

FIELD REPORT – LYNNWOOD RECREATION CENTER – FIELD REPORT

REPORT #04

Job No. 10-100622B1

Date: September 19th, 2013

Page 1 of 9

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), Mark Puetz (Superintendent 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 Lynnwood Recreation Center building taken facing southeast.

Foreword:

At the request of Keith Skore (Project Manager, City of Lynnwood) this writer was onsite to review the installation of the temporary roof at the Chiller Room Roof as performed by Queen City Roofing. A hand-written copy of Field Notes #04 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 storage. The following items were observed, noted and/or discussed regarding the roof.

Signed: Chris Northern, Field Inspector

Sent: September 24, 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 1/4:" 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)

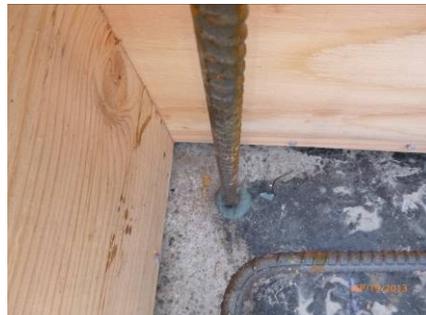
Observations:

4.1 Holmberg is installing formwork for concrete curbs at the Natatorium Roof. Queen City Roofing is removing some of the existing roofing above the chiller room and installing the temporary roof/ vapor retarder assembly.



Overview of the Natatorium Roof taken facing southeast.

4.1a At the curbs located on the Natatorium Roof, concrete forms are fastened through the new temporary roof/ vapor retarder layer. Rebar is installed through the temporary roof/ vapor retarder layer. Per conversation with Rich (Foreman, QCR) the temporary roof will be turned up the curb after the concrete is cured to provide a continuous temporary roof/ vapor retarder layer. Recommend that temporary protection is installed below sawhorses and that area is reviewed for damage. In the interim between concrete cure and the temporary roof installation all holes in the temp roof as a result of concrete forms should be sealed.



4.2 Queen City Roofing is removing approximately 12-feet of the existing roof assembly at the west side of the chiller room roof.



Overview of the chiller room roof taken facing southwest.

4.2a The existing assembly is observed to be a single ply membrane over coverboard and polyiso insulation set in insulation adhesive over the concrete roof deck. No vapor retarder layer or temporary roof is observed. Roofing layers are delaminated, wet and are observed as having what appears to be organic growth.



4.2b The existing coping is removed. No adhesive is observed on the baseflashing or substrate. Fasteners that secure the termination bar and coping are observed to be severely deteriorated and covered in rust.



Continued from Item 4.2b on the previous page.

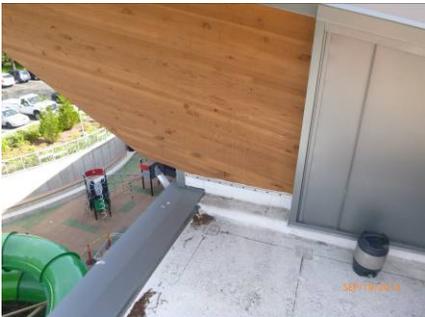
4.2c The coping is removed. Self-adhering membrane is stripping in the exterior edge of the wall however does not turn down past the wood nailer onto the sheet metal cleat. The self-adhering membrane is stapled at the laps, and the staples are corroded.



4.2d At the scupper at the south side of the chiller room roof, voids are observed in the membrane baseflashing.



4.3e At the roof to wall transition (northwest corner of the chiller room roof) voids are observed in the baseflashing membrane. The sealant at the top of the termination bar appears to be has adhesively failed.



4.3f At the south side of the chiller room roof. Stainless vents and rain collars are observed as corroded.



4.3g At the ladder, voids are present in the pitch pocket detail around the supports.



4.3h New roofing is to be installed adjacent the existing roof to remain. Recommend that the temporary roof/vapor retarder layer encapsulate wet and damaged insulation of the roof to remain. Item within this report are discussed with Rich (Foreman, QCR) and are noted as observations.



Overview of the chiller room roof taken facing east.

4.4 At the east side of the roof above the Natatorium Roof, a portion of the existing standing seam roof is to be cut back to accommodate the new mechanical equipment.



Continued from Item 4.4 on the previous page.

4.4a Carlisle WIP 300HT self adhered vapor retarder layer is observed installed with 4-inch laps (approximate) running perpendicular to the slope of the roof. Wrinkles and unadhered areas are observed where the metal roof panels are removed.



4.4b Green Guard C500 is installed at the soffits and turn onto the roof fascia. Self-adhered roof membrane above turns over the C500 assembly at the fascia. Many gasketed fasteners at the fascia metal are not seated fully to engage the gasket.



4.5 At the chiller room roof, debris is bagged and removed from the roof. Insulation adhesive is scraped from the concrete deck and a power blower is utilized to remove debris.



Continued from Item 4.5 on the previous page.

- 4.5a Karnak 108 Asphalt primer is roller applied onto the concrete roof and up the wall board. Per conversation with Rich (Foreman, QCR) the new vapor retarder layer is to be installed during this workday after the primer tacks off.



New Problems/Solutions:

- 4.6 At the southwest corner of the Natatorium Roof, voids are observed in the temporary roof/ vapor retarder layer. Per conversation with Rich Kerns (Foreman, QCR) these locations are to be repaired during this workday.



Incomplete/Unaddressed/Problematic Issues from Previous Reports:

(Items will be updated and removed as addressed)

- 3.9 At the existing HVAC curb on the west side of the roof there are fasteners protruding from the concrete. It is recommend the masonry fasteners be removed prior to the installation of new roofing.
Update FR#04 – 09/19/2013: Item is closed. A new curb is to be installed around the existing curb that remains. New roofing is to be installed onto the new curb.



2.4 Per Wetherholt recommendation, the existence of a vapor retarder layer should be verified at the adjacent roof located south of the Natatorium Roof. If the adjacent roof was installed without a vapor barrier there is a possibility that water vapor may transfer over into the new roof assembly and damage the components. Per conversation with Anton Woody (GC, Holmberg) this is out of the scope of his contract but the construction team is aware of this issue.

Update FR#03 – 09/13/2013: Item is unresolved

Update FR#04 – 09/19/2013: Item is unresolved



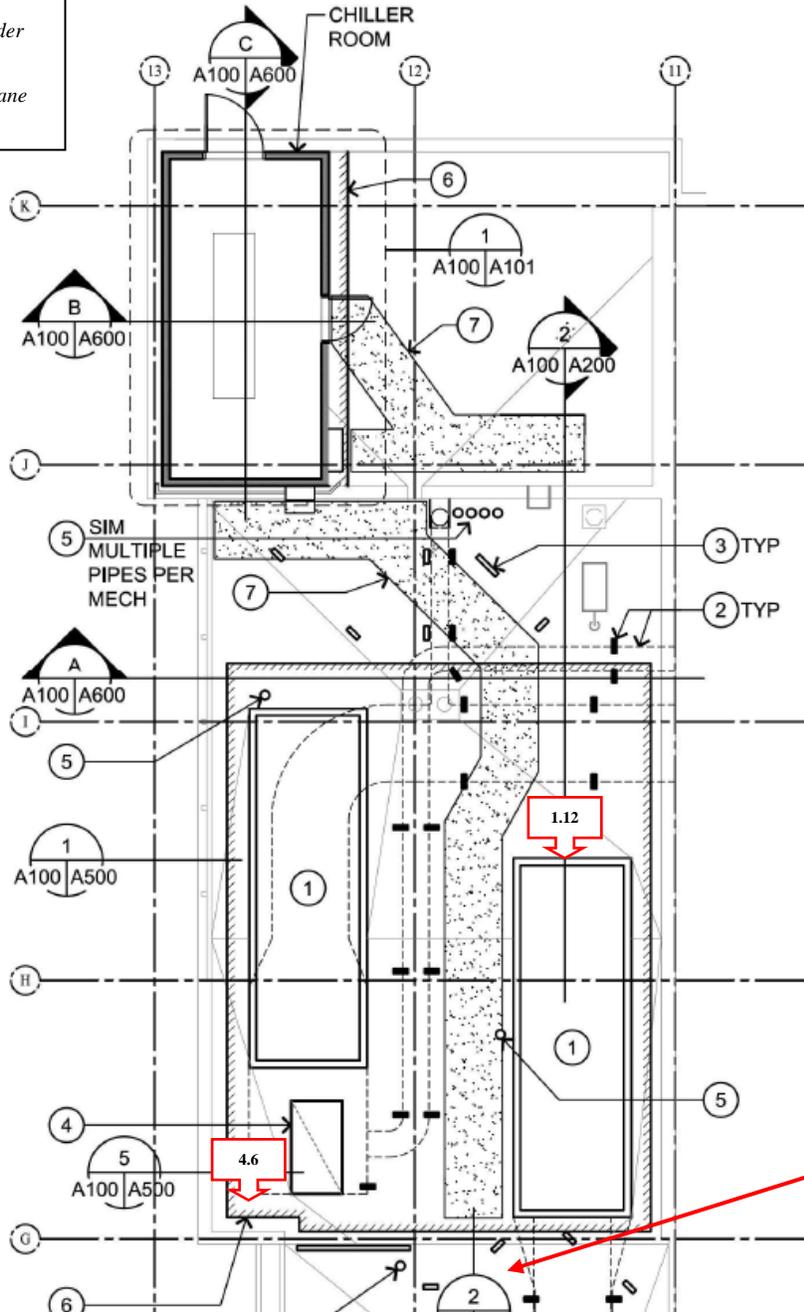
Overview of the separator curb at the south end of the Natatorium Roof taken facing south.

CASC Roof Progress Plan / Locator Map:

**Please note that areas or locations denoted are approximate.*

LEGEND:

-  Problem Item
-  Installed through Vapor Retarder
-  Installed through TPO Membrane



Recommend verifying the presence of a vapor retarder layer over the deck south of Natatorium Roof.

-End of Report-