

Wilkin said there would be 2” x 2” battens across the roof surface, creating an airspace under the metal roof so the snow will melt off but will not avalanche.

7. Q: Some areas of the existing roof have heat tape and snow fencing and should other options be considered for these areas?
A: This will be determined when Lianro does their site visit.
8. Q: Does the contract include drip edges on all areas of the roof?
A: Drip edge will be installed for all roof areas and is included in the contract.
9. Q: Describe the advantages/disadvantages of the dome plastic and flat glass skylights.
A: The plastic skylights are a two layer acrylic product. Glass is better option but it is more expensive. The Board will do additional research.
10. Q: What is the basic cost to replace the roof?
A: The bid is \$79,400 for the roof on the main building, excluding the skylights. Bill McCall thought the bid should include the roof, the circular roofs and the two outside stairwell roofs.
11. Q: What extras are optional and what is that cost?
A: The bid does not include the skylights, the circular stairwell tops or the two outside stairwell roofs. Insulation and lighting would be additional costs. Dome skylights would be an additional \$4,794 and glass skylights would be an additional \$5,150. Bids need to be developed for the stair and circular roofs.
12. Q: When is payment due?
A: There is 50% due when the materials are delivered and the work is started and the balance is due on completion. If the full amount is not paid within 11 days of completion, interest will start accruing.
13. Q: How will “surprises” during the job be handled?
A: It will depend on the situation.
14. Q: If the roof leaks after 60 – 90 days, what is guaranteed and when do we have to pay for repairs versus warranty work?
A: The contract includes a ten-year installation warranty. Workmanship issues will be taken care of at no cost.
15. Q: How long will it take to complete the work?
A: The project is anticipated to take 15 – 18 work days, assuming the periodic inspections can be done in a timely manner. The crew will work Mondays through Saturdays.
16. Q: Will the work be done in sections and how is the building protected if it rains during the project?

A: Lianro would prefer to do the work in sections. The ice and water shield will protect the surface during the time between the old roof removal and new roof installation. Tarps can be put in place if there is a concern about an extended period of bad weather.

17. Q: Will notice be provided to residents and guests about equipment and supplies and using caution during work days?

A: Gary Nicholds said management would typically handle notification through email blasts and signs on the unit doors.

18. Q: Will the job site be left clean and orderly at the end of each day?

A: There will be a complete cleanup at the end of each day.

19. Q: Will you need a staging area for materials and tools? The project will be staged on an outer area of the parking area. Wayne McCorkle said the staging should be in the back area between the two buildings.

Wayne McCorkle asked if there might be a way to negotiate the price if the Association provides accommodations in the units. Denise Wilkin said this might be an option. Bill McCall said the Board should discuss this offline.

The crew would be able to start work in mid-July.

Gary Nicholds requested a copy of the contractor's insurance naming Woodbridge and BPM as additionally insured.

IV. NEW BUSINESS

A. Clubhouse Door

Discussion of this agenda item was tabled until the next meeting.

B. Knox Boxes

Discussion of this agenda item was tabled until the next meeting.

V. SET NEXT MEETING DATE

The next meeting date was not set.

VI. ADJOURNMENT

Wayne McCorkle made a motion to adjourn at 8:10 p.m.

Approved By: _____ Date: _____
Board Member Signature