

Woodland Park Presbyterian Church
Contractor Walkthrough
July 18, 2008

We met at the church at 1:00 pm.

Carolyn Merritt, Gene Oliver and Todd Peterson along with Dennis Chivers from BPH were present. Representatives from both Crest NW and Moon Construction attended as well.

We first visited the roof and described the scope of work. We had the roofing package drawing for reference. Discussions surrounding many portions of the work were had but a few stood out:

The brick on the east wall of the bell-tower is in very bad condition. We assume in the earthquake of 2001 a portion of the brick veneer came loose from the building structure and shifted away from the framing behind it about 2" in some areas. It can actually be moved in place currently. This is a dangerous condition. It is over the roof in this area so it is unlikely to fall down the ground, but would damage any roofing in the event of a failure. We decided to ask the contractors to propose a solution to this. We discussed the fact that since this area is over a roof and largely not visible from the ground the brick could be removed and replaced with a siding of some sort. We did not think it had to be brick. Although we knew about this condition, we had not anticipated performing this repair at this time however it is very apparent that the condition should be dealt with now. These cost were not anticipated in the estimates prepared to date.

In the bid package we have noted the main sanctuary as an alternate for re-roofing. Upon viewing the south elevation of the roof we noted that there are many locations where the existing shingles appear to have been peeled off perhaps by birds pecking at them. This is a new development that was not present last fall when we last looked at it. This alternate will likely be exercised in the bid. Additional rigid insulation will be applied to the top side of the existing roof decking here as this roof is not currently insulated. New gutters and downspouts will be installed as well. We had not anticipated this cost in the estimates prepared to date.

The base bid for the project notes to assume re-installation of the existing copings at the parapets. There is an alternate in the package to replace all roof copings with new. Both contractors commented that the existing copings are very rusted and will likely not be reusable. This cost was anticipated in the estimates.

The skylights were reviewed. We thought we could re-frame the existing openings down to a standard size skylight and reframe the interior sides of the wells. A comment from one contractor about the cost of reframing the opening and purchasing a custom sized skylight would be about the same led us to direct them to order the custom size thus not having to work on the interior side of the skylight.

We told both contractors that we will look to them to coordinate sidewalk closures, parking lane closures etc for dumpsters, storage and the like. We expect dumpsters to be removed every Friday night and not returned until Monday morning. Particular attention to the fact that we have two tenants that have occupied and used spaces everyday all day so no radios, proper attire etc will be required. We are a member of the neighborhood and expect them to act as though they are, too, while they are working here. All suggestions for sustainable construction materials and methods will be entertained. No parking is provided and neighborhood parking is very tight. All of these comments are written directly on the roof drawing.

We then walked through the interior spaces to show them the intent of the changes.

We have asked for bid by 8/5 but want to make sure they have enough time to get proper and competitive pricing from their subcontractors.

We said they can visit the site further on their own if they wish. Please let DeAnne in the office know when they expect to be onsite.

It was very clear that input from a contractor will be very beneficial as we proceed down the road of our renovation.

We were done by about 3:00 or so.

Todd Peterson
Committee Chair