Rancho Niguel Condominium Homeowners Association
ProActive Professional Management
P.O. Box 939
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UPDATE ON PROPOSED SLOPE STABILIZATION PROJECT
(MAY 26, 2020)

Homeowners:

As you may recall, for more than two years now the Board has been providing communications to the members explaining the problems facing our community related to the slope settlement and related structural concerns, as well as the repair and funding options available. During this time, the Board has worked with a project manager, geotechnical engineer, and structural engineers to establish a new scope of repair, timeline, and cost estimate. The Board certainly appreciate your patience as we have worked through this difficult task.

Since the last update, the engineers have completed all necessary plans for the proposed repairs to building structural components, grading, drainage, balconies, and walkways. A wood matrix has been developed which includes specifications and locations for repairs and the painting specifications have been drafted. The construction manager is now ready to send out requests for proposals (RFP) to qualified contractors. The interested contractors will then need to walk the property with the construction manager and engineers. Normally, the contractors walk the property with potential subcontractors and estimators. The people on the walk ask clarifying questions regarding the RFP, which benefit all of the bidders in providing accurate bids. Unfortunately, because of the pandemic and related State orders, this job walk cannot take place yet. But the RFPs will be sent out in anticipation of scheduling the job walk.

After the job walk is scheduled, we expect that it will take a month for the bidders to submit comprehensive bids. Once they are all submitted, they will be reviewed for completeness and then compared. The Board may interview contractors and will certainly meet with the teams of experts in determining which contractor will be the frontrunner.

After the proposals are received the construction manager will develop a budget. Using the budget, the Board and management will be able to complete loan applications and obtain term sheets. The terms sheets will be reviewed, and the best loan option will be chosen. Thereafter, the Board will be in a position to conduct a town hall meeting (in-person or by videoconference) to explain the loan, anticipated construction, budget and special assessment options. While the Board cannot provide a firm timeline because of COVID-19-related delays, the Board believes it will be able to schedule a town hall meeting in around five months.

The Board looks forward to providing additional updates in the future. For now, we hope that you stay safe during this challenging time.

Very truly yours,

Board of Directors