

FIELD REPORT – LYNNWOOD RECREATION CENTER – FIELD REPORT

REPORT #07

Job No. 10-100622B1

Date: September 27th, 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: Clouds **Temp.:** ~60°F

Contractor(s): Holmberg, Queen City Roofing **Foreman:** Anton Woody, Rich Kerns **Workers On-Site:** ~4/QCR

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

Location(s) of Work: Natatorium roof, HVAC Replacement.

Materials: Hot Stuff Type IV asphalt, Johns Manville GlasPly IV plysheet, Karnak 108 primer, Firestone TPO, Firestone UltraPly Adhesive, ¼-inch DensDeck, polyiso insulation (both organic and glass faced).

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 new HVAC units and ductwork related to the new roof above the Natatorium. Hand-written copy of Field Notes #07 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: October 4, 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 Johns Manville 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:

7.1 The new HVAC units are installed above the new HVAC curbs. New TPO membrane is installed between the east side of the HVAC unit and the east elevation wall.



Overview of the Natatorium Roof taken facing south.

7.2 Per Conversation with Keith Skore (City of Lynnwood), the TPO membrane has been cut from the inside of the HVAC units at seismic clips. Sacrificial TPO membrane is heat welded onto the exterior face of the baseflashing membrane. The HVAC flashing comes down approximately 3-inches onto the baseflashing.



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7.3 Sikaflex 15LM sealant appears to be tooled into seams and joins of the new HVAC ductwork.



7.4 TPO membrane is installed during the previous workday. Firestone TPO outside corner patches are installed at outside corners. TPO patches are installed at roof-to-wall transitions in the seams. Per conversation with Rich Kerns (Foreman, QCR) this area of the new roof is installed prior to the arrival of new HVAC units due to clearance issues.



7.5 At the top of the HVAC unit to the west, the unistrut bases that support the duct work above the unit are a work in progress. Per conversation with Greg (Delta Construction) the unistrut bolt penetrations through the unit require sealant. Item is noted as an observation.



7.6 The overview photo is taken at this writer's departure from the site visit and depicts progress in the HVAC unit placement.



Overview of the Natatorium Roof taken facing north.

New Problems/Solutions:

None noted during this site visit.

Incomplete/Unaddressed/Problematic Issues from Previous Reports:

(Items will be updated and removed as addressed)

6.5 The new HVAC unit seismic clips present a clearance issue for the installation of either a new skirt flashing or termination bar. Recommend that the TPO membrane turns into the interior of the HVAC unit be removed at the clip. At seismic clip locations recommend that the sacrificial TPO layer be heat welded onto the exterior face to provide protection of the roof membrane without causing clearance issues.

Update FR#07 – 09/27/2013: Item is closed. HVAC units are installed over seismic clips with a sacrificial layer of TPO membrane turned onto the exterior face of the baseflashing.



5.6 The roof drain overflow at the northwest corner of the Natatorium Roof is plugged. This writer cannot verify why the roof drain is plugged during this site visit. Recommend that the overflow is unplugged in the event of a heavy rain and that the drains are protected from debris entering and clogging the drainage pipes.

Update FR#06 – 09/26/2013: Item is unresolved

Update FR#07 – 09/27/2013: Item is unresolved



5.8 The vapor retarder layer at the Natatorium Roof is damaged in general. The construction team has been aware that construction sequencing would more than likely damage the vapor retarder layer. Per conversation with Rich Kerns (Foreman, QCR) the temporary roof/ vapor retarder layer is to be repaired with moppings of hot asphalt and plysheet as needed during construction.

Update FR#06 – 09/26/2013: Item is unresolved.

Update FR#07 – 09/27/2013: Item is unresolved.



- 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#04 – 09/19/2013: Item is unresolved
- Update FR#05 – 09/25/2013: Item is unresolved. No work is performed to open up this roof area yet.
- Update FR#06 – 09/26/2013: Item is unresolved.
- Update FR#07 – 09/27/2013: Item is unresolved.**



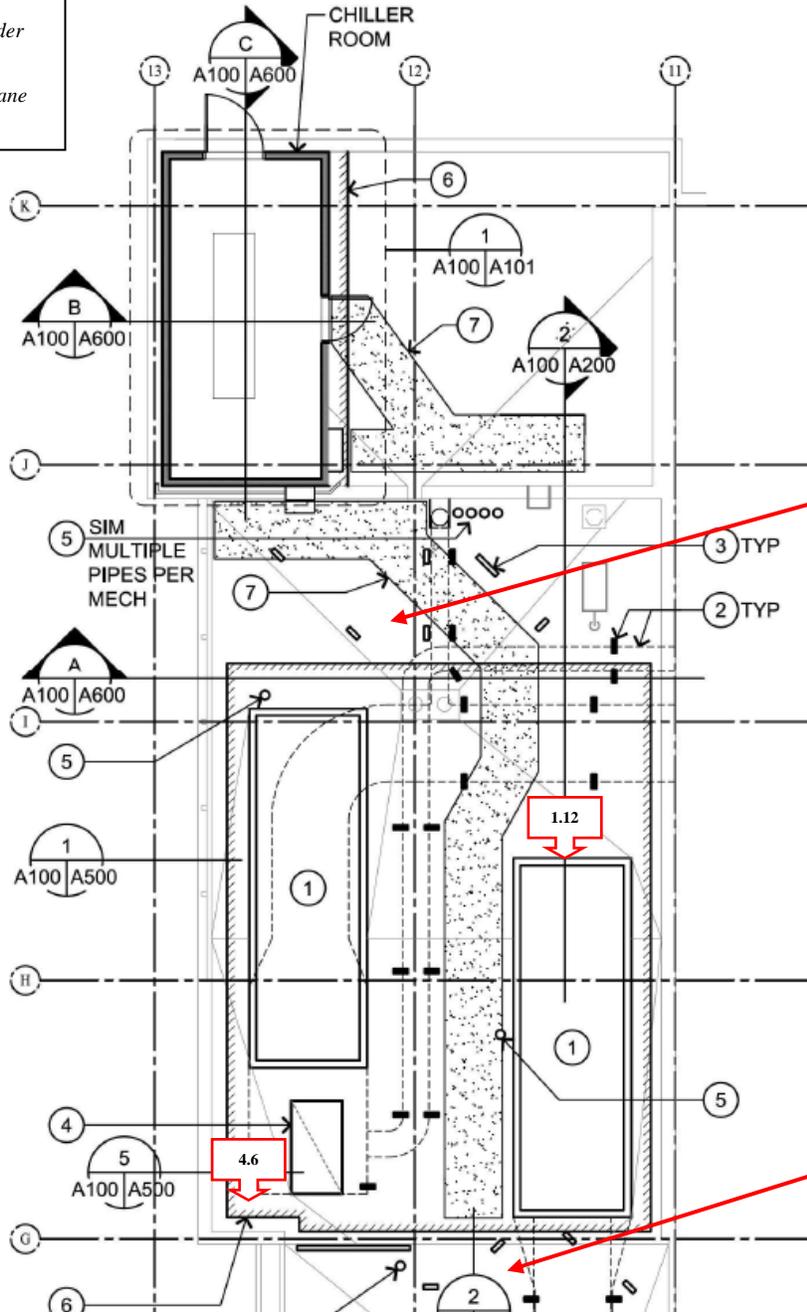
Overview of the separator curb at the south end of the Natatorium Roof taken facing south.

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



North of this line (approx.) the remainder of the Natatorium roof is wet and damaged as an existing condition.

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

-End of Report-