

## **Special Meeting of the Tall Ship Association Board of Directors**

### **Maintenance Building Conference Room**

**August 25, 2011**

**Present:** Barry Stuart; Lee Allison; Lester Essex; Rob Routman; Kathy Stanton; Carol Rolf; Paige Lee, Geiger Lee, and Mike Foster representing Foothills Property Management; and Marshall Clarke representing MCA Architecture

**Absent:** Frank Patterson

**Call to Order:** The meeting was called to order at 9:36 AM

**Introduction of Guests:** Barry Stuart introduced the guests – Marshall Clarke of MCA Architecture and Paige Lee, Geig Lee, and Mike Foster of Foothills Property Management

**Discussion re Engineer's Report:** The Board discussed the recent report submitted by MCA Architecture and ascertained the following information:

- Marshall Clarke stated that the buildings have performed well based on their age, but that the EIFS stucco veneer was meant to be put on cement block. As installed, it should have flashing for drainage. Windows should have had head flashing and sill flashing for proper drainage. Test cuts revealed wood rot under bow windows. Based on recent tests, not all of the EFIS stucco was properly sheathed to protect the studs. Some areas had proper drainage space between sheathing and stucco while some areas had paper sheathing with exposed seams allowing water intrusion. Test cuts evidenced water intrusion at deck corner columns which may also have structural problems from being footed on plywood.
- Marshall Clark recommended a way to fix the decks. We need redundancy so that the water will drain out from the cladding on roofs, walls, and floors. We need better sheathing that was not available in the 1980s and any type of cladding would work, as that is an appearance issue. The end walls would be done last. The most serious areas, and thus the priorities, are the rear walls where the bow window stacks are located and the columns. The decks need to be waterproofed to preserve the columns from rot. Although the drawings call for waterproofing, it does not appear that this was done. Confirmation is difficult since a waterproofing layer would be under the cement. Test cuts did indicate the cement deck was poured against the stucco wall without a waterproofing layer. Caulking is also necessary and Marshall Clarke is recommending silicone caulk for a longer protective life.
- If we do repair the bow window stacks we also should repair to the left and right to provide drainage flashing and to inspect and remove rot, if any. We should go to within a foot of the corner of the buildings since stopping at the corner creates potential seams inviting leakage and potential cracks.

- Marshall Clarke brought several drawings, including a structural modifications drawing from 2003. The recommendation was to add 2 x 10s to support the corner columns. No one was sure what work had been done, although repairs have been done on some of the columns. This issue is in the engineer's report as a serious problem.
- The leak on the decks is off the top of the decks near the joint with the columns. The stucco was put in before the concrete was poured which was the wrong order. The fix is to repair the top of the decks by waterproofing which would go up the stucco. If there is rot it needs to be fixed. The corner decks probably have the most problems.
- To repair the stacks, including the 109 Frigate stack, the windows need to be repaired, especially along horizontal lines and where the windows touch the stucco. The windows need to be fixed so the water flows out from horizontal heads, sills, and floor lines by using flashing, which can be a design feature.
- Marshall Clarke brought a more detailed scope of work to replace the 109 stack in Frigate. He also recommended that an architect should decide how much rot to remove and how much flashing to add.
- Cracks in the buildings are stucco cracks and in the eaves which are all from 25 years of building movement. Marshall Clarke did not see this as a serious problem. Cracks around first floors could be settlement or wood rot.
- Before work is done, the windows should be removed and then could be put back after installation of head flashing on the top, installation of double sill pans on the bottom, and waterproofing is done. Seal and caulk must also be removed and replaced. Thus, windows may not need to be replaced. Marshall Clarke, however, stated that repairs would most likely include replacing windows. New vinyl products are available with lifetime vacuum seals.
- Marshall Clark discussed a one inch thick product that could be put back as a cladding in place of the EIFS. Hardy board is also an option.
- Marshall Clark suggested we get more than one price to fix the 109 stack in Frigate based on details he would draw for a price of \$2,500.
- Someone needs to check the metal roof and look for leaks after a rain to complete needed repairs which are under warranty. In addition to any necessary roof repairs the gutters need to be reattached to the building to get the gutters back into alignment and stop the sheeting. Marshall Clarke believes the gutter size is fine. Chimneys also need to be reclad.

Rob Routman moved to have Marshall Clarke prepare detailed drawings and specifications for a prototype window repair detail using a drainable EIFS system and supervise the repair of the 109 stack in Frigate Building at a cost of \$2,500. The motion was seconded by Lea Allison, and the Board unanimously approved the motion.

**Adjournment:** On motion of Lea Allison, seconded by Kathy Stanton, and unanimously approved, the meeting was adjourned at 11:25 AM.