

Case Study

CALIFORNIA BROOKSIDE: DUBLIN

Quick Facts

123 Units

Number of Townhomes

\$4 million

Total cost of repairs

- + **Construction Drawings & Specifications**
- + **Bidding & Negotiations**
- + **Construction Contract Administration**
- + **Homeowner Representation**

Services Provided

Axis Construction

Contractor

Background

Built in 1999, this complex of 123 townhomes feature 3 bedroom units with gas burning fireplaces, air-conditioning and attached garages. Maintenance and upkeep is managed by the California Brookside Homeowners Association.

Actions Taken

To maintain the property, Richard Avelar & Associates (RA&A) was hired to provide construction drawings & specifications for repairs, manage bidding and negotiations, provide construction contract administration and oversee repairs as Homeowner Representatives.

The scope of work included:

- + Exterior cladding and trim replacement
- + Roof tune-ups and replacement
- + Waterproofing to repair leaking windows
- + Extensive repairs to entryway and private decks due to decay
- + Siding replacement
- + Pressure grouting
- + Window and SGD re-flashing
- + Painting
- + Re-leveling due to settlement issues



The Result

Homeowner value was maintained as home prices in the area continue to climb.

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