

# **CRESTVIEW CONDOMINIUMS**

## **Exterior Building Repair Project Summary**

**7/28/2022**



# Presentation Outline

- Who is J2?
- J2's Scope of Work at Crestview to date
- Project Goals
- Scope of Repair Recommendations
  - Existing and proposed materials for main building components
- Project Budget
- Next Steps

# Who is J2?

The Building Doctors



J2 BUILDING CONSULTANTS, INC.

## WHO WE ARE

- J2 is an engineering firm specializing in the evaluation, design and overseeing the remediation process of existing buildings.

## WHAT WE DO

- We are building doctors. We diagnose, prescribe, and treat existing buildings that have been damaged by harsh environments, defects, age, disaster, or neglect.

## WHY THIS IS IMPORTANT

- We provide leadership and hope to an oftentimes confusing and discouraging process.
- We speak the languages of construction, project management, insurance recovery, litigation support, and finance.
- We represent the Association through the repair process



# J2's Scope of Work to Date

- Perform building envelope evaluation
- Assist with temporary deck repair recommendations
- Assist with leak repairs
- Draft Scope of Repair documents (Plans and Specs)
- Conducted a competitive bid process
- Performed follow up deck inspections

# More on the Competitive Bid Process:

- Pre-qualified 3 contractors
- Bid walk
- Answer contractor questions
- Bid review/analysis
- Contractor interviews and Board/Committee meetings
  - ClearCut was selected as contractor
    - Low Bid
    - Most knowledgeable about the buildings
    - Best fit for the project

# Remediation Project Goals

- 1) Life Safety
  - Decks
- 2) Reconcile Exterior Building Deficiencies
  - Reduce emergency leak repairs
  - Reduce maintenance costs
    - Existing systems are not maintainable
    - Will not last their expected useful life
- 3) Reconcile Reserve Study (Maintain/Repair/Replace)
  - Avoid future shortfalls/assessments



# Scope of Repair Recommendations

- Roof
- Cladding (siding, stucco, manufactured stone)
- Windows
- Decks



# Roofing

## Existing Assembly:

- “Standard” asphalt shingles

## Proposed Assembly:

- Polymer-modified shingles
  - Heavy weight
  - Impact-resistant
  - Rubberizing polymers improve performance in temperature extremes
  - Increased granule adhesion
  - Enhanced crack resistance
- Ice Melt System
  - “Commercial Grade”
- Warranties
  - Roofing: 50 year limited transferable warranty against manufacturing defects; 10 year “SureStart” warranty
  - Ice Melt: 10 year warranty; 20 year expected useful life



# “Attic” Venting

## Existing Assembly:

- Existing roof assembly is not vented adequately

## Proposed Assembly:

- Insulated nail base installed on top existing roof sheathing.
  - Less invasive
  - Ensures proper venting
  - Increases shingle life
  - Adds insulation value
  - Decreases condensation risk
  - Decreases ice damming risk





# Roof - Example Photos



**Granule loss and shingle damage**



# Roof - Example Photos



**Improper roof-to-wall integration**



**Granule loss and shingle damage**



# Roof - Example Photos



**Improper diverter resulting in water intrusion at walls**

# Roof - Example Photos



**Sealant dependent coping (and improper sealant).**



**Improper mounting penetrations at rooftop mechanical equipment.**



# Roof - Example Photos



**Improper and deteriorating flashing**



# Cladding

## Existing Siding:

- Stucco
- Wood siding
- Manufactured Stone veneer

## Proposed Assembly:

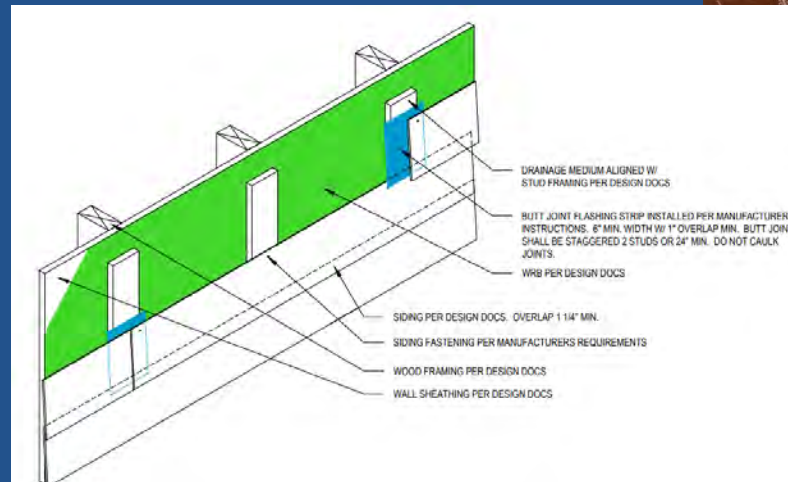
- Replace stucco with new stucco with proper joints
- Replace wood siding with fiber cement siding with a factory finish
- Replace stone veneer with similar material
- Add drainage medium for drainage and drying



# Fiber Cement Siding – Wood Look

Replace wood siding with fiber cement siding prefinished to look like stained wood

- 20 Year limited fade coating warranty in addition to manufacture's substrate warranty
- Lower maintenance than wood siding
- Readily available

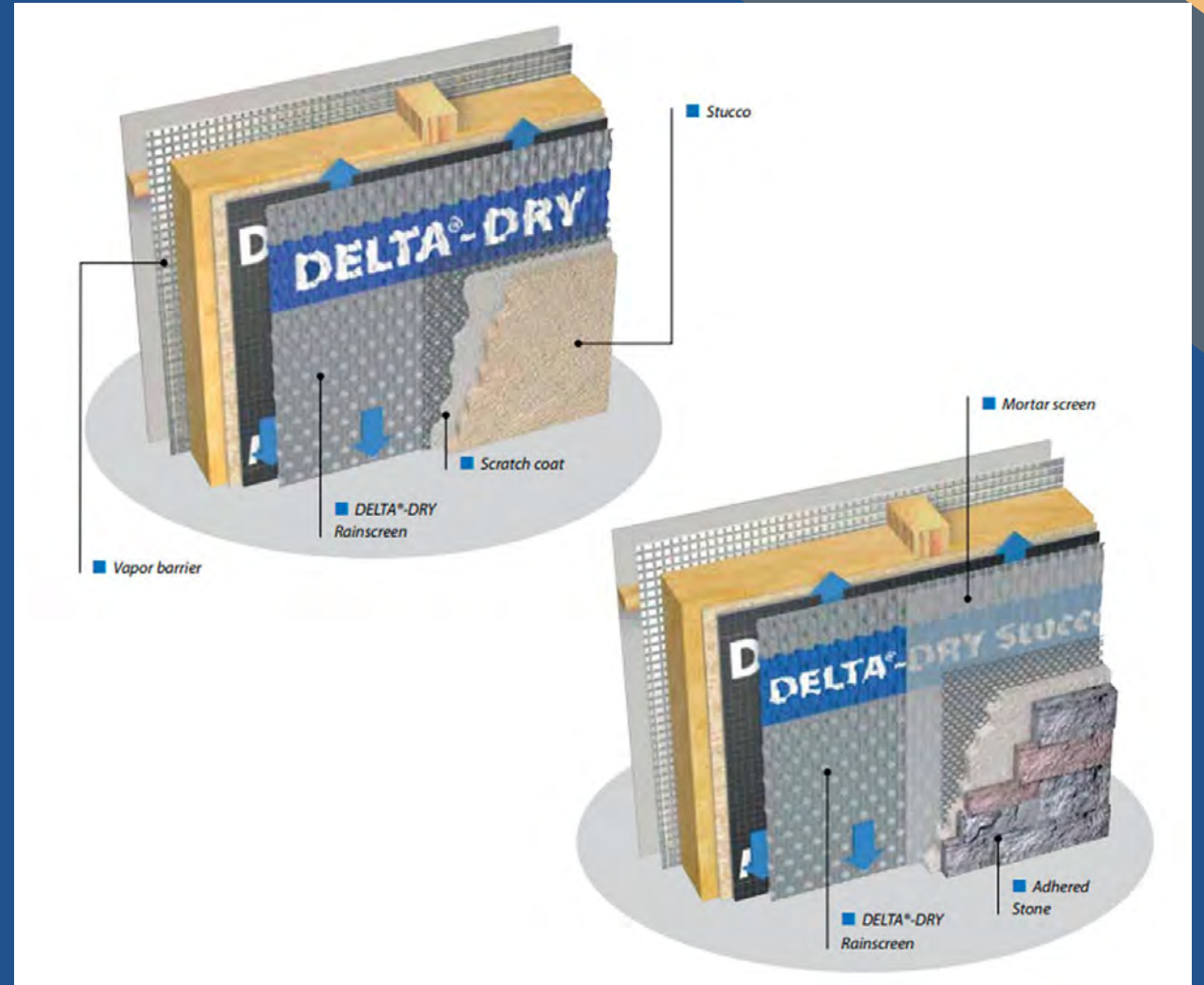




# Stucco and Stone Veneer

Replace stucco and stone veneer with new stucco and stone veneer over drainage medium/rainscreen system

- Stucco – 7 year material warranty
- Stone Veneer – material warranty varies by manufacturer, 10 year installation warranty by Clearcut
- Ventilated air space allows water to drain and allows wall to dry
- Dynamic sealant joints at material transitions
- Crack control joints



# Cladding – Example Photos



**Deteriorated sheathing  
and WRB under deck  
ledger; stucco cracks**



# Cladding – Example Photos



**Open void into wall cavity at deck to wall locations**

# Cladding – Example Photos



**Water damaged WRB and sheathing**



# Cladding – Example Photos



**Deterioration of manufactured stone veneer; mortar/attachment failure of veneer**



# Cladding – Example Photos



**Manufactured stone veneer assembly failure**



# Cladding – Example Photos



**Weathered wood trim**



**High maintenance horizontal siding; prone to cracking, cupping and finish deterioration**

# Windows

## Remove and replace existing windows

- Transferable limited 20/10 warranty
  - 20 years for IGU's (glass/visibility)
  - 10 years for non-glass/operation components
- Removal required for proper installation
- Frame damage expected due to improper detailing
- Higher performance grade
- High quality vinyl (sun/temperature)
- Energy efficiency
- Venting



- Interior air seal
- Exterior weather lap
- Redundant means of drainage
- Expansion/contraction





# Windows – Example Photos



**Omitted movement joints between window frames and adjacent cladding**

# Windows – Example Photos



**Omitted WRB behind window trim**



**Omitted SAF and sealant; improper fastening**



# Decks

## Existing:

- Non-preservative treated structural framing
- Twisting/splitting/checking
- Paint failure
- Settling (inadequate soil bearing)

## Proposed:

- Preservative treated and stained framing
- GLB posts/beams; “appearance grade”
- Metal guards
- Underpinning





# Deck Underpinning

Stabilize footings by  
“underpinning” decks with  
helical piers bolted to  
existing foundation



# Deck Guards

Replace wood guards with powder coated aluminum guards

- Low maintenance
- 10 year finish warranty provided by Clearcut
- Long expected useful life
- Contemporary look



# Deck Timbers

Replace existing framing with new preservative treated GLB timbers

- Appearance grade
- Straight and true
- Treated to proper standards
- Stained (not painted)

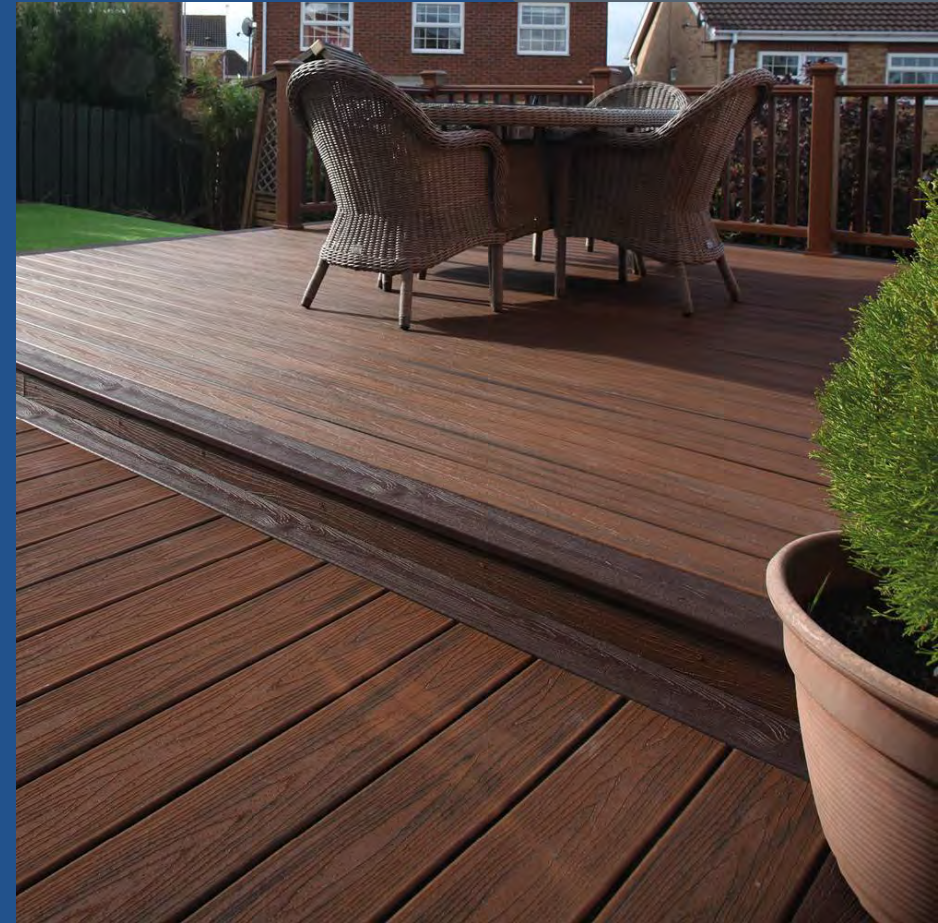




# Deck Boards

Replace existing deck boards with new composite boards

- 25 year warranty (Trex)



# Decks – Example Photos



**Lower floor patio wall pulling away from building due to foundation settling**



# Decks – Example Photos



**Decayed deck joists (35% +/-)**

# Decks – Example Photos



**Decayed deck beams (10-20%)**



# Decks – Example Photos



**Decayed deck columns (30%+)**



# Decks – Example Photos



**Wood decay at base of column**



# Decks – Example Photos



Deck connection failures

# Decks – Example Photos



**Weathered guardrail wood caps and paint**



**Inadequate guard attachment**



# Before and After



Existing



Proposed

- Stucco control joints
- No “live edge” on siding
- Guard rail material
- Stained “appearance grade” deck timbers
- Thicker roof fascia



# Local Architecture



Silverado Lodge



# Project Budget

How much will this cost?

- Total Project Cost: \$9.1M
- Includes construction costs, contingencies, and all related fees
- “Guarantees” price for 2023/2024 Construction



# Next Steps

- Funding
- Finalize Construction Documents and Construction Contract
- Pre-Construction Activities
  - Submittal process
  - Material purchase/storage
- Construction Mobilization – Spring 2023
- J2 will monitor construction
  - Design Professional of Record
  - Additional quality assurance
  - Reviewing payment applications, change orders, budget, schedule, etc.





# THANK YOU!



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