

Coronado Commons HOA
Construction Remediation Plan
March 20, 2025

Summary

Coronado Commons Homeowners Association (the HOA) has received a cash settlement arising from mediation proceedings between the HOA and the builder of the property. This Remediation Plan (the Plan) outlines the approach to evaluating and securing professional services to advise, prioritize work to be performed, execute any changes required, monitor quality during work and warranty periods, and report on progress to the Homeowners in a timely and transparent manner.

The Plan is expected to be revised on at least a monthly basis through communications of updates as work progresses and expenditures occur.

Throughout the development and execution of The Plan the HOA will ensure separate financial reporting and communication of progress that will be performed to the common areas and/or provided to all individual homes whose members of the HOA who elected to participate in the pursuit of defect claims.

From time to time, the Board of Directors of the HOA (the Board) may seek participation from Homeowners to participate in a committee to review work, advise and guide on decisions and other related matters.

Plan Approach

The Plan has been developed using phases of work as follows:

- **Phase I: Due diligence:** The review of multiple providers of engineering firms, general contractors, and related costs and warranties. This work is nearing completion and is/was performed by members of the Board of Directors of the HOA.
- **Phase II: Priority analysis and verification,** expected to take 3-4 weeks and cost between \$0 and \$20,000:
 - Consultation with engineering experts, including a detailed review of defect claims, visits to Coronado Commons and individual properties
 - Prioritization of repairs based on importance, need, urgency and budgetary cost

- Creation of a working document that details what will be included in the work, and preparation for bidding work out through a general contractor(s).
- **Phase III: Scope Development and Design**, expected to take 1-2 months and cost between \$10,000 and \$20,000:
 - Detailed review of prioritized work
 - On-site surveys
 - Recommendations to the Board of Directors of the HOA of alternative approaches to repairs, expected costs;
 - Development of Statements of Work to bid work through the selected General Contractor
 - Address any permitting required with the City of Phoenix, Maricopa County or other entities as required.
- **Phase IV: Bidding & Construction** Costs and schedule estimates to be determined in Phases II and III; a rough plan is between 6 and 12 months and expending the remaining funds arising from the settlement.
 - Solicitation of competitive bids by the General Contractor to licensed, bonded and competent trade firms (sub-contractors) as required by the detailed work plan
 - Consolidated review of selected sub-contractors for Board of Directors of the HOA approval
 - Providing general conditions required to conduct work, including coordination with the HOA and individual homeowners, project management, supervision, debris removal, safety requirements, conformance with code, inspections, etc.
 - Execution of work by sub-contractors, including General Contractor review and approval of work quality and completion of all punch-list items.
- **Phase V: Warranty Period** Expected to last for 1-5 years depending on work requirements (e.g., roof repair warranty may be different than painter warranty)
 - Cataloguing of all warranties by sub-contractor(s) and/or General Contractor
 - Coordination of warranty suppliers with Property Manager and HOA Board of Directors
 - Execution of any warranty work during warranty periods.