

Co-op Coalition Survey: Renovation Review (5-2022)

7 co-ops responded.

Sent: Wed, May 11, 2022 9:18 am

Subject: CO-OP SURVEY - RENOVATION REVIEW (DUE 5-23)

A Coalition member wants a referral for a 3rd party vendor that will review their internal application for unit owners seeking to renovate their individual unit. They are looking for someone who understands historical buildings, would inspect (in person) the condition of common plumbing and electrical connections (while walls are open), and sign off on any structural modifications. Please reply by Monday, May 23.

Thanks in advance for helping another Coalition member. The question follows:

1. Do you have a 3rd party that reviews your co-op's application for unit renovation and also signs off on the work?
2. Do you have a 3rd party that reviews the coop's renovation application, understands historic buildings, either has the capacity to inspect the condition of common plumbing and electrical connections (while walls are open) or performs that inspection for you, and signs off on any structural modifications?
3. If you recommend the 3rd party vendor, please provide the name and contact information.

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

www.CoopsDC.org

100 years of co-ops in DC!

Buy our book -- Washington DC Housing Co-ops a History https://www.amazon.com/s?k=Washington+DC+Co-ops+A+History&i=stripbooks&ref=nb_sb_noss

View our video-- 100 years in 15-minutes: <https://youtu.be/W1wcBu3F8vY>

Serving the District's cooperative housing community since 1984

You are receiving this email blind-copied to protect your privacy.

<30 units	We do not have a third party review, but we do have a list of approved plumbers and electricians. If they want to use someone else, the board will talk about it and decide whether or not to make an exception.
-----------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<30 units	Our cooperative doesn't have a third party who reviews renovations but it is an interesting idea.
<30 units	No, we have no such 3rd party. We can't recommend anyone, but I'm interested in hearing others' replies.
50-75 units	<p>I highly recommend Cesar Ramos of Ramos Architects. (301) 337-4466.</p> <p>Cesar was the architect for our building's recent \$20MM facade and HVAC restoration project.</p> <p>We've also hired him to do review for shareholder remodels.</p> <p>He reviews plans, contracts, insurance and permits before the Board approves the project and he also inspects while the walls are open during construction.</p> <p>The cost varies on the scope of the project, but is generally around \$1000 to \$1500 -- though it can get a bit more costly for the more involved projects.</p> <p>Cesar is the coop's architect but the fee is paid by the shareholder doing the remodel.</p> <p>I understand that Cesar does this type of work for other communities.</p> <p>So this work is solidly in his wheelhouse.</p> <p>I can't recommend him strongly enough -- Cesar is an outstanding professional who's good with clients.</p>
100-200 units	<p>1. No we do not have. However, we do require a structural engineer's opinion (paid by the stockholder) if the work is in the proximity of a load bearing element or it involves extensive remodeling such as the removal of walls.</p> <p>2. No, our on site staff is aware of these issues.</p> <p>3. None.</p>
300+ units	We do not use a third party to review applications. Our management and maintenance staff are familiar with the building to know what a proposed renovation would require.
300+ units	We don't have anyone that reviews our applications or the actual renovations. Our Engineer goes up to the unit when the renovations involve opening walls and doing plumbing and/or electrical work.