



Walnut Creek Mutual Fifty (Mutual 50)

Building & Facilities Committee Minutes
FRIDAY, OCTOBER 15, 2021, AT 10:00 A.M.
ZOOM MEETING

Call to Order

Abbie Owaga called the meeting to order.

Roll Call of Committee

Doug Bettencourt, Rich Johnstone, Marjie Musante and Abbie Owaga
M50 member: Alan Wong

MOD Staff

Clayton Clark, Building Maintenance Manager

Approval of Committee Meeting Minutes

a. September 17, 2021

The committee approved the minutes with no changes.

Old Business

4A - Update on the recommended roofing consultant: Axis Building Envelope Design - Clayton Clark

- a) Clayton's suggested scope of the assessment
 - 1) Inspect manor and garage roofs at 5501 (oldest M50 building) and 5333. (Doug wants to include the 5501-carport roof that is sagging.)
 - 2) Pull up a sampling of tiles and inspect the status of the underlayment
 - 3) Estimate remaining roof life and actions/costs that would extend roof life (e.g., open metal valleys)
 - 4) Additions to the scope suggested by the consultant
- b) Clayton's understanding is scope item 3 is included in the Axis bid, but the scope wording needs to be more specific. Clayton will work with Axis to revise scope item 3 to include
 - 1) Assessment of remaining years of roof life
 - 2) Corrective action and cost to extend roof life. (In addition to the Axis estimate, Clayton plans to ask a roofing contractor for their cost estimate of the recommended corrective action.)

- c) The Axis fixed price for the 5501 and 5333 roof assessments is \$8,280.
- d) Axis has offered to assess one garage roof for a fixed price of \$5,580, but Clayton prefers they perform this assessment on an hourly basis as he thinks the cost would be less than the fixed price.
- e) Doug observed that M50 roofs have metal valleys, but these valleys are covered by tiles, which can result in the blockage of water flow by accumulated debris in the valleys.
- f) Alan suggested
 - 1) Depending on the results of the first roof assessments, the committee may recommend to do another assessment
 - 2) The committee should request MOD to provide resale inspection reports that identify a roof problem. The committee could use these reports to create a database of roof problems.
 - 3) The committee should determine whether all the three phases of Mutual 50 were installed by the same contractor and, if not, we should inspect one roof in each of the phases.
- g) Abbie suggested that Rossmoor building maintenance staff inspect the roofs from inside the attics. This would require coordination with owners.
- h) Committee recommendation: Request the Board to approve \$15,000 for
 - 1) \$13,800 for the roof consultant to make an assessment
 - 2) \$1,200 for MOD staff to assist the consultant by removing and replacing roof tiles

The committee would not spend any money until the scope has been re-worded in the Axis bid and the committee approves the bid.

4B - Update on bids to replace M50 exterior light fixtures – Doug Bettencourt

- a) Doug provided Clayton with a worksheet with rough cost estimates (parts & labor) to replace the 352 existing fixtures in Entries 22-25
 - b) Doug noted the 6 new fixtures installed at the 12 deeded garages are 10-watt LED vertical fixtures. He does not know whether 10-watt LED fixtures are available for horizontal address lights. Clayton will ask Sang Electric if they have installed 10-watt LED horizontal fixtures. If Sang has installed such fixtures and they are in short supply, M50 might want to buy a sufficient supply soon while they are available.
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- c) The plan is to replace vertical fixtures with vertical fixtures and to replace horizontal fixtures with horizontal fixtures to avoid touch-up repainting.
- d) Committee recommendation: Request the Board to approve \$1,200 to test whether 5-watt LED fixtures would provide adequate lighting.
 - 1) 5 different fixtures @ \$150: light for carport & garage exterior walls, post lamp for entry sides & manor pathways, rafter light for carport interiors, horizontal address light, and vertical address light
 - 2) 5 hours of installation @ \$75/hour
 - 3) Doug will ask the Barry and Marsha Grossberg to recommend a location for the test.

4C - Update on safety handrail repairs – Clayton Clark

- a) Two defective railings are being repaired by Eagle Iron.
- b) Donna Landeros will provide Clayton with addresses of other railings that are either broken or close to breaking.

New Business

5A – Status of condo smoke detectors that are connected to an exterior alarm and whether corrective action should be recommend to the Board – Rich Johnstone

- a) Doug observed the most recent Helsing Study indicates the exterior alarms have a remaining life of 1 year.
 - b) Doug observed the exterior alarms are connected to interior smoke detectors, which required AC power to operate.
 - c) Clayton observed that exterior alarms are not tested by M50 or MOD. Testing is currently the responsibility of owners.
 - d) Clayton noted the Fire District would not give permission to remove hard-wired detectors & alarms in lieu of smoke detectors with 10-year batteries.
 - e) Clayton recommended hiring Sang Electric to test exterior alarms and connected smoke detectors in one manor building using artificial smoke. Any detector or alarm that fails the test will be replaced. This limited test will help the committee understand the magnitude of any problems.
 - f) Agenda topics for November 12 meeting
 - 1) Discuss Sang Electric cost for the test.
 - 2) Should M50 decide to replace hard-wired smoke detectors with a combination smoke/carbon monoxide (CO) detector? If yes, should these combination detectors be replaced at or
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before resale? CO detectors are currently owner responsibility.

- 3) When a condo is sold, how does M50 confirm the condo has smoke detectors with a 10-year battery?
- 4) Should M50 establish a maintenance program to vacuum smoke detector sensors once per year to prevent a dust build-up that can cause a false alarm? This would require coordination with owners.
- 5) Should the B&F committee prepare a “white paper” to explain the smoke detector issues and possible corrective actions?

Adjournment

Next Meeting

Friday, November 12th at 10am via Zoom.
