

CONSTRUCTION NEWS

September 2020

Edition 13



CONSTRUCTION MANAGER'S CORNER

Happy Pumpkin Spice Season to Hampton Village Residents!

Can you believe it is September already? I know this has been a crazy year but together, we will get through it. Construction work is progressing at a good pace for the balcony repairs and foundation work. We had a very successful month in August, despite running into some unexpected repairs on Building 8. As you can see below in the photos, we found one balcony on Building 8 that had so much dryrot and decay that we essentially had to rebuild the entire balcony by putting in new floor joists, new framing, etc. Wow, that was an expected surprise but thank goodness for the CAM Construction Team and the Architect in assisting us to develop the right plan of attack on how to repair this successfully to avoid this problem in the future. We completed Buildings 10, 9, and 8 in August, with the painting crews coming behind us to repaint the entire buildings and handrails as well, so that, when we are done with construction, the community looks almost brand new with a fresh coat of paint on everything. The painting crews are currently working on Building 27, with the construction sequence to follow the balcony repair sequence. That being said, if you see the painting crew on the building adjacent to yours, there is a good chance we will be starting painting on your building within two weeks. If you could help us out and make sure that all canopies, umbrellas, and furniture on the balconies and patios are moved away from all exterior walls that will be repainted, that would be a huge help for us. For those who have received the carbon monoxide/smoke detector certification form via email, please don't forget to email that back to our construction manager so that we can contact the City of Sacramento Building Department for a final Building Inspection on those buildings where we have completed the balcony repairs.

If your Building has the balcony work completed and you have not received this email for the certification form, please contact the construction manager at the email address below so that we can get you this form to complete as quickly as possible. We need one of these filled out from ALL HOMEOWNERS, even if you do not have a balcony that was affected per se.

The entire construction team is looking forward to continued successes on the balcony repairs and upcoming foundation work in Building 43 but we could not have had the successes that we have experienced thus far, without all of the residents' cooperation and communication. Thank you ALL for your assistance in working together to ensure that this is a successful effort for everyone involved.

The Foundation Repair team is continuing with installation of rebar for the new grade beam to support the existing foundation on Building 41, along with the mudjacking efforts are well underway. We are anticipating the new flooring to be installed in those affected units in Building 41 to begin around September 15, 2020.

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

Shawn Strohmman at 209-300-4990 or shawns@roebbelen.com.



IMPACTS TO NEIGHBORS

Balcony construction work for the month of September is scheduled for Buildings 7, 6, 41, 5 and 42, with exterior painting work on Buildings 27, 14, 13, and 12.

Foundation repairs will also be continuing at Building 41 throughout the month of September, which will impact neighbors in buildings close to this, including Building 42, 40, 22, and 23.

We are hoping to wrap up Building 41 repairs by the end of the month, but as a friendly reminder, there will be a large amount of construction equipment in this area and it will be noisy and perhaps dusty during construction efforts.



UPCOMING CONSTRUCTION ACTIVITIES IN AUGUST

- Balcony repairs on Buildings 5, 6, 7, 41 & 42
- Complete Foundation Repairs in Building 41.
- Exterior painting on Buildings 12, 13, 14 & 27



Balcony Dryrot Damage, Building 8



New Concrete Grade Beam, Building 41

UPDATED SCHEDULE - SEPTEMBER 2020

Carpentry repairs				Power wash and Painting			
Building number	Duration	Start	Finish	Building number	Duration	Start	Finish
				Building 27 Units 2711-2716	8 days	8/28/2020	9/9/2020
				Building 14 Units 1411-1416	7 days	9/8/2020	9/16/2020
				Building 13 Units 1311-1316	7 days	9/15/2020	9/23/2020
				Building 12 Units 1211-1216	7 days	9/22/2020	9/30/2020
				Building 11 Units 1111-1116	7 days	9/29/2020	10/7/2020
				Building 10 Units 1011-1016	7 days	10/6/2020	10/14/2020
				Building 9 Units 911-916	7 days	10/13/2020	10/21/2020
				Building 8 Units 811-816	7 days	10/20/2020	10/28/2020
BLDG. #41	13 days	8/17/2020	9/28/2020	Building 41 units 411-4116	7 days	10/27/2020	11/4/2020
BLDG. #7	13 days	8/24/2020	9/10/2020	Building 7 Units 711-716	7 days	11/3/2020	11/11/2020
BLDG. #6	13 days	8/31/2020	9/17/2020	Building 6 Units 611-616	7 days	11/10/2020	11/18/2020
BLDG. #5	13 days	9/8/2020	9/24/2020	Building 5 Units 511-516	7 days	11/17/2020	11/25/2020
BLDG. #42	13 days	9/15/2020	10/1/2020	Building 42 Units 4211-4216	7 days	11/24/2020	12/4/2020
BLDG. #44	13 days	9/22/2020	10/8/2020	Building 44 Units 4411-4416	7 days	12/3/2020	12/11/2020
BLDG. #1	13 days	9/29/2020	10/15/2020	Building 1 Units 111-116	7 days	12/10/2020	12/18/2020
BLDG. #2	13 days	10/6/2020	10/22/2020	Building 2 Units 211-216	7 days	12/17/2020	12/25/2020
BLDG. #43	13 days	10/13/2020	10/29/2020	Building 43 Units 4311-4316	7 days	12/24/2020	1/1/2021
BLDG. #3	13 days	10/20/2020	11/5/2020	Building 3 Units 311-316	7 days	12/31/2020	1/8/2021
BLDG. #4	13 days	10/27/2020	11/12/2020	Building 4 Units 411-416	7 days	1/7/2021	1/15/2021
BLDG. #19	13 days	11/3/2020	11/19/2020	Building 19 Units 1911-1916	7 days	1/14/2021	1/22/2021
BLDG. #18	13 days	11/10/2020	11/30/2020	Building 18 Units 1811-1816	7 days	1/21/2021	1/29/2021
BLDG. #17	18 days	11/17/2020	12/14/2020	Building 17 Units 1711-1716	7 days	1/28/2021	2/5/2021
BLDG. #20	13 days	12/3/2020	12/21/2020	Building 20 Units 2011-2016	7 days	2/4/2021	2/12/2021
BLDG. #21	13 days	12/10/2020	12/28/2020	Building 21 Units 2111-2116	7 days	2/11/2021	2/19/2021
BLDG. #15	13 days	12/17/2020	1/4/2021	Building 15 Units 1511-1516	7 days	2/18/2021	2/26/2021
BLDG. #16	13 days	12/24/2020	1/11/2021	Building 16 Units 1611-1616	7 days	2/25/2021	3/5/2021
BLDG. #22	13 days	12/31/2020	1/18/2021	Building 22 Units 2211-2216	7 days	3/4/2021	3/12/2021
BLDG. #40	13 days	1/7/2021	1/25/2021	Building 40 Units 4011-4016	7 days	3/11/2021	3/19/2021
BLDG. #39	13 days	1/14/2021	2/1/2021	Building 39 Units 3911-3916	7 days	3/18/2021	3/26/2021
BLDG. #24	13 days	1/21/2021	2/8/2021	Building 24 Units 2411-2416	7 days	3/25/2021	4/2/2021
BLDG. #23	13 days	1/28/2021	2/15/2021	Building 23 Units 2311-2316	7 days	4/1/2021	4/9/2021
BLDG. #25	13 days	2/4/2021	2/22/2021	Building 25 Units 2511-2516	7 days	4/8/2021	4/16/2021
BLDG. #38	13 days	2/11/2021	3/1/2021	Building 38 Units 3811-3816	7 days	4/15/2021	4/23/2021
BLDG. #37	13 days	2/18/2021	3/8/2021	Building 37 Units 3711-3716	7 days	4/22/2021	4/30/2021
BLDG. #36	13 days	2/25/2021	3/15/2021	Building 36 Units 3611-3616	7 days	4/29/2021	5/7/2021
BLDG. #26	15 days	3/4/2021	3/24/2021	Building 26 Units 2611-2616	7 days	5/6/2021	5/14/2021
BLDG. #29	17 days	3/15/2021	4/6/2021	Building 29 Units 2911-2916	7 days	5/13/2021	5/21/2021
BLDG. #35	13 days	3/26/2021	4/13/2021	Building 35 Units 3511-3516	7 days	5/20/2021	5/28/2021
BLDG. #34	13 days	4/1/2021	4/19/2021	Building 34 Units 3411-3416	7 days	5/27/2021	6/4/2021
BLDG. #33	13 days	4/8/2021	4/26/2021	Building 33 Units 3311-3316	7 days	6/3/2021	6/11/2021
BLDG. #32	15 days	4/15/2021	5/5/2021	Building 32 Units 3211-3216	7 days	6/10/2021	6/18/2021
BLDG. #31	13 days	4/26/2021	5/12/2021	Building 31 Units 3111-3116	7 days	6/17/2021	6/25/2021
BLDG. #30	13 days	4/22/2021	5/10/2021	Building 30 Units 3011-3016	7 days	6/24/2021	7/2/2021
				Common Area	11 days	7/5/2021	7/19/2021