Work on Building 2 began first in September 2013, equipment issues. We were able to start the plans to address the roof our HOA attorney Ann Rankin vetted the contracts appointed CitiWorks as the project manager. Once Inspection Service, D.H. Charles Engineering, and reviewed the associated roofing contracts and v was approved submitted to OSHA and although ultimately the plan ares from OSHA. Variance requests were conducted to establish not only the ability of the roof and associated parapet walls to handle the equipment, but also to clearly establish the location of the tension wires so the locations where equipment was to be placed would not compromise the roof integrity. After a great deal of investigation, the engineering firm offered plans for both Building 1 and 2 that could be used to determine the type of equipment and the locations at which they should be placed.

The plan for Building 2 presented no difficulty from an owner’s perspective as none of the equipment would need to be placed anywhere other than the roof. However, the plan for Building 1 was made more difficult as a result of the building’s design. The original plan would have required some equipment being placed on some owners’ balconies. After further investigation, it was determined that a different plan could be used that would eliminate any intrusion on other parts of the building outside of the roof. However, the new plan was subject to variances from OSHA. Variance requests were submitted to OSHA and although ultimately the plan was approved, it took OSHA many months to provide the approval.

In a May 2013 executive session the Board reviewed the associated roofing contracts and voted to approve the contracts submitted by Scaffolding Inspection Service, D.H. Charles Engineering, and appointed CitiWorks as the project manager. Once our HOA attorney Ann Rankin vetted the contracts, we were able to start the plans to address the roof equipment issues. Work on Building 2 began first in September 2013,
since Building 1 was pending OSHA variances. Work on the roof includes SITCO, Western Roofing, and Kyle Electric. SITCO is responsible for the removing of cement from the locations where the equipment is to be installed, Western Roofing waterproofs the area, and the last stage is for the equipment mounts to be bolted down and cemented in place. Kyle Electric wired the roof, so when the final equipment is in place there will be electricity to operate the equipment.

So finally we were underway and making progress to addressing the deficiencies so that we would be able to actually do things on the sides of the buildings. Ah, but not so easily! On November 19th, a Building 2 unit owner advised us of a leak on the ceiling of their unit. After being in touch with various other owners on the seventh floor it was determined that some leaks were found in several other units as well. Action was taken by the Project Manager and Western Roofing to discover the origin of the water leaks and to rectify the problem. The source of the leaking was determined to be the existing waterproofing that covers the space between the parapet wall and the roof itself. It appeared that it was brittle and when the construction jack hammering was done, it caused the waterproofing material to separate from the wall. This allowed water to get into this space and find its way into the building and meet OSHA requirements. At this point all the Building 2 roof leaking issues have been addressed. If all goes well, and weather permitting, we are now expecting the Building 2 roof project to be completed on by the first week in June. Then we will be able to safely and legally conduct work on Building 2.

While all this work was happening on top of Building 2, we finally got OSHA approval for the variances requested to allow work to begin on Building 1. The Board is meeting with the roof Project Manager to review the plans for Building 1 and decide on when work can start. We have learned several lessons while doing the Building 2 project and these will of course be applied to work on Building 1.

I hope this brief summary of the roof project gives everyone a feeling for how what might seem like a simple fixing of equipment mounts is much more complicated.

- John Case

From the Treasurer

Reserve Study – What and Why

This year the association will undertake a comprehensive onsite inspection to prepare its reserve study plan. We will be using Murray Joseph and Associates, who have conducted numerous studies for many condominiums. We have used them for the past four years.

Why Do We Do It?

The reserve study information supplements the annual pro forma operating budget in providing