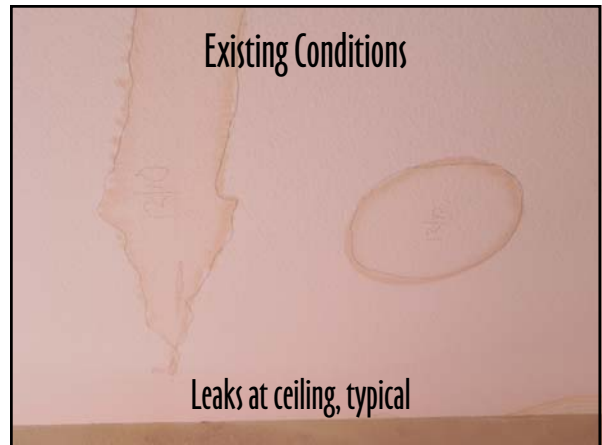
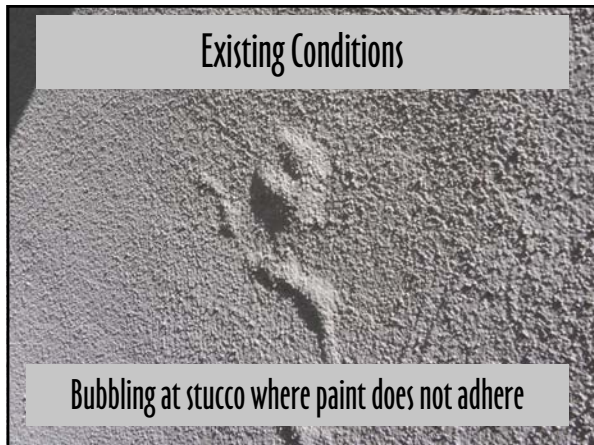


Existing Conditions











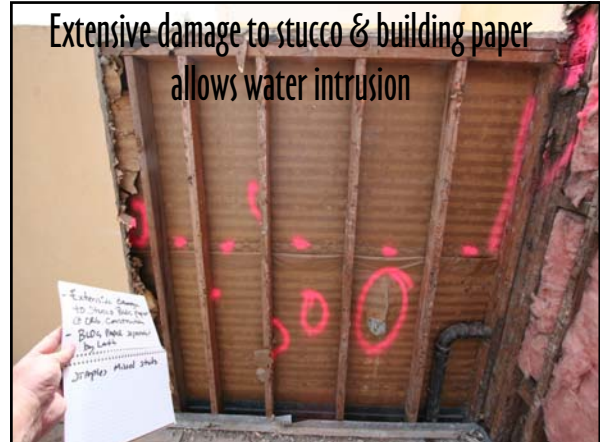
Budget Preparation

- Horizontal Surfaces
Compared UCSB-provided estimate with Stonemark's
- Full scope repairs
- Limited scope repairs

Recommendations for Limited Scope

- Include “vertical surfaces”
- Horizontal surfaces may cause 75% of water intrusion, but there are actually more points of water intrusion from “vertical surfaces”

Extensive damage to stucco & building paper allows water intrusion



Repair Scope: Challenges

- UCSB's repair plan identified horizontal surfaces only
- Majority of water is from horizontal, but majority of points of entry are from failed vertical surfaces:
 - building paper
 - window & doors & their flashings
 - stucco penetrations
 - wall to courtyard transitions

Project Scope of Work

- Originally presented in Report of June 7, 2011
- Revised several times – we are not presenting the various iterations
- Reasons for revisions
- This presentation is the current scope of work

Project Scope of Work - Roofs

- Replace roofing system, incl. flashings, coping & vents. Re-use roof tiles where possible
- Re-seat solar panels on new frames
- Replace drain assemblies & scuppers
- Reroute roof drainage
- Remove and replace skylights

Project Scope of Work - Stucco

- Cut stucco for flashing installation
- Chase water damage to tie into good building paper
- Remove/ replace vents as required
- Power-wash building exteriors
- Install stucco waterproofing product – Sto Flexyl
- Seal penetrations, door and window frames

Stucco Waterproofing

- Analysis of alternative stucco waterproofing product – Sto & Merlex
- Suitable to be installed directly over existing stucco
- Eliminates need for sand-blasting- very noisy, dusty
- Stucco surfaces need only be power-washed before application

Sto Flexyl system was tested on site

- 1) power washing only- no sand-blasting required
- 2) directly over existing stucco, sealed at penetrations



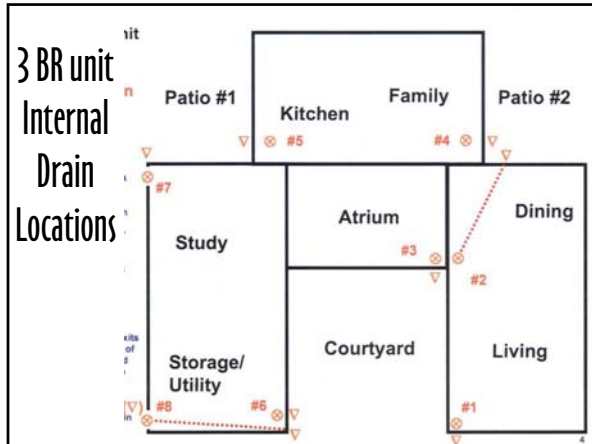
Project Scope of Work - 2nd Floor

- Install new plywood, deck waterproofing & flashings at 2nd floor deck
- Replace Juliette door with new window and related flashing. Repair water damage & stucco
- Repair metal windows, incl. drilling out weep holes & sealing at corners

Project Scope of Work - Grade

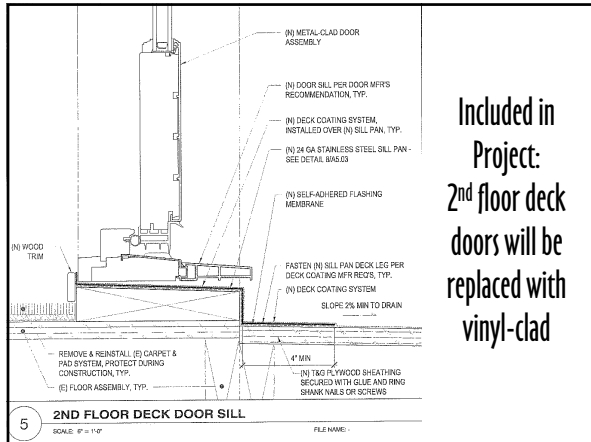
- Courtyard/patio repairs:
 - Remove 18" wide section adjacent to exterior walls & waterproof
 - Install drainage improvements
 - Repair patio finish
 - Re-route drainage systems as specified by civil engineer
- Replace damaged landscaping





2nd Floor Door Repairs

- 2nd floor deck door included in HOA portion of project
- Juliette Door to be replaced as part of project with new window unit, if requested
- Both to be vinyl-clad wood



Included in Project:
2nd floor deck doors will be replaced with vinyl-clad



Project Intent

- Not economically feasible to replace entire building envelope
- Eliminate water intrusion from “horizontal surfaces” incl. completely new roof & deck systems
- Dramatically reduce water intrusion from “vertical surfaces” including stucco, windows & doors, and base of wall detailing, etc.

Budget - Sept 28, 2011

- Construction cost per home: \$90,500
- x 63 homes: \$5,701,500
- Total soft costs: \$851,609
- Contingency @ 10%: \$650,006
- Project Total: \$7,135,000

*excludes homeowner-funded doors

September 2011: Preconstruction Phase

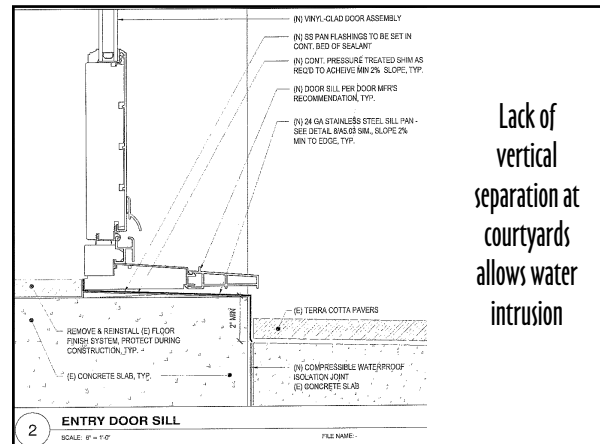
- BOD approved Stonemark to proceed with Limited Preconstruction services
- Goals:
 - to further define the scope of work
 - assemble the project team
 - perform individual unit inspections
 - Move the project quickly once funding is approved- est. March 2012

Project Team

- Stonemark – lead
- Vanderslice - waterproofing
- 4 Architects invited to submit proposals for revised scope of work
- Landscape architect - includes redesign for zone of disturbance around homes
- Civil engineer – Flowers & Assoc.

Courtyards

- Significant source of water intrusion into the homes
- Minimal to no height separation between outside & inside
- Do not slope to drain away from home
- Weep screeds buried, missing or deteriorated



Lack of vertical separation at courtyards allows water intrusion

Civil Engineering

Flowers & Associates retained for initial study:

- Survey exterior drainage, courtyards, patios, & exterior grade conditions
- Prepare schematic options
- Stonemark will evaluate and price options for inclusion into plan
- 2nd Phase – complete site survey

Civil Engineering - Options

- Channel drain around perimeter
- Remove patio entirely and regrade
- Install new tile or thinner finish system
- Install hard piping for roof drains
- Design revisions to roof drainage based upon option selected

Windows & Doors

- Significant sources of water intrusion
- Many are rotted and deteriorating
- CC&Rs state they are homeowners' responsibility



Many doors are rotted and deteriorating

Windows & Doors

- For a complete job, the removal of all doors & windows is necessary to waterproof the openings
- This is an **IDEAL** opportunity to replace yours at a reduced cost
- We will coordinate with you as part of the project

Window & Door Replacement Benefits

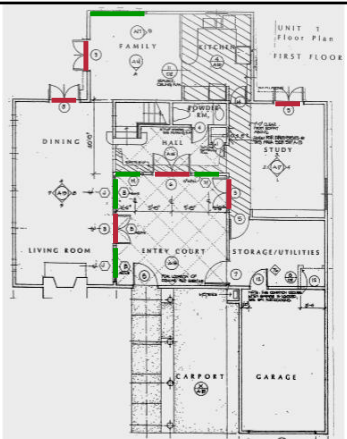
- We encourage **ALL** homeowners to take advantage of this opportunity
- Part of costs of door system (new flashing system) will be paid by project
- UCSB offering low-interest loans
- UCSB offers credit for upgrades when you sell

Windows & Doors: Styles & Options

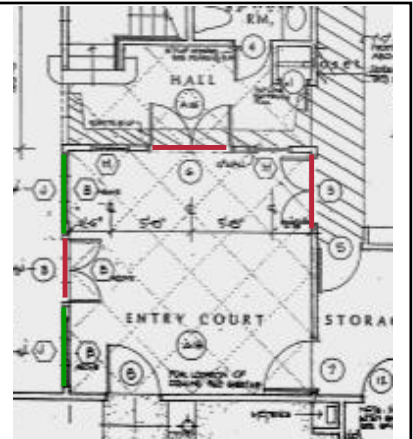
1. Vinyl clad – all windows for entire unit must be replaced
2. Wood – all windows can be replaced – or - individual units may be replaced
3. Wood or clad: to include option for 2 operable windows in living room
4. No replacement – no work performed



Window & Door Replacement Options:
Current operable doors: —
Current fixed doors: —



Current fixed doors w option to be converted to windows: —



Window & Door Replacement: Fees

Entry double door	1	Replace with operable door unit	1,334	1,684	465	546
Entry side units	2	Replace with fixed door units	1,072	1,324	782	901
Living Room to Courtyard	3	Replace with door units or windows	2,530	3,254	1,448	1,352
Living Room to Patio	1	Replace with operable door unit	1,147	1,427	428	527
Study Door to Patio	1	Replace with operable door unit	1,147	1,427	428	527
Study Door to Courtyard	1	Replace with operable door unit	843	1,085	483	451
Storage door	1	Replace steel door & frame unit	750	750	392	508
Family dbl doors to patio	1	Replace with operable door unit	1,147	1,427	428	527
Family back Windows	3	Replace with fixed door units	1,608	1,986	1,173	1,352
Juliette door	1	Replace with window unit	0	0	422	523
Door to deck	1	Replace with door unit	0	0	373	498
Total (incl. GC's fees & contingency)			13,200	16,375	8,553	9,666

Window & Door Replacements

Risks if you do NOT replace:

- Any future water intrusion from that location will be your total responsibility
- Costs will be much higher (flashing & stucco repairs)
- No benefit of assembly-line
- No low interest loan

Project Tasks - December

- Architect selection
- Civil engineering underway to prepare site drainage & grading plans for courtyards, patios, & site
- Home Inspections

Home Inspections

All homes will have individual inspections for water intrusion:

- interior damage
- windows & doors
- wood trellises
- your opportunity to notify us of issues

Home Surveys

- Information gathered will build upon previous surveys
- Appointments will be made
- Sign up today or
- Call or email our office to schedule

Expect

- Construction to begin approximately next summer
- To be Determined: Interior Repairs dependent on funding



We must, indeed, all
hang together or, most
assuredly, we
shall hang separately.
- Benjamin Franklin