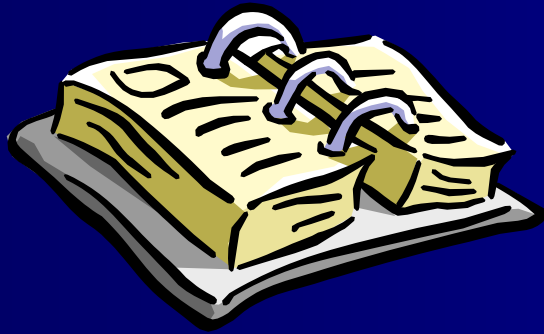




Quality



Time



Money



Addressing Reconstruction Issues, Vendors & Warranties

Presented By:

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Addressing Reconstruction and Repair Projects

- Context: What work is being done?
- Design Professionals: Do you need them and who/how do you choose?
- Your Contractor – How to choose, Obtaining bids and how to negotiate the contract.
- Owners' Representative: What is it and do you need one?
- Practical Considerations During Repairs
- Contract Closeout
- Condominium Resale Certificates
- Q&A



The Construction Project

- Aftermath of construction defect litigation?
- Involve ordinary repair/replacement?
- Improvement vs. repair
- maintenance vs. repair



New Legislation

RCW 64.55

- Applies to construction of multi-residential buildings and “rehabilitative construction”
 - reconstruction/repair work on a “building enclosure” that exceeds 5% of the assessed value.



RCW 64.55 (cont'd.)

- What inspections are required?
 - window testing if rehab will “alter” windows and adjacent cladding
 - periodic review of building enclosure during rehabilitative construction to ensure substantial compliance with the building enclosure design documents



Design Professionals

- Why are architects and engineers necessary for repairs?
- Interview process
- Contractual issues
 - Limitations on liability
- Other considerations



Your Contractor

- Competitive bidding versus negotiated contracts
- Bid documents
- Contract issues
- Warranties



Your Contractor (cont.)

- Insurance for contractor and subcontractors
- Indemnification
- Project schedule
- QA/QC
- Subcontractor issues



Do You Need To Hire An Owners' Representative?

- Scope of work
- Design professional involved
- Experience/expertise of Board
- Degree of involvement
- Cost
- Trust/familiarity with contractor



Practical considerations during repairs

- Access to units and garages
- When does work start and stop each day
- Noise
- Daily clean up
- parking



Contract Closeout

- Retention/Final payoff
- Punch lists
- Warranty claims
- Homeowner complaints
- Communication, communication, communication



Condominium Resale Certificates

- During work
- After completion
- Content/Disclosure
- Sales of units



Q&A

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