



ROSSMOOR

WALNUT CREEK

Walnut Creek Mutual Fifty (Mutual 50)

Buildings & Facilities Committee Meeting: FRIDAY, MARCH 10, 2023 AT 10:00AM

ZOOM MEETING

Join Zoom Meeting: <https://us02web.zoom.us/j/87117162657>

Meeting ID: 871 1716 2657

Audio Only: 669-900-9128

Agenda

- 1) **Call to Order and Roll Call of Members** – Rich
- 2) **Approval of Minutes**: Meeting held on February 3, 2023
- 3) **Old Business**
 - A. Roof tune-ups
 1. 2023 Scope of Work (SOW) and Request for Proposal (RFP) Plan – Team
 - a) Budget for work by Mr. Hogue: \$2,500
 - b) Mr. Hogue reviews SOW and provides feedback to committee on recommended changes
 - c) After committee agrees on changes, Mr. Hogue revises SOW and MOD distributes SOW & RFP to contractors including date for bid walk
 - d) Mr. Hogue does an independent cost estimate for the agreed SOW
 - e) Feedback to committee from bid walk and during bidding process
 - f) Recommendation by committee based on bid results
 2. Reasonability of expected roof tune-up results – Doug and Mark
 - a) Extend present concrete tile roofs to 2038 (15-year extension for 50-year life)?
 - b) Reduce present leak occurrences by 80%?
 - c) Do an economic/risk analysis: Compare the cost/risk of roof tune-ups to extend roof life by 10-15 years vs. replace the roofs now vs. continue corrective repairs for 10-15 years
 3. SOW comments and initial responses – Clayton & Doug
 - a) Cost of plywood replacement in unit pricing: Defer until rehabs?
 - b) On Bid Form (attachment 5), replace “facs number” with “email address”: Use standard MOD bid form.
 - c) Use 26 gauge for sheet metal: 28 gauge is minimum: 26 gauge is thicker and less expensive than 28 gauge.
 - d) Recommend generators instead of personal power: Remove power requirement from SOW?
 - B. Update on replacement of M50 exterior light fixtures - Doug
 1. Status of contractor proposals to install LED fixtures during 2023-24

M50 Building & Facilities Committee Meeting FRIDAY, DECEMBER 2, 2022, AT 10:00AM

- C. Status of condo smoke detectors connected to exterior alarms and whether any corrective action should be recommended to the Board (CC&Rs 6.21) - Rich
 - 1. Discuss first draft of Holmes Group report based on site visit on January 19
 - 2. Board motion to pay for the purchase and installation of a replacement smoke detector in the 5533 #2A hallway that was damaged during a Fire Department visit
 - 3. Inspectors test sprinkler alarm bells on an annual basis: Is this frequently enough to identify alarm bells that are no longer working?

- D. Status of luxury vinyl flooring in remodeled kitchen and nook of upper-level unit of Herbert & Anna Maria Roeper (5401 #2B) – Rich (Mark recused)

5) **Announcements:** The next meeting is scheduled for April 7, 2023 (Good Friday), via Zoom.

6) **Adjournment**