

FIELD REPORT – LYNNWOOD RECREATION CENTER – FIELD REPORT

REPORT #01

Job No. 10-100622B1

Date: September 11th, 2013

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City of Lynnwood
Parks, Recreation & Cultural Arts
PO Box 5008
Lynnwood WA, 98046-5008

Job Site Address:
18900 44th Avenue West
Lynnwood WA, 98036

Attn:	Keith Skore (City of Lynnwood)	Phone: 425-670-5240	Email: kskore@ci.lynnwood.wa.us
Cc:	Anton Woody (Holmberg)	Phone: 206-730-0385	Email: anton@holmbergco.com
	Mark Puetz (Queen City Roofing)	Phone: 206-272-0127	Email: markpuetz@comcast.net
	Rich Kerns (Queen City Roofing)	Phone: 206-272-0127	Email: richkerns@comcast.net

Weather: Sun **Temp.:** ~80°F

Contractor(s): Holmberg, Queen City Roofing **Foreman:** Anton Woody, Rich Kerns **Workers On-Site:** ~5/QCR

Contact w/: Keith Skore (City of Lynnwood), Anton Woody (General Contractor, Holmberg), Rich Kerns (Foreman, QCR)

Location(s) of Work: Natatorium roof.

Materials: Hot Stuff Type IV asphalt, John Manville GlasPly IV plysheet, Karnak 108 primer.

Project Conditions Photo:



Photo of the east elevation of the north elevation of the Lynnwood Recreation Center building taken facing south.

Foreword:

At the request of Keith Skore (Project Manager, City of Lynnwood) this writer was onsite to review the demolition of the natatorium roof as performed by Queen City Roofing. A hand-written copy of Field Notes #01 was reviewed with Keith Skore (City of Lynnwood), Rich Kerns (Foreman, QCR) and Anton Woody (GC, Holmberg) and is left in the onsite job trailer for review and dissemination. The following items were observed, noted and/or discussed regarding the roof.

Signed: Chris Northern, Field Inspector

Sent: September 17, 2013

Reviewed By: George Hopkins, Inspector Supervisor

Roof System Description:

Roof Replacement Assembly:

Layer	Specified Products
(E) Roof Structure	(E) metal deck, (E) concrete deck.
Vapor Retarder Layer	2-Ply John Mansville Type IV set in Type IV Hot Asphalt, Glaze coat of Type IV Hot Asphalt
Insulation	Rigid Polyiso Insulation and Tapered Polyiso Insulation ¼.” per foot.
Coverboard	DensDeck Prime Coverboard mechanically fastened.
Adhesive	UltraPly TPO bonding Adhesive
TPO Roofing	Firestone UltraPly TPO, (fully adhered)

Running Punch List/Action Items:

(Items will be removed and updated as addressed)

Observations:

- 1.1 The contractor lay down area is located at the northwest corner of the Lynnwood Recreation Center. Roof access is located at the northwest corner of the Natatorium Roof.



Overview of the lay down area taken facing south.

- 1.2 Queen City Roofing is removing the existing roof assembly down to the concrete deck. Holmberg is demolishing the concrete curb to the east.



Overview of the Natatorium Roof taken facing south.

Continued from Item 1.2 on the previous page.

1.2a The existing roof assembly appears to be layers of flat stock and tapered polyisocyanurate insulation, coverboard and TPO membrane. This system appears to have been installed utilizing OlyBond 500 roof insulation adhesive which is found disposed of in a wall cavity. No vapor barrier is installed over the concrete deck.



1.3 The below photographs are examples of the general condition of the existing roofing as it is removed. The existing roofing material is observed as wet and damaged. Facers on the coverboard and insulation are delaminated. Organic growth is observed on the polyiso insulation. The OlyBond adhesive separates easily from the concrete roof deck.



Continued from Item 1.3 on the previous page.

1.3a The existing roofing is removed and placed in a dump-truck.



1.3b Spud shovels are utilized to remove insulation adhesive from the concrete deck and debris are swept up. Per conversation with Rich Kerns, (Foreman, QCR) this is preparatory work prior to the installation of the new vapor retarder layer. Recommended that all surfaces be free of debris, free of voids and deformities prior to the installation of the vapor retarder layer.



Existing Roofing Observations:

1.4 At concrete curbs, no sealant is observed behind the baseflashing termination.



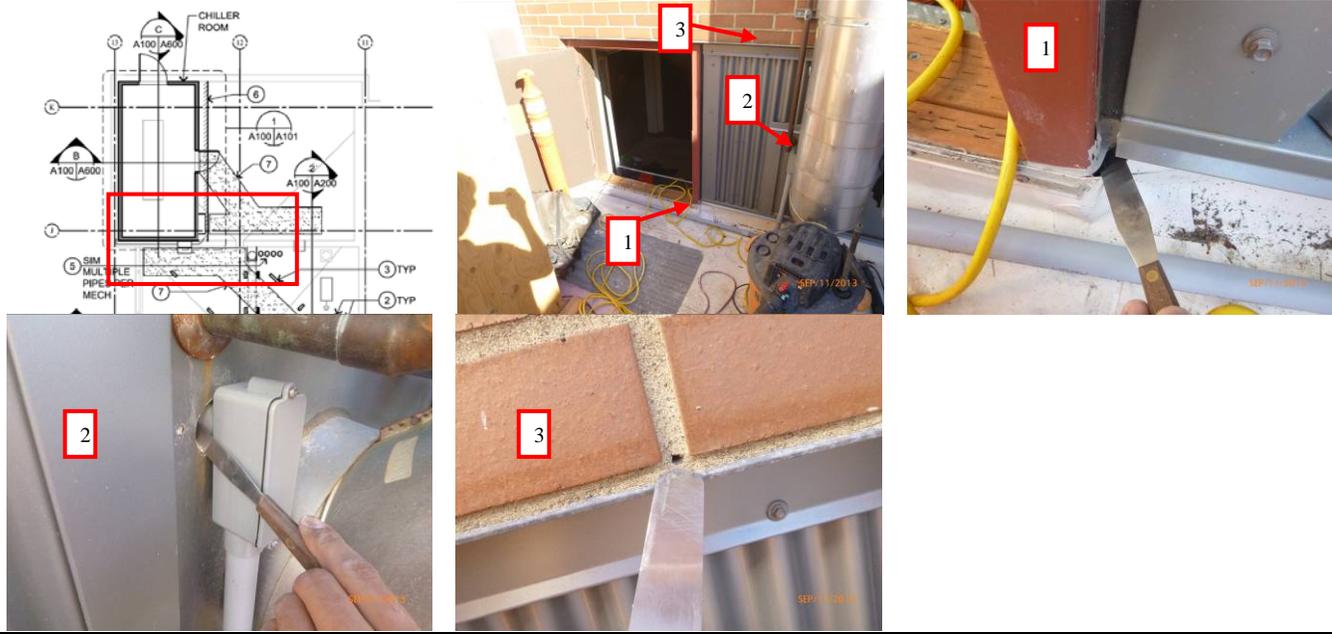
1.5 At pipe penetrations in general, sealant is not observed at the base of penetrations. Sealant is observed at the interior of TPO penetration flashings.



1.6 At HVAC duct curbs pressure treated wood appears to have been installed. The cap flashing is observed as having sealant at the perimeter of where a support leg was seated. Sealant is observed on the interior around bolt penetrations. Existing TPO baseflashing is observed as turning onto the curbs.



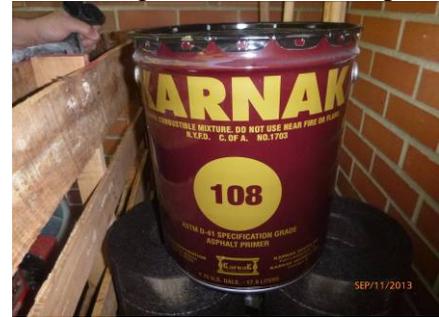
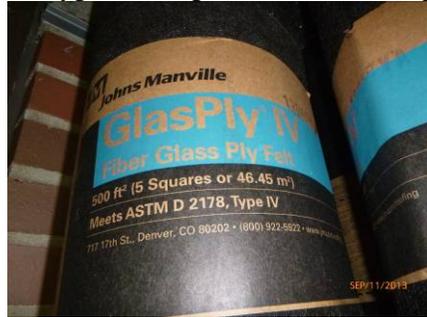
- 1.7 At the chiller room access door existing discrepancies are observed.
In Item 1, an area in the baseflashing is observed as unadhered and open.
In Item 2 a conduit penetration does not appear to be sealed.
In Item 3 a weep hole in the masonry is partially blocked.
These items are observations of existing conditions at the north side of the Natatorium Roof.



- 1.8 Holmberg is demolishing the concrete curb at the east side of the Natatorium Roof. Per conversation with Holmberg, the existing openings are to be infilled with self-leveling grout or ledgers and plywood. Recommend that the curb demo is sequenced with the Roofing Contractor to prevent damage to the new vapor retarder layer. Also recommend that any deformities or voids created during or due to the curb demolition are smoothed down and/ or infilled to provide a smooth substrate for the new roofing.



1.9 The following materials are observed onsite and are listed in the order shown below: Hot Stuff Type IV asphalt, John Manville GlasPly IV plysheet, Karnak 108 primer. Per conversation with Rich Kerns (Foreman, QCR) the roof deck is to be cleaned and primed prior to the installation of the new vapor retarder layer which is to be a Type IV (2-ply) set in hot asphalt with a glaze-coat of hot asphalt over.



1.10 The photos below are taken at this writer's departure from the site visit and depict progress in the removal of existing roofing and the concrete curb to the east. Per conversation with Rich Kerns (Foreman, QCR) the roof will be left open overnight and no night seal will be installed. Recommend that a night seal is installed every night to protect the interior of the structure.



Overview of the Natatorium Roof taken facing south.



Overview of the Natatorium Roof taken facing south.

New Problems/Solutions:

- 1.11 Recommended the installation of a night seal every night. Per conversation with Rich Kerns, (Foreman, QCR) the roof should be allowed to dry prior to the installation of a new vapor retarder layer.



Overview of the Natatorium Roof taken facing south.

- 1.12 At the concrete curb to the east it is recommend that the substrate be corrected prior to the installation of the new vapor retarder layer.



Incomplete/Unaddressed/Problematic Issues from Previous Reports:

(Items will be updated and removed as addressed) Items are site specific and will be updated accordingly.

