

# Solara Lofts: Re-roofing Project

MONDAY, AUGUST 30, 2021

INTRODUCTION AND PROJECT INFORMATION

Dear Resident,

We'd like to take a moment and introduce our company to you as we have been recently hired by the Solara Lofts Owners Association as the Construction Management company for your upcoming re-roofing project. Cornerstone Managing Partners is a Southern California-based, full-service construction company. Since 1999, we have serviced our community focusing on construction management, general contracting services and HOA consulting. With over 70 years of combined experience, Cornerstone Managing Partners has been a constant advocate for clients, operating each project we oversee with the highest level of transparency.

Dedicated to providing a unique, holistic approach to each project, CMP works in partnership with property management companies, real estate companies, HOA's and building owners to provide out of the box and problem-solving tactics that work. We are excited to assist your community in re-roofing your home.

## RE-ROOFING PROJECT

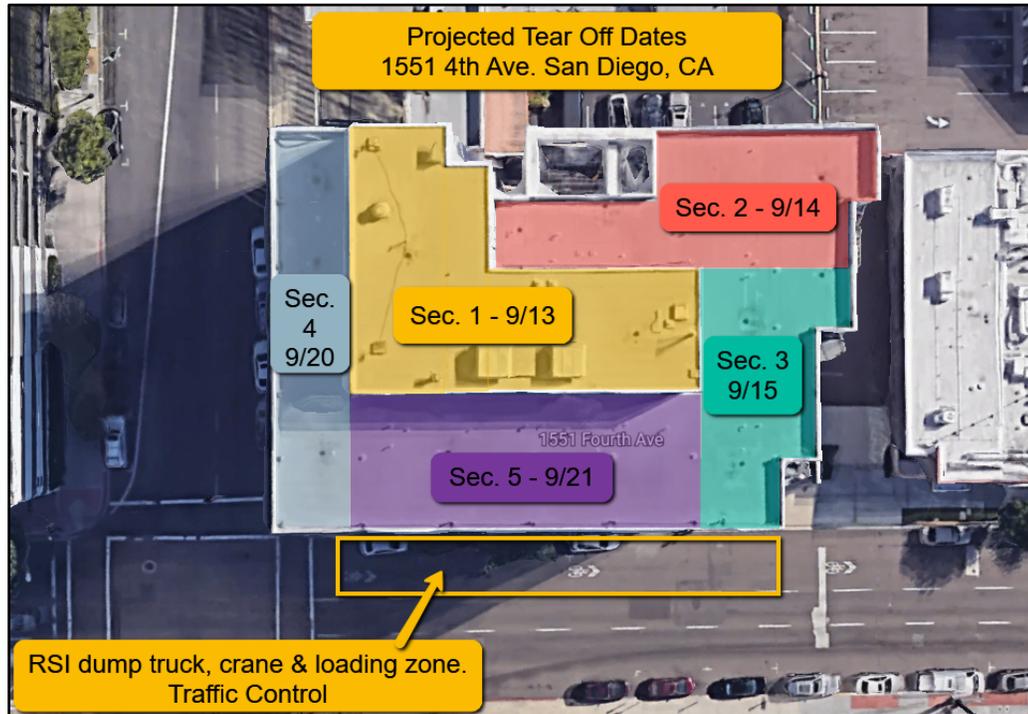
The information provided below is designed to assist you in understanding the full scope of your community's project including dates, maps, and impacts to residents. RSI Roofing will be conducting the re-roofing project.

## SCOPE OF WORK

California construction code states due to weight distribution, roofs may have no more than two layers of roofing installed on top a building. The roof at Solara lofts has reached this limit and must be brought back to its original roof deck prior to any new installation. The removal process of these layers is called the "tear-off". Due to the size of your building, the tear-off will be executed in phases. A dedicated tear-off crew will be following a dedicated installation crew. As each tear-off phase is completed, the installation crew will begin installing the new roof. This process will continue until each phase has been completed.

Additionally, as of January 1, 2020, a newly passed building code called Title 24 has taken effect. Title 24 mandates new and updated energy efficiency regulations for residential construction throughout California. The new roof scheduled for installation is approved and abides by this new requirement.

*A map and schedule showing the phased removal of the current roof has been included on the next page.*



During demo, debris will be collected, stored upon the roof, and removed by crane into a waiting dump truck. Per city regulation and traffic flow, a crane cannot be parked on-site each day. As such, removal of debris will occur each Saturday morning throughout the duration of this project. Debris will be placed into a dump truck staged on Cedar Street. Crews will make their best effort to keep the area clean throughout the day and will conduct a thorough cleaning at the end of each day.

## DATES & TIMES

Your re-roofing project is scheduled for **Monday, September 13<sup>th</sup> – Friday, October 22<sup>nd</sup>** (weather permitting). Roofing crews will **begin no earlier than 8:00am and end no later than 4:30pm**.

## IMPACT TO RESIDENTS

### Noise and Dust:

Throughout the project you will notice an elevated amount of noise and dust than usual. We will do our best to keep this to a minimum and complete this project as quickly as possible.

Residents are likely to hear the most noise during the tear off phase of the project. This phase will be completed in sections (as seen in the above image) beginning on September 13<sup>th</sup> and concluding on September 21<sup>st</sup>. Once tear off is complete, any additional noise hear throughout the complex will be minimal.

Vibration:

Residents who live within the top two floors of the building may experience some reverberation during removal. Please note the phased removal dates as shown in the map on the previous page. If possible, we recommend removing any fragile nick-nacks on shelves or items hanging from the wall prior to scheduled phased work above. RSI is not responsible for items that may fall and/or become damaged during this project.

Unit Entry:

This project does not require any entry within units.

Parking:

Street parking on the North side of Cedar Street will be impacted throughout the duration of this project. Traffic control attendees will be present to assist when debris removal and crane are active.

Internet Service by Webpass

Webpass maintains three individual internet antennas located on top of the roof at Solara Lofts. Unfortunately, these antennas must be completely removed to properly install the new roof. If you are currently a Webpass customer, please be advised we are actively working with their representatives to devise a temporary solution to maintain internet service during the re-roofing project. More information will be provided as soon as possible.

General Caution:

Please keep children away from the work area and equipment. Also, please use caution when entering and leaving your building during the duration of this project.

Please do not hesitate to contact us if you have any questions regarding this project.

Thank you very much for your time and cooperation as we work to improve your building.

Regards,

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