

M50 Buildings and Facilities Committee Minutes
Friday, June 3, 2022 at 10:00 AM via Zoom

- 1) Call to Order – Rich Johnstone
- 2) Roll Call of Members – Rich Johnstone

Committee Members Present: Doug Bettencourt, Rich Johnstone, Russell Ogawa, and Mark Strovink

MOD Representative Present: Clayton Clark

M50 Member Present: Bill Schwartz

- 3) Approval of Minutes from May 6, 2022: The minutes were approved without changes.
- 4) Old Business

4A - Update on Roof Assessment and Tune-Ups

- a) The roof sub-committee is analyzing the Avelar report and is completing their comments. The sub-committee will provide Rich with their comments.
- b) Roof tune-up information provided by Clayton:
 1. He is not aware of any mutuals that have completed the type of tune-up being considered by M50.
 2. However, MOD is beginning roof tune-ups on Cactus Court. MOD will provide the committee with costs and before/after photos of these tune-ups. MOD is expecting to complete these tune-ups by the end of June.
 3. He estimates that tune-ups performed by 2 MOD roofers would cost approximately \$170/hour plus materials. This work could be performed by a roofing contractor, but MOD staff would be needed to supervise. So, a contractor tune-up would cost more than a MOD tune-up.
 4. MOD currently has one roofer, but this person could be assisted by a retired MOD roofer. Clayton will determine the availability of these two roofers during July through October.
 5. Mark suggested and Clayton agreed an initial M50 tune-up should be completed by MOD. Clayton will request approval from Paul Donner.
 6. If Paul agrees, Clayton will prepare a proposed scope of work, schedule, and estimated cost for review and approval by the committee. Clayton suggested the first tune-up be performed on the 5333 building as Avelar reported this roof was in poor condition.
 7. Future tune-ups could be scheduled during manor rehabilitations to overlap painting and carpentry during these two projects, which should

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reduce overall costs. Entry 22 rehabilitations are planned for 2023, and Clayton expects to have a per-unit rehab cost estimate during August.

4B - Update on Replacement of Exterior Light Fixtures

- a) The demonstration project (installation of 7 LED light fixtures at the 5521 building) has started. A carport “jelly jar” fixture has been replaced and is providing good light.
- b) The project has been delayed by some parts that are on back-order. Clayton will check on 2 pagoda light fixtures, which should have been delivered.
- c) Sang Electric will install the fixtures as they are received.
- d) After the project is completed, the committee will make a recommendation to the Board regarding the installation of LED light fixtures in M50.

4C – Status of Condo Smoke Detectors

- a) Clayton has been unable to identify a local contractor who has worked with the Contra Costa Fire District regarding replacement of hard-wired (AC power) smoke detectors with exterior alarms. One contractor, Cintas, suggests Clayton contact the Fire District directly for this information.
- b) M50, M55, and Project 53 (soon to be M53) have hard-wired smoke detectors with exterior alarms.
- c) As preparation for a false alarm triggered by a smoke detector malfunction, residents can identify which breaker switch (or switches) would turn off the detector and exterior alarm.
- d) If a detector is in good working condition, a false alarm should not occur. If an alarm occurs, it should be assumed to be caused by a valid reason.
- e) If an alarm is caused by smoke (not involving a fire) in a condo, windows should be opened and towels use to push smoke outside the windows. When the smoke is dissipated, the detector should reset and stop the alarm.
- f) Smoke detectors should be included in resale inspections. They should be cleaned, if needed, to remove dust that might trigger a false alarm.
- g) Doug discussed a possible replacement for the existing hard-wired detectors
 1. The existing detectors are over 10 years old and should be replaced.
 2. BRK and First Alert (owned by same company) smoke detectors could work with an exterior alarm. These detectors use a 10-year battery backup (a requirement); the detector needs to be replaced after 10 years.
 3. Suggestion for next step: Buy a BRK or First alert detector with a relay (to operate exterior alarm) and request Sang Electric to determine whether it

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can be installed with the existing ceiling electrical box or whether a second box is required.

- h) Next meeting: Discuss whether to
 - 1. Proceed with purchase of a BRK or First Alert smoke detector.
 - 2. Recommend keeping exterior alarms when existing hard-wired detectors are replaced.

5) New Business:

5A – Entry 22 and Portion of Entry 23 Paving

- a) This project was scheduled for 2022 but has been delayed indefinitely as a result of increased paving costs.
- b) GRF has also delayed paving scheduled for 2022.

5B – Alteration Request by Bill Schwartz (5533 #2B)

- a) Bill is seeking M50 approval to install a motorized retractable awning on his balcony.
- b) Bill Parsons is the MOD coordinator for M50 alteration requests.
- c) Clayton confirmed this awning would not need to be detached during building rehabilitation. Contractors could work and paint around a retracted awning.
- d) The committee agreed Bill would need to satisfy three conditions in order for the committee to recommend approval of his request:
 - 1. Obtain approval from his neighbors in the 5533 building
 - 2. Provide picture of awning color
 - 3. Install a GFI outlet to power awning motor
- e) Rich will request the Board to approve a motion that will enable the committee to review and approve certain alteration requests without further review and approval by the Board.

5C – Window Replacements: Full Frame vs. Retrofit

- a) Doug is not aware of any M50 owner who has used a retrofit replacement.
- b) Full frame replacement requires a temporary removal of exterior or interior siding or trim.
- c) The simplest replacement is to replace glass without replacing the frame.

6) Announcements: Next meeting will be on Friday, July 1 at 10 am via Zoom.

7) Adjournment