

RoDevia Brigham - CEO & Founder

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[Proposabid.com](http://Proposabid.com)



## **Betel Apartments - SB721 Estimations for Inspection RFP**

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### **Project Overview**

#### **Note:**

- **Estimates/Bids are to be sent to RoDevia Brigham - RoDevia@proposabid.com**
- Estimates/Bids are for inspection costs only - not for Repairs
- Vendors will be notified by property on moving forward with inspections.

This project involves the assessment of walkways, landings, and entry structures at Betel Apartments, a multifamily property located at 1227 Hampshire St., San Francisco, CA 94110. The property consists of 50 units spread across 3 stories, with a focus on ensuring safety and compliance with relevant regulations.

#### **Important Consideration for Vendors:**

***If no repairs are needed, Property is requesting an included detailed explanation of why SB721 does not apply to the scope of this property.***

The law primarily focuses on wood-based structures and does not explicitly mention concrete. However, it applies to all buildings with three or more multifamily dwelling units. Local jurisdictions may interpret and enforce the law based on their assessment of potential safety risks.

While concrete structures are generally more durable and less prone to weathering compared to wood, they can still deteriorate over time due to factors such as poor construction, water infiltration, or corrosion of reinforcing steel. Therefore, some local jurisdictions may choose to include concrete Exterior Elevated Elements (EEEs) in their SB721 inspection requirements.

To get a definitive answer for this specific case, vendors are requested to advise the property at Cost and consult with the local building department or a qualified professional familiar with SB721 requirements and their application in this area.

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### **Objectives for Betel Apartments Inspection**

### **Ensure Structural Safety:**

- **Give 100% and 50% estimates** that will include conducting thorough inspections of balconies, walkways, and landings to identify any potential structural issues or maintenance needs, ensuring the safety of all residents.

### **Compliance with Regulations:**

- Verify that all structures meet ADA standards and local building codes, particularly concerning SB721 requirements for multifamily dwellings.

### **Identify Repair Needs:**

- Provide a detailed report highlighting areas that require repair or maintenance, focusing on both immediate and long-term safety concerns.
- ***If no repairs are needed, include a detailed explanation of why SB721 does not apply to the scope of this property.***

### **Maintain Property Value:**

- Ensure the longevity and durability of the property's structures through proactive inspections and maintenance recommendations, thereby maintaining and potentially increasing the property value.
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### **Inspection Timeline**

- **Project Start Date:** ASAP
  - **Project End Date:** July 31, 2024 (Based on Vendor Availability)
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### **Project Team**

#### **Proposabid - Primary Contact:** RoDevia Brigham

- Phone: +1 (408) 353-2769
- Email: (rodevia@proposabid.com)

#### **Portfolio Manager:** Richelle Page

- Phone: +1 (415) 795-0971
- Email: (rodevia@proposabid.com)

#### **For Scheduling Onsite Visit - Community Director:** Melissa Raab

- Phone: +1 (415) 285-5966

- Email: (rodevia@proposabid.com)
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## **Property Details**

- Property Name: Betel Apartments
  - Property Address: 1227 Hampshire St., San Francisco, CA 94110
  - Building Type: Multifamily
  - Year Built: 1977
  - Number of Units: 50
  - Number of Stories: 3
  - Number of Units with Open Decks: 0
  - Number of Balconies: 0
  - Number of Closed Balconies: 0
  - Number of Balconies with Closed Joist: 0
  - Number of Balconies with Open Joist: 0
  - Number of Walkways: 10 (each 6 feet)
  - Number of Walkways Covered Underneath: 0
  - Number of Landings: 36 (each 16 sqft and 32 sqft)
  - Number of Landings Covered Underneath: 12
  - Number of Entry Structures: 7 (1 covered underneath)
  - Access Codes to Property: #7219
  - Gate Code: #7219
  - Asbestos Materials: Yes
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## **Project Scope**

The scope of this project includes:

- 1. Inspection of Walkways:**
  - Assess the condition of 10 walkways, each 6 feet long.
  - Identify any necessary repairs or maintenance needs.
- 2. Inspection of Landings:**
  - Assess the condition of 36 landings (16 sqft and 32 sqft).
  - Ensure 12 landings covered underneath are structurally sound.
- 3. Inspection of Entry Structures:**
  - Evaluate 7 entry structures, with a focus on the one covered underneath, for any potential repairs.
- 4. Compliance Check:**
  - Ensure all structures are compliant with ADA standards for senior housing.
- 5. Reporting:**

- Provide a detailed report highlighting areas that require repair or maintenance, focusing on both immediate and long-term safety concerns.
  - If no repairs are needed, include a detailed explanation of why SB721 does not apply to the scope of this property.
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## **Budget**

- **Total Budget:** Based on Vendor Recommendation
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## **Warranty**

- **Inspection Warranty:** Based on Vendor Recommendation
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## **Project Deliverables**

- Detailed inspection report for walkways, landings, and entry structures.
  - Recommendations for repairs or maintenance.
  - Compliance certification for ADA standards.
  - Detailed explanation if SB721 does not apply.
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## **Access for Property Site Visit**

- **Access Codes to Property:** #7219
  - **Gate Code:** #7219
  - **Contact for Access:**
    - Melissa Raab
    - Phone: +1 (415) 285-5966
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## **Assumptions**

- Access to all areas will be granted as needed.
  - No significant structural changes are required beyond repair and maintenance.
  - No unforeseen hazardous materials, beyond known asbestos, will be encountered.
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## **Constraints**

- All work must be performed with minimal disruption to residents.
- Compliance with ADA standards must be maintained at all times.
- Any asbestos found must be handled according to local and federal regulations.



