

Roof Circle Minutes

2016-04-28 Roof Circle

Present: Keren, Bob Co, Roberta, Walter

Minutes Keeper: Bob Co

Check-in Administrative	
Report on Roof Project	<ul style="list-style-type: none">• Screens left in windows were damaged and need repair• Damage to plantings in unit 103, Bob will follow up. <p>“Next time we’ll do it better” list:</p> <p>Pre- or Post-painted Hardie Board siding was interpreted as being not included</p> <p>Gutters and downspouts were interpreted as being not included</p>
Vertical Seams in Underlayment	<p>Prior to final payment: Keren and Bob will draft an agreement on vertical seams.</p> <p>Notes from prior meeting on this:</p> <p>We want to believe...But we have evidence... Would you agree to... correcting the should we discover vertical seams.</p>
Frank’s Role	<p>Frank was on the property 1-2 hours each day but not at the very start.</p> <p>Frank got no relief from his other obligations.</p>
To Dos:	<p>Keren will talk with Ileana on plant damage</p> <p>Keren will coordinate a screen replacement with residents paying.</p> <p>Keren and Bob will work out agreement on vertical seams</p> <p>Bob will talk with Cindy on plantings damage</p> <p>Bob will talk with Cindy and Jesse about ice dam risk and letter</p> <p>Bob will write up point person protocols</p> <p>Circle will recommend to board:</p> <p>Get bids on rot repair and painting</p>
Lessons for Solar Project	<p>Passing the Baton through Solar Circle meeting at the end of the day.</p>
Parking Lot	

2016-04-18 Roof Circle

Present: Roberta, Keren, Bob Co, Walter

Minutes Keeper: Bob Co

Check-in Administrative	
Report on Roof Project	CCH-Net antenna moved: Frank needs to tell SPS to not move the antenna
Dumpster, Dawn Redwood and 103	<p>Issues:</p> <ol style="list-style-type: none"> 1. Tree location in the first place 2. Communication 3. Behavior 4. Consequences of bad behavior 5. Consequences of not responding to bad behavior <p>Rounds</p> <ul style="list-style-type: none"> • Communication, not branch • Serious behavioral problem, not just communication, find out if he has a gun follow up with DA, there ought to be consequences, intimidating a worker, • Communication in both directions, try working it out internally, • If we exhaust all possibilities we will lose an important neighbor • It has nothing to do with roofing, it has to do with anger, Arborist as communications issue, and totally unacceptable behavior • Intimidated a worker, some action, some consequence, he has gotten away with this crap, bullying, • Excellent contractor • Threatened Mark by poking his face in the window.
Change Orders and Rot	Excellent work. Thorough replacement.
Vertical Seams in Underlayment and Ice Dams	<p>Bob: email Frank to ask about vertical seams.</p> <p>Roberta: Check photos of low pitch roofs</p> <p>We want to believe...But we have evidence... Would you agree to... correcting the should we discover vertical seams.</p>
Parking Lot	<p>Protocol:</p> <p>Frank performance questions.</p>

2015-11-23 Roof Circle Meeting

present: Lauri, Bob Co (Leader, Secretary), Keren, Roberta

Summary

Bob shared a summary of the RMX Drainage Report recommendations as a prioritized list sorted into contract stages. With Lauri's presentation of bids, we recommend signing with SPS when Lauri can establish to her satisfaction their response to the following:

1. Hofeller's Shingle Roof RFP specifications
2. RMX recommendation on diverters above skylights and chimneys
3. Ice Dam advice to disallow vertical seams in Ice & Water shield (underlayment)
4. Request to use Trex-like material on any trim replacement
5. Request to use light-colored (high reflectance) Architectural Grade Shingles (LLP)
6. Request to identify or eliminate reference to new skylights in the bid

The Board should hire a civil engineer to follow up on the RMX Report recommendations on gutters, downspouts, and managing water discharge.

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RMX Drainage Report

Three phases of consultant work: Schematic (RMX Report), Design/Development (civil engineer for drainage), and Contract Documents.

Summary List of 1. Garage Roof, 2. Landscape 3. Shingle Roof, 4. Gutters, 5. Flat Roof shared by email. Pasted Below.

Roof Bid Recommendation

Circle questions and discussion points (•) generated follow up questions (>):

- What is the relationship between Delta and Newhouse (same typos)?

Hofeller's RFP text is used in both bids.

- Why does the SPS proposal exclude the details of the RFP?

> Lauri will ask SPS to include RFP details and adjust price and offer feedback: Architectural Grade Shingles, continuous ridge vents, storm nailing, underlayments (location of ice & water shield, vapor barriers) and flashings (roof-siding, drip edge, chimneys, skylights, pipe boots)

> Lauri Request: Install Ice & Water Shield with only continuous runs and no vertical seams. Where necessary, horizontal seams only with upper run lapping generously over lower run, shingle style.

- Are there benefits to establishing the gutter and downspout work as a contract price by the roofing contractor?

SPS feels that it is just as easy to incorporate it on a per linear foot basis.

A civil engineer should be consulted ASAP on roof drainage and discharge questions highlighted in the RMX Report. In a pinch, Bob can calculate gutter and downspout sizing on existing and likely new installations.

- Should we get ready to specify trim materials (pine, spruce, cedar, PVC)?

- > Given the failure of wood trim made of plantation trees, and the toxicity problems of PVC, we prefer a trim material made of recycled plastic like Trex. Roof Circle to research.
- > Lauri will ask SPS to suggest light colored shingles (supported by LLP/Green Living Circle, will need Design Review)
- > Lauri will request to add the “diverters” above skylights and chimneys recommended by RMX
- > What is the "new fixed skylight"?

Appendix:

RMX Report Summary

The RMX Report constitutes the first of three phases of planning for construction. It is the conceptual or “Schematic Phase” description of drainage work on the property. RMX is careful to distinguish this report from the “Design/Development Phase” that would examine each condition in greater detail. The third and final “Construction Phase” contract documents would describe work outcomes (specifications and technical drawings) appropriate for bidding, legal approvals, contract administration with legal standing as established by judicial precedent. Their recommendation is to

The RMX Report explicitly recommends that we work with a Civil Engineer to prepare Design/Development and Construction phase documents appropriate for contracting work related to the garage roof and landscaping. The report’s cost estimates exclude the consultant costs. For other work, in the absence of document prepared by consultants, a contractor’s bid and additional Owner (and Property Management by proxy)-Contractor communications constitute the “contract documents.”

1. Garage Roof Work (requiring civil engineering):

- (#1) Regrade membrane and earthworks to pitch away from building and raise openings
- (#1) Redress any inadequate flashing at openings and wall-roof transitions
- Redress discontinuous membrane [where?]
- Missing protection board and improper membrane material

2. Landscape Work (as directed by civil engineer):

- (#1) Regrade assemblies and earthworks to pitch away from building and raise openings (along tracks, glade path commonhouse door)
- Redress inadequate flashing at openings and wall-earthwork transitions
- (#2) Install additional catch basins
- (#2) Redress any blockages of drain lines to leaching trenches or city discharge points
- (#5) Audit, clean out, and expand garage ramp slot drain capacity
- Replace all subsurface drainage and water-proofing assemblies [\$\$!]
- Manage water discharge points for adequate drainage paths (along tracks, downspouts throughout)
- Manage grading to produce adequate drainage paths around building perimeters (121-122)

- Improve drainage path from glade to catch basins so as to prevent discharge across property line

3. Shingle Roof Work prior to and coordinated with any photovoltaic installations:

- (#3) Remove and replace all shingles, and underlayment materials of Commonhouse and West End
- (#4) Remove and replace all shingles, and underlayment materials in valleys only of East End
- (#3) Install rubber membrane (Ice and Water Shield) at eaves, valleys [elsewhere?]
- Install diverters above each pitched roof skylight curbs
- Void between cap shingles and drip edge at back of one dormer

4. Gutters and Downspout Work (could be part of roof work):

- (#3) Evaluate roof drainage design, gutter and downspout sizing and landscape water management (unit 120)
- (#3) Remove, replace and install additional gutters and downspouts

5. Commonhouse Flat Roof Work coordinated with any photovoltaic installations:

- Resolve inadequate drainage pattern
- Resolve wood trim contact (below doors, penthouse trim, rake boards)
- Repair sheet metal screw installations at metal coping caps