

Overview of Working Drawings for Units 917 & 918

April 27, 2009 • West Campus Point Leak Remediation Project

The project to correct defects in West Campus Point's homes has reached an important new stage: working drawings, approximately 75% complete, have been prepared for units 917 and 918. The idea is to fix units 917 and 918 as prototypes, embodying as closely as possible the final design for the remaining 63 units. However it should be possible to adjust elements of the design in response to our evaluation of the actual work done at units 917 and 918.

The Board is committed to communicating complete and accurate feedback from WCP homeowners to the University and HH Fremer Architects to ensure that homeowners' concerns are addressed in the project plans. It will be far easier to incorporate changes now, before the working drawings are complete or the work on Units 917 and 918 is finished. In order to do so, all WCP homeowners are invited to review the working drawings and to submit comments.

Reviewing the Working Drawings

To review the printed working drawings, contact Eric Dahl at ericdahl@cox.net or 685-7414. You can also view or download the drawings in PDF format at:

http://westcampuspoint.net/community/documents/leak_remediation/workingdrawings.html

A brief guide to the information in the working drawings is included below. The Board is very grateful to Harry Nelson and John Woolley for preparing this guide. Please take time to read through it, *especially* if you do not intend to review the working drawings.

Project Components

The working drawings organize the project into a "base project" and several "add-alternate" components; taken together, the base and add-alternates constitute the "complete" project. The complete project is close to that originally recommended by the consultant who performed destructive testing on unit 917. The intention, according to the University, is to do the complete project. The add-alternates are included so that they will be priced as discrete elements when contractors make bids based on the working drawings. Because funds will be tight, it may be necessary to eliminate some or all of the add-alternates. If this turns out to be the case, pricing the add-alternates as discrete elements will make it easier for us to decide, in consultation with the University, which to eliminate.

1) Doors and Windows

- Because the original stucco system around our doors and windows was poorly applied, the stucco around all doors and windows will be removed. Following installation of properly flashed windows and doors, the stucco will be redone.
- The trim and drywall on the interior side of our doors and windows will be removed and then restored to the existing state.

- The doors and windows will be replaced with items of higher quality.
 - In the base project, the exterior trim on both doors and windows would consist of vinyl-coated wood. The vinyl, which would not be paintable, would be either white or beige (the University Architect is recommending *white*).
 - An add-alternate upgrades the doors and windows to Loewen brand items with aluminum covered wood. The exterior of the trim would be in a color similar to the “estuary blue” of our current trim.
 - In either the base or the add-alternate, we understand that the interior trim would be unfinished and residents could apply the finish of their choice.
- There are no sliding windows in this plan. Most windows would be operable, including all that are now operable. The replacements would be either “casement” windows, which open on the vertical axis like a door, or “awning” windows, which swing out from the bottom. The fixed French door-windows looking onto the courtyard would all be operable. The three windows in the family room (a.k.a. kitchen dining area) would not be operable (i.e., no change from the existing condition).
- What are now French doors opening to the central courtyard from the living room and the study would become operable screened *windows*. Retaining them as *doors* is not currently part of either the base plan or any add-alternate. The window sills will be 8” above grade.
- It appears that a higher threshold would separate our entry door from the central courtyard in almost all cases. The plans show a door sill about 4” above grade—significantly higher than the existing door sill, which is currently less than 2” in height in most units.
- All glass would be double-paned for energy efficiency and coated for UV protection.
- The skylight in the second bathroom would be replaced and flashed.
- The utility room doors, now primarily wood, will be replaced with a “water-managed hollow metal door and frame system with integral louvered vent.” There will be no new window or light source for the utility room.
- The door from the master bedroom to the deck is currently shown as a full-glass door (in vinyl-clad wood frame). The plans do not specify an alternative with a built-in operable window.

2) Trellises

- Our three white trellises (carport, study, and terrace outside master bedroom) would be removed.
- Base vs. add-alternate:
 - In the base project, the trellises would not be replaced, and all four concrete pillars in the carport would be removed.
 - In the add-alternates, all three trellises would be replaced with a different look using metal beams. (The precise material is not specified in the plans). The beams would anchor to the exterior walls and the surface of the deck (terrace) differently and would be flashed. There would be overhead beams that run in one direction only. The carport trellis, if re-done, would use only the 2 outside cement pillars and the two interior pillars would be removed.

3) External Roof Drain Downspouts

Water now drains from our roofs via internal drains. The internal roof drain plumbing would be sealed and abandoned, and it would be replaced with external downspouts that would be visible on the walls of our units. Internal drain plumbing for toilets, basins, and tubs would be left as is. Drainage into the central courtyard would be eliminated, but drainage into the 2 rear patios would remain. The downspouts throughout are specified to be 24 gauge stainless steel (approx 0.6 mm thick), painted to match the wall color.

4) Roof

- Sloped roofs. The waterproof surface under the tile would be redone. New tiles similar to our existing ones would be installed.
- Low-sloped roofs (the “flat” roof portions invisible from the ground) would be:
 - Re-graded so ponding of water would be eliminated.
 - Covered with a “single-ply PVC Roofing Membrane System.”
- Drain strainers would be added to the tops of the roof drains.
- Appropriate metal flashing and coping appears to be specified (or intended) throughout.

5) Exterior Walls

The current paint coating would be sandblasted off and replaced with a new wall coating (“acrylic-fortified finish coat”—no specific product is identified in the plan).

- Base plan: The base plan would not replace the weep screeds in most places and also would not provide an opportunity to examine the integrity of the wall base plate.
- Add-alternate plan: The bottom 1’ of plaster would be removed from all walls and the weep screeds replaced.

6) Upstairs Deck

- The deck (terrace) outside the master bedroom would be re-graded and water would exit via a drain, currently shown with no raised strainer, midway between the door and the front wall, along one of the side walls. The drain is about 1’ in from the side wall.
- The underside of the deck drain's plumbing, as well as some plumbing of the nearby roof drain, would extend through the garage ceiling and merge with a new drainpipe installed about 4-8 inches below the garage ceiling that would slope slightly towards the front of the garage, where it would penetrate the wall about 12” below the ceiling and be joined to an exterior downspout where the water would exit at ground level.

7) Courtyard

- Base plan: No changes to the surface of the courtyard are planned.
- Add-alternate plan: The central courtyard would be demolished and re-graded and re-done.
- Trench drains around the perimeter of the courtyard, which had been shown in an earlier set of conceptual drawings, are now *not* included in either the base plan or the add-alternate plan.

8) Second Bathroom Leak

The wall between the second upstairs bathroom and the laundry area would be opened and a repair for the leak there would be performed. This work is not specified in the current version of the working drawings, but Maryann Johansson has represented that this work would be included in the project.

Next Steps

There are many, many more details. Homeowners are invited to peruse the drawings, make comments, and ask questions until they are satisfied. To submit your comments and questions, please use the online form at:

http://www.westcampuspoint.net/lrp_comments.htm