

CONSTRUCTION NEWS

July 2020

Edition 11



CONSTRUCTION MANAGER'S CORNER

Happy July Hampton Village Homeowners and Residents!

As you can tell, construction is in full swing with the ongoing balcony repairs. We are currently finishing up Building 14 and working on Buildings 13 & 12 and hope to start Building 11 around July 9th. We are so appreciative of the patience and support of all the residents thus far, but in Buildings 28, 27, 14, 13, and 12. The construction contractor, CAM Construction and Painting, has done a great job thus far and is starting to find their groove to increase productivity whenever possible. We are also starting to prepare to begin the foundation repairs at Building 41 beginning next month, August. *Special thanks goes out to the residents of Buildings 41 and 43 that attended the Town Hall Meeting held on June 18th. Your attendance and feedback thus far has really helped us in planning efforts on the repairs of these two buildings.* All homeowners affected by this work have already been contacted. As we go through these summer months, we understand that it is an inconvenience for you to not be able to use your balconies but the sooner we can get the construction completed, the sooner that you will be able to use them for years to come.

One item to note, ALL balconies throughout the community will be touched in one way or another. For units ending in 14 & 15, you all do not have a balcony, so this does not apply to you. Primarily, the major repair work is happening on units ending in 11, 12, and 13. Units ending in 16 are just having their deck system recoated. What would help our construction team is if you see us working on the building adjacent to yours, but we haven't started your building yet, there is a good chance we will begin construction activities sometime in the next week. If you want to get a jump on things and start to clear the stuff off your balconies in the meantime, that would be a big help to us all. Also, if your building does not show up on the schedule that is included in this newsletter, that does not mean that we aren't doing any work on your unit. It simply means that work is not scheduled to start until after the last date on that schedule. We are trying to develop a sequence so that our construction activities will only last approximately two and a half weeks, per Building.

As always, if you have any questions, please do not hesitate to reach out to our construction manager:

Shawn Strohman at 209-300-4990 or via email at shawns@roebbelen.com.



IMPACTS TO NEIGHBORS

Construction activities will be primarily focused on Buildings 13, 12, 11, 10, and 9 in the month of July, along with preparations for relocation of affected homeowners in Building 41. You may see large construction equipment being moved in around Building 41 but the foundation work for this building is not scheduled to begin until early August 2020.

The Hampton Village HOA Board of Directors would like to notify all homeowners and residents that the Guest Parking spaces located around the community are to be used for GUESTS ONLY visiting the community, not for long-term parking of additional vehicles by residents. Violators of this will be warned and then subsequently towed. Please contact The Management Trust if you have any additional questions.



UPCOMING CONSTRUCTION ACTIVITIES IN JULY

Balcony demolition and reconstruction activities at Buildings 13, 12, 11, 10, and 9 and Unit Inspections in Buildings 41 & 43.



Building 13 - June 23, 2020, 2:35pm



Building 13 - June 25, 2020, 2:49pm

UPDATED SCHEDULE - JULY 2020

Task Name	Duration	Start	Finish	% Complete	Qtr 2, 2020 May	Jun	Jul
HAMPTON VILLAGE COURT BALCONY REPAIR SCHEDULE	264 days	Fri 5/1/20	Wed 5/12/21	10%			
MOBILIZE PROJECT	2 days	Fri 5/1/20	Mon 5/4/20	100%			
BUILDING #28	28 days	Mon 5/4/20	Thu 6/11/20	100%			
BUILDING #27	21 days	Tue 5/26/20	Tue 6/23/20	100%			
BUILDING #14	20 days	Tue 6/9/20	Tue 7/7/20	88%			
BUILDING #13	14 days	Mon 6/22/20	Fri 7/10/20	60%			
BUILDING #12	13 days	Mon 6/29/20	Thu 7/16/20	26%			
BUILDING #11	13 days	Thu 7/9/20	Mon 7/27/20	0%			
BUILDING #10	15 days	Tue 7/21/20	Mon 8/10/20	0%			
BUILDING #9	13 days	Thu 7/30/20	Mon 8/17/20	0%			
BUILDING #8	15 days	Thu 8/6/20	Wed 8/26/20	0%			
BLDG. #41	13 days	Mon 8/17/20	Wed 9/2/20	0%			
BLDG. #42	13 days	Mon 8/24/20	Thu 9/10/20	0%			
BLDG. #43	13 days	Mon 8/31/20	Thu 9/17/20	0%			
BUILDING #7	13 days	Tue 9/8/20	Thu 9/24/20	0%			
BLDG. #6	13 days	Tue 9/15/20	Thu 10/1/20	0%			
BLDG. #5	13 days	Tue 9/22/20	Thu 10/8/20	0%			
BLDG. #44	13 days	Tue 9/29/20	Thu 10/15/20	0%			
BLDG. #1	13 days	Tue 10/6/20	Thu 10/22/20	0%			
BLDG. #2	13 days	Tue 10/13/20	Thu 10/29/20	0%			
BLDG. #3	13 days	Tue 10/20/20	Thu 11/5/20	0%			
BLDG. #4	13 days	Tue 10/27/20	Thu 11/12/20	0%			
BLDG. #19	13 days	Tue 11/3/20	Thu 11/19/20	0%			
BLDG. #18	13 days	Tue 11/10/20	Mon 11/30/20	0%			
BLDG. #17	18 days	Tue 11/17/20	Mon 12/14/20	0%			

Task Name	Duration	Start	Finish	2020	H1	H2
BUILDING FOUNDATION REPAIR SCHEDULE	119 days	Thu 6/18/20	Wed 12/2/20			
<u>TOWN HALL MEETING WITH ALL RESIDENTS OF BLDG #41</u>	0 days	Thu 6/18/20	Thu 6/18/20			
<u>COORDINATE MOVE OUT - HOTELS, MOVERS, FLOORING, ETC</u>	10 days	Thu 6/18/20	Wed 7/1/20			
<u>BALCONY REPAIRS TO BE PERFORMED CONCURRENT WITH RELEVELING</u>	0 days	Wed 7/1/20	Wed 7/1/20			
BUILDING #41 FOUNDATION REPAIRS	43 days	Fri 7/31/20	Wed 9/30/20			
MOVE RESIDENTS OUT	0 days	Fri 7/31/20	Fri 7/31/20			
CUT SECTION OF PATIO WALL FOR PATIO ACCESS	2 days	Mon 8/3/20	Tue 8/4/20			
REMOVE NECESSARY LANDSCAPING	2 days	Wed 8/5/20	Thu 8/6/20			
EXCAVATE FOR UNDERPINNING	10 days	Fri 8/7/20	Thu 8/20/20			
REMOVE INTERIOR FINISHES	2 days	Fri 8/21/20	Mon 8/24/20			
PERFORM UNDERPINNING AND INJECT GROUT	7 days	Tue 8/25/20	Wed 9/2/20			
RESTORE EXTERIOR SOIL AND FINISHES	9 days	Thu 9/3/20	Tue 9/15/20			
PERFORM INTERIOR REPAIRS AND INTSTALL FLOORING	10 days	Wed 9/16/20	Tue 9/29/20			
MOVE RESIDENTS BACK IN	0 days	Wed 9/30/20	Wed 9/30/20			
<u>TOWN HALL MEETING WITH ALL RESIDENTS OF BLDG #43</u>	0 days	Thu 6/18/20	Thu 6/18/20			
<u>COORDINATE MOVE OUT - HOTELS, MOVERS, FLOORING, ETC</u>	10 days	Fri 8/14/20	Thu 8/27/20			
<u>BALCONY REPAIRS TO BE PERFORMED CONCURRENT WITH RELEVELING</u>	0 days	Thu 8/27/20	Thu 8/27/20			
BUILDING #43 FOUNDATION REPAIRS	43 days	Fri 10/2/20	Wed 12/2/20			
MOVE RESIDENTS OUT	0 days	Fri 10/2/20	Fri 10/2/20			
CUT SECTION OF PATIO WALL FOR PATIO ACCESS	2 days	Mon 10/5/20	Tue 10/6/20			
REMOVE NECESSARY LANDSCAPING	2 days	Wed 10/7/20	Thu 10/8/20			
EXCAVATE FOR UNDERPINNING	10 days	Fri 10/9/20	Thu 10/22/20			
REMOVE INTERIOR FINISHES	2 days	Fri 10/23/20	Mon 10/26/20			
PERFORM UNDERPINNING AND INJECT GROUT	7 days	Tue 10/27/20	Wed 11/4/20			
RESTORE EXTERIOR SOIL AND FINISHES	9 days	Thu 11/5/20	Tue 11/17/20			
PERFORM INTERIOR REPAIRS AND INTSTALL FLOORING	10 days	Wed 11/18/20	Tue 12/1/20			
MOVE RESIDENTS BACK IN	0 days	Wed 12/2/20	Wed 12/2/20			

If your unit is NOT listed above, repairs will be scheduled in Summer/Fall, with information to follow in future newsletters.