
Sunset Towers Modernization Project

— August 24, 2023 Update —

Agenda

- Completed since July 24
- Next up October 2
- Long term outlook
- Q&A

Garage & Foundation Repair is Starting SOON

Permit Issued by City of San Diego August 17, 2023

Project Start date: Oct 2, 2023

Anticipated completion: Dec 1, 2023

Impact on Residents:

- No parking in garage
- Noise during working hours
- Possible damage to first floor decks (that we will repair)

Completed

New Garage Lighting

Temporary supports for all columns

Holes in Garage Filled

Remaining

1.Repair EEE (balconies walkways) post SB-326 Inspection:

Rebuild all support columns

Rebuild "Orchard" stair

Resurface walkways

2.Re-stucco entire facade of building.

Rebuild "unimproved" balconies

Install new windows & sliding doors

3.Upgrade Electrical Service

100amp in each unit

EV outlets on each meter

4.Redesign front entry for security, accessibility and Curb Appeal

Finances

Collected \$600k

Spent \$250k

- 48k Structure and Stucco
- 86K Elevator
- 15K Plans, clean-up, other
- 100K SB 326 Inspections, expert reports,, plans, permits, Garage lighting

\$350K Remaining cash:

- \$320k Foundation wall reconstruction

Planned for 2024

Total cost of next phase \$1.5 M - \$2.5M

1. EEE repairs 550k (walkways/posts and stairwell)
2. Restucco ocean front - rebuild balconies 450k New Windows/Doors 150k
3. Electrical 300k
4. New Entry 100k

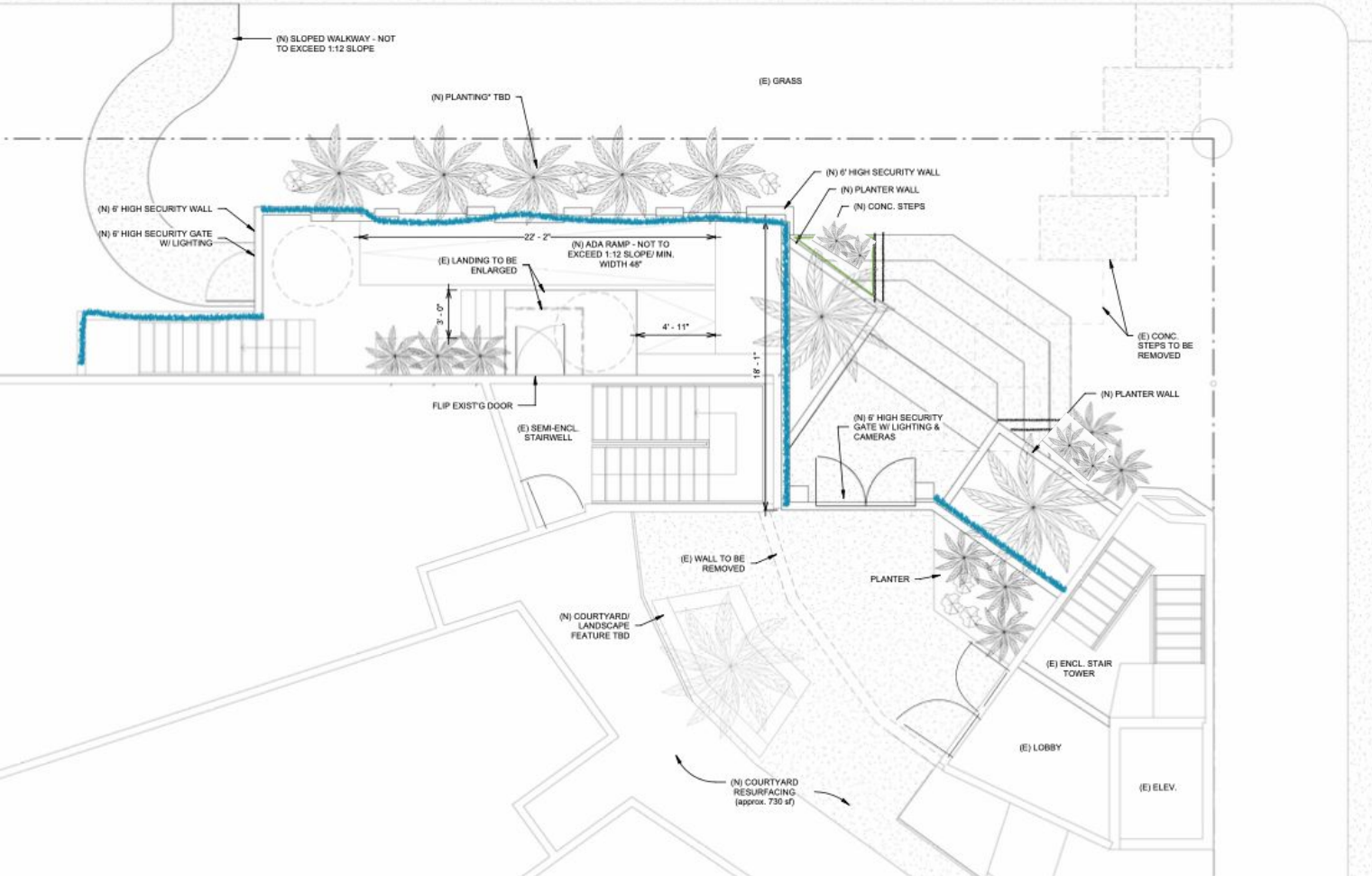
Other

- Tower Rust remediation 30k
 - 7% design fees & permits
 - 15 % Overages
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Optimistic Sequence

Phase 1 Complete in 2023	Phase 2 Start Sept, 2024	
Rebuild Garage Foundation	Rebuild Walkways and Columns EEE - clear Code Violation	
Repaint/De-rust interior of glass tower	New security system & exterior wall, ADA access and Entry courtyard	New drought-tolerant, coast-appropriate landscaping (remove lawn)
	New stucco. Repair Framing Rebuild balconies	Opportunity for owners to replace windows/doors
	New Electrical Main Panel with EV capability	Run electrical service and install new 100 amp service to each unit

Concept for new Building Access



- Perimeter wall (BLUE on plan)
- 2 gates with Improved building security. Lighting cameras and modern locks
- ADA access ramp
- Enhanced interior courtyard
- Better courtyard drainage. Irrigation
- Use existing pots as features

How to Get Involved

Join the Design team to review plans/colors/designs

Join the Tech team to select new tech for security, gates, lighting

Join the Landscape team to select plants

Join Finance team to secure funding

Email KLGLASSEY@gmail.com

Or text me 650-799-3690