

BOB FRIDAY

Mr. Arnie Levitt
Levitt Corporation Architects
2224 Glendon Ave. LA CA 90064

Dear Arnie,

As the Past-President of Sea Colony One HOA, I had the opportunity to engage your services and observe your performance on our recent, massive, challenging Seismic Retrofit project that was mandated by the City of Santa Monica: forty-three two and three story townhouse units with soft-story construction of the garages and 43 unique owners and issues! Not a project for the faint of heart!

Your involvement was four-fold: 1. Identifying the structural issues and the engineering and structural approach to remedying those issues; 2. Explaining the issues and fixes to our ownership; 3. Overseeing the actual remediation construction work to make sure it was performed appropriately and 4. Working with the City of Santa Monica Building & Safety Department for plan checks, inspections and sign-offs on the work.

I am pleased to state to anyone who asks that you performed superbly on all four fronts. Your analysis of our differing front and back row situations led to the two very elegant approaches that saved us from the standard “clunky, ugly” fixes – that leave other complexes looking architecturally diminished – while affording the top level of seismic stress alleviation that we needed and that was mandated by the City. Your working knowledge of the Building & Safety practices and personnel helped streamline the communications between the City and our construction vendor, to our advantage. Your kind, calm, tremendously patient but expert educating of our residents at numerous steps along the way was invaluable to the success of the project. And your ability to troubleshoot, in conjunction with the contractor, when the to-be-expected problems/issues of any project with this many moving parts popped up was smooth, controlled and totally on point.

While there are ALWAYS Homeowners Association members who think they know more than the experts, I felt that your approach was totally fact-based and clear-cut, based on your years of education and real-world experience. And you get extra stars for your “no drama” approach to the entire set of projects! Absolutely invaluable!

To anyone looking for an informed advocate, a true professional – and a delightful person as well – I would highly recommend you to them.

Best regards,

Bob