

Chronology of Efforts to Resolve Design and Construction Defects at West Campus Point

Prepared March 2007

April 1986	Roofing study by Mark C. Vanderslice, Independent Roofing Consultants, Inc. identifying numerous problems with construction of roofs.
May 1986	Sales meeting with potential buyers, both faculty and potential recruits, and University representatives, including Everett Kirkelie.
Dec 1986	First faculty owners begin residence at WCP.
March 1987	First significant rain in months. Major leaks in WCP homes.
March 1987	Another roofing study by Independent Roofing Consultants.
Spring 1987	Despite homeowner objections because of roof design defect, developer/UC installs eucalyptus and New Zealand Christmas trees close to homes.
1987-89	UC makes extensive repairs to units, including application of elastomeric to stucco, repairs to roofing systems, but no design change.
Jan 1988	Another roofing inspection by Independent Roofing Consultants, Andrew Pollack, noting, among other things, clogged interior drains where interior drain pipe travels horizontally 10 feet yet slopes upward; numerous uncorrected items from December 1987 report.
1989-92	Drought. Leaks not apparent.
1990s-present	Individual homeowners required to replace wooden exterior doors due to warping and rotting.
1992-94	Leaks recur in some homes.
1992-94	WCP Homeowners Association attempts to fix reported leaks, with some success.

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- Jan 1995 It rains again. Many leaks.
- Civil and Structural Engineer Speiler investigates six units for HOA, and makes several findings and recommendations, including water penetration of stucco due to flawed initial application of elastomeric, roofs improperly constructed, drainage improvement needed due to ground water intrusion, exterior doors and windows need overhangs.
- Feb 1995 Letter to UC from WCP HOA regarding defects in homes, damage, engineers's report, and need for remediation by UC.
- Mar 1995 State Farm denies coverage for rain damage because of defects.
- Sept 1995 UC inspection team examines 7-10 units for sources of leaks, joined by HOA engineers, local contractor, and Board members.
- Leon Chaulet, engineer for HOA, submits report.
- Oct 1995 WCP HOA requests remediation of defects
- Jan 1996 Chancellor Yang and Everett Kerkelie meet with WCP HOA Board.
- UC agrees that leaks must be stopped.
- WCP HOA agrees to maintenance plan, and begins work on maintenance manual for individual homeowners.
- April 1996 Homeowners are informed via Board minutes that UC agreed to fix items on a list of defects.
- Oct 1996 Letter from University, by Willard Brown, to homeowners listing repairs it will perform at its expense.
- 1997 WCP HOA spends \$170,180 on trellis repairs.
- Sept 1997 Homeowners are informed by via Board minutes that repairs by UC are "complete."
- Dec 1997 Many new leaks after rainfall.
- Jan 1998 Homeowners told to contact Terry Wright at UCSB regarding leaks.

1997 - present	Leaks continue. HOA attempts to repair sources of leaks
1998-2007	HOA spends additional \$50,315 on trellis repairs.
Mar 2001	Report by Jack Martin of Action Roofing regarding continued leaking through stucco and from decks. Further testing recommended.
Sept 2002	Action Roofing reports results of destructive testing on some units. HOA spends \$24,628 on destructive testing on unit #913/914. HOA finds dry rot in trellis at pool due to failure to prime wood and improper installation in original construction. Solar panel replacement at pool and costs of repairs to trellis paid by HOA.
2003-2007	HOA spends at least \$22,740 on construction to address defects.
2004-	WCP HOA begins again to meet with UCSB regarding design and construction defects.
May 2005	WCP HOA asks for UC to pay for further professional study of sources of water intrusion, before agreement is reached regarding financing of remediation of defects.
Nov 2005	WCP HOA Board President responds to UC proposal regarding funding for leak remediation and states that WCP homeowners should not bear the cost of further remediation of design and construction defects, but acquiesces in UC proposal to fund remediation through resale prices to new faculty recruits.
Dec 2005	UC agrees to fund professional analysis to determine scope of problem. WCP HOA Board has sent UC results of leak surveys and prior destructive testing reports.
Jan-Feb 2006	Another survey of homeowners about leaks. This survey designed and analyzed by Roofing and Waterproofing Forensics.
Feb or Apr 2006	Mark Vanderslice, of Roofing and Waterproofing Forensics begins investigative testing on Unit 917, which is unoccupied and is owned by University.

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- Sept 2006 Mark Vanderslice report and power point presentation to WCP HOA Board. Design and construction defects identified. Written report includes many specific recommendations for remediation of water intrusion problems in the building envelope. The study does not address issues regarding soil grading, topography, slab cracking.
- Oct 2006 Request for Proposal for water intrusion at WCP issued by UCSB, seeking “design documents [for] the rebuild of Unit 917 [and 918, the adjoining unit]” . . . “as a prototypical solution for the remaining units.” The services sought include cost estimating. The “planned date for completion of construction” of 917 and 918 is “spring 2007.” The modifications of the remaining 63 units defined as the second phase of the project, subject to funding and project approval.
- Nov 2006 Proposals from five architectural firms for redesign received.
- November 2006 Kate Metropolis and Jane Rudolph, on behalf of the WCP HOA Board, meet with Donna Carpenter and other UCSB administrators, to discuss defect remediation, including fuller scope of defects in the WCP project design such as CC&R resale provisions.
- Dec 2006 Rainfall results in more leaks due to defective design and construction.
- Dec 2006 Mark Vanderslice presentation to HOA membership at annual meeting.
- Dec 2006 – March 2007 Rainfall results in more leaks.
WCP HOA receives no further information from UC regarding plans for defect remediation.