

## Important Staircase Repair Project Information

Dear Resident,

Here is some important information about the upcoming staircase repair project, the schedule, and how you may be affected. We hope to begin the setup and prep work on September 15, 2025.

We are starting the staircase repair project in buildings B, D, & E. Those square holes you've seen in the walls near the staircases are because before we can make repairs on the stairs, we need to demo them to see what is wrong.

Residents will receive notices from contractors one week and 48 hours before any work is scheduled on your building. Emails will be sent out and notices will be posted on doors near the staircase work zone.

Working hours are 8 am to 5 pm Monday through Friday, except holidays and in inclement weather. Workers will be easy to identify by their company attire.

Access to staircases will be limited during working hours but accessible afterwards. Contractors will be utilizing parking spaces approved by the HOA. Work areas will be blocked off and unavailable for your safety. Exterior staircase access only. No Interior Access is needed into any units.

Protect your privacy by keeping blinds closed. Workers will be using ladders. They will also be using generators and all sorts of equipment, so expect construction noise, which can be loud and aggravating. Close your windows to cut down on the noise and the dust. The contractor will require water to be supplied by the association via the common area outlets.

Also be aware that loud noises can impact your pets and children. Secure your pets. Plan for possibilities.

To get the job done as quickly and safely as possible, please don't communicate directly with the workers. Crew members may not help you with anything or do any side jobs. If you have questions or complaints, address them to the people in charge, who are listed below.

**Any questions?** Contact Joel Martins– 650 637 1616 available from 8:30am to 5:00pm or email [joel@manorinc.com](mailto:joel@manorinc.com) Brian Campisi– 650 637 1616 available from 8:30am to 5:00pm or email [brian@manorinc.com](mailto:brian@manorinc.com)

Who's doing the work?

- DLC was chosen by the Board to oversee and manage the balcony and stairs projects. Israel De La Cruz & Faye Liang (707)750-5155. [faye@dlccm.com](mailto:faye@dlccm.com)
- ALP Construction and Painting, Inc. is the contractor chosen by the Board to repair on the stairs. The company is a reputable, bonded, and insured registered California Contractor (CSLB 997945)

Project Manager: Chris Ausk, (925) 440-7151. [chris@alpconstructionca.com](mailto:chris@alpconstructionca.com)  
Office Admin: Rosy Nicasio (925) 586-0185. [office@alpconstructionca.com](mailto:office@alpconstructionca.com)

### **Project Schedule**

**The proposed project schedule below is subject to change based on various factors. Updated project schedule will be shared.**

#### **Building E:**

9/15/25 to 10/10/25	Repair
10/13/25 to 10/30/25	Stucco
10/31/25 to 11/7/25	Painting

#### **Building D:**

10/6/25 to 10/31/25	Repair
10/24/25 to 11/12/25	Stucco
11/13/25 to 11/18/25	Painting

#### **Building B:**

10/27/25 to 11/21/25	Repair
11/17/25 to 12/4/25	Stucco
12/5/25 to 12/12/25	Painting

#### **Demobilization/close out:**

12/15/25 to 12/19/25