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Update on Sunset Towers 1 of 2 emails

1 message

Rosemary McClary <rosemary@rosemarymcclary.com>

Thu, Aug 3, 2023 at
11:12 AM

To: "erin@porchlightsocal.com" <erin@porchlightsocal.com>

Following is from email: Dear Owners of Sunset Towers

John, Alanna and I are writing to share an update about the status and outlook for the Sunset Towers restoration/renovation project.

As many of you might have expected, the more we look into the building "envelope" (that means everything outside the sheetrock walls of each of our individual units), the more deterioration we discover. Specifically, when we removed the storage units and inspected the foundation wall, we found substantial deterioration and damage that appears to require urgent structural repair. Thus, we will not be able to execute the garage wall repair per the plans we announced in April.

We have engaged a solid team of building and design professionals who are collectively looking at all aspects of our building. The professional team who are working for us are:

- Adam Rohrbaugh - Architect and founder of A7 Group
www.a7arch.com
- Mehdi Rashti - Principal structural engineer with SMR
www.smr-eng.com
- Kevin McFadden - project engineer - soils
www.engeo.com
- **Josh Jacobs, owner of Pacific Construction, General Contractor**

We are relying upon their collective professional judgment and guidance to suggest the best, safest, and most cost-effective approach to the repair and restoration of our building.

As of now, this group believes that the building needs at least the following:

1. Rebuild the entire ocean-side foundation wall of the garage - including adding new support columns inside the garage

2. Rebuild all of the columns supporting the elevated walkways and the roof. Including the columns in units 101, 201 and 301. This means we will have to rebuild the walkways including new railings.
3. Rebuild the north-side stair.
4. Rebuild all balconies that are more than 7 years old.
5. Expose and repair/replace all the damaged wood on the south and west sides of the building. Re-stucco and repaint those sections.
6. Upgrade the electrical panel, move it to a more appropriate location, and bring new power lines into each unit
7. Add county-mandated fire alarms in each unit.
8. Clean all drain pipes and repair/reline as necessary
9. Replace the glass in the tower stair.

In total, this is a staggering amount of work. And almost NONE of it is optional.

Priority number 1 is to design, permit and restore the structural integrity of the garage foundation wall. We are starting on that immediately and will let you know the details as soon as we have them. As an overview, first, we must build additional structural supports inside the garage. These will be built to support the load under every overhead beam. Each support will get a new foundation. Size and shape TBD. Once the beams are supported, we will move to repair the wall itself. We will demo, repair all the damage, install new rebar, new concrete, new waterproofing and then stucco and paint the outside.

Concurrently, we will complete designs and plans for items 2-9 and prepare those for construction bids. Not until we have plans in hand will we know how much this will cost, or what the suggested construction sequence or timeline will be. I expect the planning phase to take at least 3-4 months.

Here is what we do know.

- This will cost much more than we anticipated with the 2022 special assessment. How much it will cost is unknown. Can we pay for it with a few years of special assessments or can we get a loan? A loan would seem to be preferable (though not probable).
- How long will take it, what is the schedule and how will it impact those who live in or rent our units? Also unknown.
- For NOW - we CAN use the garage for parking. (Except for units 201, 202, and 204. Unfortunately, enough concrete has been removed from those spaces as to make them unsafe until after the work in the garage is complete.) Once

project #1 starts, the garage will again be closed to all parking. When will that be? Expect the garage to be closed again in mid-July.

This is a lot to digest.

Overall we absolutely want to minimize the loss of use and disruption caused by construction. And the cost. But we are being told that we must address most of these issues with haste.

/ Katherine

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