

Pacific View

description, history and condition



Description

Built 1968

- Approx 30,000 sq ft
- Membrane roof
- Wood frame with exterior metal columns
- T1-11 siding
- Truss joists



Data Sources

No plans for building exist

History

- Invoices (thanks LeeAnn)
- Files (thanks Paul)
- Questionnaire (thanks owners)
- J. Andrews sheet (thanks Jim)

Condition

- Jim Andrews spreadsheet
- Reserve Study
- J2 Standard Report
- J2 Detailed IO Report
- Electrical inspection
- J2 Rapid Report Pool

Approaches

- Asset management approach
- Renovation vs. Repair
- Opportunistic upgrades

Mechanical

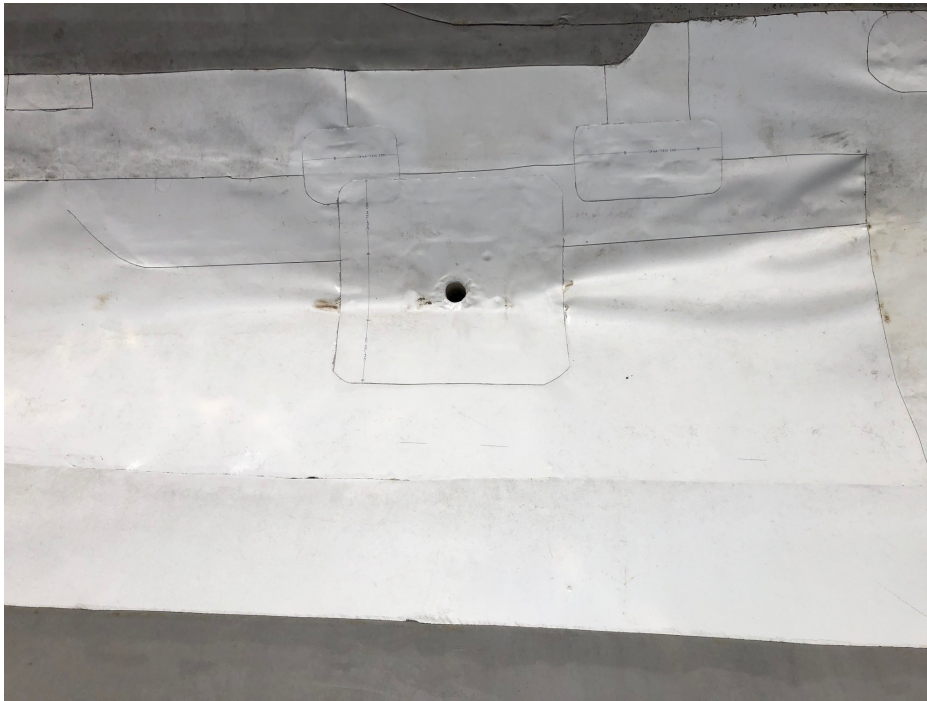
- 2015 electrical – aluminum wiring got alumicon connectors
- 2005 water supply - plumbing got pex lines
- 2021 new elevator
- 2022 WiFi upgrade
- 2011 septic system
- 2003/ 2015 fire alarm
- Wastewater as needed repairs
- Insulation - little

Roof

- 2000? reroof – membrane valleys and shingle deck
- 2014 deck shingles covered with membrane



Roof



Roof



Roof

- Separation of membrane on deck
- J2 identified flashing issues.



East Side

- Beams replaced 2015, 2016, 2017, 2023
- 2023 north column replaced
- Carpet 2014 – traps moisture
- Railings don't meet current code



South Side

- Siding leaks
- Rotten trim



West Side Columns

- Corrosion on steel columns
- Beam supports



West Side Beams

- 3" x 15"
 - Code now requires 5"
- Long beam 21 or 25 ft
- Short beam 8 ft
- Approx 12 replaced since 2003
- Approx 6 on watch list



West Side Decks

- Joists 2x10 16" oc
- Joints between deck and siding are not all in good condition
- Flashing under sliding doors is often bad



Doors and Windows

- Some doors and windows original metal
- Flashing variable
- All? Don't meet current code
- Some leak



Questions?



Proposed Work

- Roof replacement
- West side columns
- West side beams
- West side decks
- West side doors and windows
- South siding
- Pool liner

Finances

- \$1.7 Million $\approx$ \$63,000 per unit
- Options
 - HOA Borrows
 - About 8% interest
 - 10 year term and 20 year amortization
 - All owners would have to agree to a first mortgage on their unit
 - Special assessment
 - Split into several payments
 - Estimate \$20,000 due Sept 1, 2024