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Proposabid.com



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Colosimo Apartments - SB721 Estimations for Inspection RFP

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 balconies, walkways, and entry structures at Colosimo Apartments, a multifamily property located at 3290 25th Street, San Francisco, CA 94110. The property consists of 11 units spread across 3 stories, with multiple balconies, walkways, and landings that require inspection to ensure compliance with SB721 and other 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.

Objectives for Colosimo 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: Matthew Cantor

- Phone: +1 (415) 626-5513

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

- **Property Name:** Colosimo Apartments
 - **Property Address:** 3290 25th Street, San Francisco, CA 94110
 - **Building Type:** Multifamily
 - **Year Built:** 1982
 - **Number of Units:** 11
 - **Number of Stories:** 3
 - **Number of Units with Open Decks:** 4
 - **Number of Balconies:** 16
 - **Number of Closed Balconies:** 4
 - **Number of Balconies with Closed Joist:** 16
 - **Number of Balconies with Open Joist:** 0
 - **Number of Walkways:** 4 (each 120 feet)
 - **Number of Walkways Covered Underneath:** 4
 - **Number of Landings:** 6 (each 10 x 5 feet)
 - **Number of Landings Covered Underneath:** 6
 - **Number of Entry Structures:** 2 (2 covered underneath)
 - **Access Codes to Property:** 8488
 - **Gate Code:** 8488
 - **Asbestos Materials:** No
 - **Special Conditions:** No
 - **Walkways Connecting Units:** All four floors are connected via two stairwells on the east and west sides of the building
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Project Scope

The scope of this project includes:

1. **Inspection of Balconies:**
 - Assess the condition of 16 balconies with closed joists.
 - Identify any necessary repairs or maintenance needs.
2. **Inspection of Walkways:**
 - Assess the condition of 4 walkways, each 120 feet long.
 - Ensure all 4 walkways covered underneath are structurally sound.
3. **Inspection of Landings:**
 - Assess the condition of 6 landings (each 10 x 5 feet).
 - Ensure all 6 landings covered underneath are structurally sound.
4. **Inspection of Entry Structures:**

- Evaluate 2 entry structures, with a focus on those covered underneath, for any potential repairs.
 - 5. **Compliance Check:**
 - Ensure all structures are compliant with ADA standards for senior housing.
 - 6. **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:** 8488
 - **Gate Code:** 8488
 - **Contact for Access:**
 - Matthew Cantor
 - Phone: +1 (415) 626-5513
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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.





EVACUATION PLAN

3590 19TH ST. FLOOR 1

PLAZA
GUERRERO ST.
15th FLOOR

Legend:
You Are Here (person icon) Fire Extinguisher (fire icon) Alarm Pull Station (A icon) Elevator (E icon) Exit Path (arrow icon)

CALL 911 FIRE/POLICE/MEDICAL
IN CASE OF EMERGENCY, USE STAIRS FOR EXIT. DO NOT USE ELEVATORS.
ALARM WILL SOUND AS A LONG HORN.

PERSONS WITH DISABILITIES
SHALL PROCEED TO THE NEAREST STAIRWELL AND AWAIT ASSISTANCE.

