

Town Hall Meeting Regarding WCP Leak Remediation Project
Saturday, Dec. 3, 2011, UCSB Bldg 594

10:12 meeting begins. Present:

Board members: Dorothy Gonzalez, Gail Humphreys, Tess Cruz, Harold Marcuse (notes)

Stonemark Construction: Bart Mendel, Jacklyn Wolf

Homeowners (23): Brad Chmelka, Juan Campo, Harry Nelson, Eric Dahl, Laura Kalman, Kate Metropolis, Francis Dunn, John Wooley and Jane Rudolf, Xiao Bin Ji, Bob Nieder, Phillip Conrad, Scott Hodges, Eduardo Raposo, Steve Gaulin, Constance Penley, Cathy Weinberger, Dominique Jullien, Betsy Brenner, Gabriela Soto Laveaga and Stephan Kramer, Teo Gonzalez, Kaaren Stuckey.

Dorothy Gonzalez [10:12am: 0:00 recording starts]: introduces Bart.

Gail Humphreys [0:33 on recording]: Negotiating for many years, have never seriously considered never mind attempted litigation, now trying to define a project as a mutually beneficial one. Sum of \$7.135 mio has been arrived it. It will cover for ALL units: all roofs. There is a blanket solution, but it will be individualized as necessary. Second, it will cover a new "envelope:" decks; stucco waterproofing product; (coat of paint) on ALL units. Third, ALL units will get new door framing and flashing for the second floor deck and Juliette door and for first floor wood doors for homeowners who pay their share of the replacement cost. NOTE: all of the tall glass panels are actually fixed doors, even if they are nailed in place and have no hinges. The University has provided \$80,000 to get us started while we define the last items in the financing "Memorandum of Understanding" (contract), and obtain the necessary approvals.

Bart Mendel (10:19am) [7:25 on recording]: Introduces self and assistant Jacklyn. Stonemark (SM) founded 1997 specialize in investigating and repairing problem buildings. They have completed about 6,000 homes, including 900 with mold remediation. Have had no claims or mold recurrence. They work with highly qualified firms.

Please save questions till end. Board please clarify any mistakes.

They are our advocates and representatives. Under a "multi-prime" model the HOA signs contracts directly with designers & contractors, negotiated by SM.

****Residents will NOT have to move out during construction.****

He will summarize last 8 months of work with HOA Board, which can supply details.

Project proposed but not yet approved: CAVEAT--if not approved, may not happen at all!

10:26 [on recording]. **Definitions.**

Doors: operable and fixed--they extend to ground level. Slide of plan of 917: blue represents operable doors, green is operable windows

Windows:

History: 1986 construction began. Slides of destructive testing by Vanderslice show water below membrane, missing flashing, around scuppers, coping at top of parapet walls does not sufficiently overlap stucco and building paper, penetrations in building paper.

2010 pilot project prototype at 917/918: Sarnafil roofing guaranteed for 20 years, good detailing, flashing, new operable windows. "Inconspicuous" exterior drainage system (laughter). Note how they did NOT go below courtyard tiles with flashing.

2011: New concept--HOA manages its own project, with scope "Horizontal Surfaces" repairs plus some additional repairs.

Horizontal includes: entire roofs with flashing and water management system, new deck and

related flashing, (vertical) new Juliette and upper deck door).

Stonemark did feasibility study to evaluate repair plan and estimate costs (June 7, 2011 [report & plan](#)).

10:42am: Explanation of research done for that plan, and what it includes. Series of slides illustrate existing conditions. Ledgers are where trellises meet stucco, efflorescence where water collects under [walls-the slab](#) and slowly comes up [on other sides through the tile](#). Weep screeds at bottom of walls are often blocked. Varying patio conditions--some are tiled, not enough clearance to weep screeds (4" to landscaping).

10:48am [35:30 on recording]: How to limit scope and maximize remediation results.

"Horizontal surfaces" alone could NOT be successful. New scope of work (June 7 report has been modified several times based on budget concerns and advice of leak experts); more refinements possible as inspections are performed.

New Scope: replace entire roofing system--same as 917/8, but reuse roof tiles where possible and use Sarnafil-equivalent product ([better-same](#) warranty and [better](#) price); reseal solar panels on new frames, replace drain assemblies and scuppers, reroute roof drainage and replace skylights. NOTE: rerouted roof drainage will remain internal (**not** the external system of 917/8), which will be tested and replaced/repared/rerouted as necessary.

Stucco will be cut for new flashing, removal or replacement of vents.

Exteriors will be power-washed to remove loose elastomeric and clean for adherence. Sto Flexyl waterproofing will be applied, has 10 year warranty. All penetration points will be sealed, including the door and window frames. Sto product is vapor permeable, gray, will have a top coat of color.

(10:56) Redundancy of systems: stucco, flashing, weep screeds all work together.

Q: What happens after 10 year warranty? Should be inspected regularly, also included into reserve study. Once project is done, reserve study should be redone, since several items will be reset to zero. Now accumulated: about \$180,000 in reserves for this work. If project doesn't go through, we will have a 3-year, \$7-8000/year special assessment for each owner for four years to pay for new roofs of 917/8 type.

(11:01am) [48:30 on recording]: Discussion of stucco waterproofing system--compare Sto vs. Merlex used on 917/8. Sto can go over existing paint. Eliminates need for 1/4" sandblasting.

Q: can a light sandblasting (as in 1997 prior to application of Elastomeric) be done? ...

Test of three different Sto products. Eliminates need for sandblasting, can be applied directly over stucco [and elastomeric [paint?](#)] and sealed at all penetrations.

Q: issue of bubbles in Elastomeric? Removed by power wash or hand scraping.

Q: if Elastomeric is bubbling now, will it continue to bubble? A: most bubbles occurred very early on. Also, fiberglass mesh in Flexyl resists cracking over bubbles that might appear.

Warranty covers this.

Q (11:10am) [57:35 on recording]: How does this application over existing paint affect vapor permeability? Hard to say, but not a problem now (no mold or evidence of condensation on inside), so won't create a new problem.

Second floor deck: new plywood, slope as required (code requires 1/4" per foot, which is visible), replace [deck](#) door & frame, [painting inside & out included](#); Juliette door [option](#): MAY be replaced by a window (better solution); all metal windows will have REPAIRS to frames ([drainage](#)-drilling [larger weep holes for drainage, sealant applied at sill frame corners](#)).

Courtyard/patio repairs: [Potential Repair \(pending civil engineer's findings &](#)

recommendations) remove 18" wide section of patio tiling adjacent to walls, waterproofing or drainage system to be installed not yet determined. Finish will be repaired after work is completed. Individualized plan for drainage beyond courtyards away from buildings as specified by civil engineer (Bob Flowers, one of the best in SB, has been hired).

Q: is 18" be necessary? A: Maybe not, but we don't know yet. In some cases the entire

courtyard tiling or even slab may need to be removed, replaced, courtyard re-sloped to drain, then replaced. Disturbed landscaping will also be repaired within a zone of disturbance.

Buildings will have to be scaffolded, so perhaps 6-8' strip. Landscape architect will be directed to use low-water use design to replace.

(11:20am) [1:08 on recording]: Rerouting of drainage system (slide by Harry Nelson of existing system). Complete evaluation of system on each unit. A set of typical repairs will probably be developed.

Q: How will test be performed? In one case a hairline crack in pipe was cause of leaks. A: plug pipe with bladder at bottom, test with full pipe.

Q: Did Vanderslice agree to reuse of existing system? A: Yes. UCSB made the call to redo for 917/8, but this created new problems--noise, aesthetic, high cost of creating completely new system.

Q: will standing water attack and deteriorate piping over time? Several minute discussion of drainage issues including removal of leaves that cause blockage. Bart advised HOA should include routine gutter cleaning as a maintenance item.

(11:30): more variations for 917/8--weep holes in frames of metal windows. Now small ones often block; they'll be enlarged. Frame joints of aluminum windows will be sealed as specified by Mark Vanderslice. Discussion of whether homeowners can/should replace upstairs windows on their own. Poll: 12 homes would consider replacing upstairs windows (about 50%). Cost: ca. \$2000 per window when done stand-alone, might be only \$1000/window when done **before project starts** so that finishing work can be done by project. (Ca. 12" of stucco around window must be removed during installation.

Bart: there might be a detailed option for homeowners to replace ALL metal windows during project. The Board will discuss this possibility with Bart-. Ten homes wanting this option might be enough.

(11:41): Slides of patio drainage. High thresholds would not longer be necessary.

New design for Juliette "door" (different than 917/8) will be proposed.

Project Intent: not economically feasible to replace entire envelope, BUT entire horizontal system will be included; dramatic reduction of water intrusions from "vertical surfaces," including stucco, windows & doors, base of wall detailing.

[1:31 on recording] Bart notes that he and Mark Vanderslice are very comfortable and confident that this will be an excellent repair and that we will be satisfied.

Q: what about inspections? A: We won't rely on UCSB nor city/county inspectors, but have our own professionals, product manufacturers, Stonemark's project supervisor, who will sign off independently of those inspections. Stonemark's project supervisor will also be on site to inspect for quality control.

11:47am: Budget: \$90,500 per home x63 homes plus "soft costs" and 10% contingency.

What to do with unexpended contingency? Not decided yet.

Now in preconstruction phase to be read to go full speed ahead when/if project funding approved, expected in March 2012.

Project team: SM, Vanderslice, 2 architects have submitted bids, landscaping architect yet to be determined.

11:50 [1:37 on recording]: **Windows & Doors.** Removing all doors is necessary for successful project. This is the ideal opportunity to replace at a vastly reduced cost. Project will carry flashing costs, which are a significant part may be about half of of replacement costs. SM will coordinate with owners. UCSB will offer low-interest loans (as yet conditions are undetermined), and give capital improvement credit for **upgraded** door/windows upon sale of unit.

Styles and options: 1) vinyl clad, 2) wood, 3) change two flanking fixed doors in living room /courtyard to operable windows--with either wood or vinyl clad options, 4) no replacement.

11:57 [1:45 on recording]: Estimated Costs for Homeowners (final costs still to be determined):

Wood doors: \$13,200 for entire system; the glass portion will be double-pane.

Clad doors: \$16,735 for entire set.

Risk/disadvantage of NOT replacing (choosing "option 4"): future water intrusion will be homeowner responsibility, costs *may have to be* borne by homeowner, will be higher (no economy of scale)

12:03: Jacklyn Wolf. All homeowners should contact Stonemark to schedule a home inspection. She'll interview each owner about their home and their specific conditions, including: interior damage, windows & doors, wood trellises. Homeowners should have a preliminary answer to which window/ door option they are considering- this will not be a commitment at this time, but the Board needs an idea for of what homeowners might want and for budgeting purposes. She has a sign-up sheet with times and contact info etc. These should take an hour or less. Time to inform her of any problems expected during construction (noise tolerance of small children), and ask project-related questions.

Bart: note re: trellises--they won't be replaced, just localized repairs and repainted. All second floor deck trellises will be removed.

What to expect: updates as project progresses, final determination of window/door costs.

Construction will begin summer 2012 IF funding approved, and will take about 12 months.

It will be done in an assembly-line fashion, with roofers doing one cluster and then going on to next. Each home can expect 2-3 months of actual construction.

Q: to what extent will owners have to empty out garage? A: don't know yet.

12:10 [1:58 in recording]: Q&A session.

Q: When we talk about "costs"--these are the ones not borne by project.

A: After Todd Lee's 12/11/11 presentation we'll know more. Perhaps some portion of project costs may be distributed over entire UCSB housing stock.

Q: What about custom paint job on interior of house?

A: Project will try to repair interior furnishings as much as possible, but custom wallpaper or faux painting may not be completely covered.

Q: What about replacement of trellis ledgers?

A: Ledgers will only be replaced if leaking or rotted (most are). Posts will not be removed unless rotten.

Q: If homeowners do NOT replace door/windows, what about leaks around doors?

A: Stucco coat should seal those leaks, but leaks at bottom will NOT be addressed (except to the extent that the drainage and roof water management system changes the situation). If homeowners opt to not replace, any future potential leaks at those locations will be their responsibility.

Q: will individual inspections advise whether doors are in good condition and can be left?

A: advice will be to replace, since they are at the end of their life expectancy. If recently replaced, can be assessed. Stonemark requested a disclosure be made public that they will not be able to express an opinion or provide predictions of future acceptability on doors & windows during home inspections. They also wish that homeowners be made aware that ~~they~~Stonemark does not benefit from door and window replacement.

Q/A: Vinyl cannot be painted, and only comes in white, beige and tan. However, ~~inside-interior~~ of clad is wood and can be painted.

Meeting adjourned at 12:24pm.

These notes were presented in draft on December 6, 2011 by Harold Marcuse.

Comments by Bart Mendel (blue) and Jacklyn Wolf (purple) of Stonemark added 12/11/11.