

# Case Study

## SMITH RANCH HOMES: SAN RAFAEL, CA

### Quick Facts

**244**

Number of residences affected

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

Services Provided

**City of San Rafael**

Client

### Background

Resting on 30+ acres in the heart of Marin Country, this active retirement community consists of a Clubhouse that is surrounded by five residential buildings that offer 220 condominiums and 24 Villas. With two pools (a 78-foot lap pool and wellness pool), putting greens, bocce ball, dog run and walking area plus a gardening center, Smith Ranch Homes is surrounded by the natural beauty of oak covered hills and offers the best in retirement living.

### Actions Taken

Richard Avelar & Associates were hired to provide construction management services for the structural and fire rated assembly repairs and to provide building inspection services for the City of San Rafael. These repairs required that homeowners move out of their units during the reconstruction period, so RA&A provided Homeowner Representation Services to assist with the move and coordinate repairs between the contractor and individual homeowners.

Specifically, RA&A provided:

- + Seismic repairs
- + Structural repairs
- + Repairs to fire resistive assemblies
- + Electrical repairs
- + Roof replacement



### The Result

Homeowners were able to maintain the value of their investment.

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