

Memo
(SUMMARY)

Date: January 4, 2021 (December 17, 2020 DRAFT Report – Updated & Summarized)

To: Board of Trustees

From: B & G committee and Endowment Project Oversight Committee

Cc: Tess O’Riva

Introduction:

The Rafter tail repair work is ongoing, and is expected to be less than originally budgeted, but will exceed the awarded construction contract amount. We present the following discussion and cost forecast.

Background:

The “Rafter Tail” repair has been one of the most urgent issues on the various priority lists for at least 15 years. This work includes the repair of the rotting wood structural beams which protrude from the building at the roof level on the main building and the two R.E. buildings. These timber beam extensions, more accurately called “Purlin Tails”, have been exposed to the weather since the building was constructed, and have shown evidence of rot and deterioration, noticeable from the ground and the roof.

The Endowment Project Authorized by the Congregation for \$758,000 included a line item of \$182,000 for the purlin tail repairs, based on the November 2, 2017 report by the Warren Zittle committee. Even as the Endowment project was put on “hold” and priorities changed, the purlin tails have remained a top priority.

Based on recommendation from the B & G committee, and the Endowment Project Oversight Committee, in October, 2020, the Board authorized a labor and material contract with Precise Construction Company, the General Contractor who recently completed the sanctuary ramp successfully. Their contract included investigation, repair and painting of the rotted purlin tails for an estimated \$40,000, based on a rough estimate of the materials and one month of labor and equipment. The B & G committee also engaged Pat Cousins, from Devine and associates, as the Architect to oversee the work, with an estimated cost of \$10,000, for a total original budget of \$50,000, far below the \$182,000 originally budgeted.

Status:

Once Precise started work, it became apparent that the purlin tails were **FAR** worse than anticipated. The rot extended deep into the beams, and many of the tails were so badly rotted, that the rot extended under other beams which are supposed to be supported on these rotted beams. With recommendation from the Architect, we hired Tipping Engineers, a structural engineering firm in Berkeley, to study and advise. They came up with a series of repairs, depending the severity of the rot, including a structural repair on several beams.

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It also became apparent that the man lift, which reached most of the tails, was not able to reach those at the far south east corner, largely due to trees and other obstructions, so Precise developed an approach to the south wall using pipe scaffolding.

The contractor started about November 1st, and is nearing completion as of January 4, far more time, effort and material than reasonably could have been originally anticipated. Most of the work is now completed, but for some finish painting, on hold for better weather. All the tails have been investigated, repaired, covered with sheet metal and prime painted.

Precise Construction has done an excellent job, and has worked efficiently and in the best interest of UUCB.

Painting South Wall:

While the scaffolding is erected, we have also authorized the Contractor to do some additional work to paint the south wall roof-level wood beams, rafters and purlins, and to caulk some open joints in the concrete wall.

Financial Forecast:

The current forecast of the cost of the work is approximately \$120,000, with the following summary breakdown:

Equipment (lift and scaffolding)	15,000		
Materials (epoxy, steel, sheet metal, paint)	20,000		
Labor Contract	70,000		
Consultants (Architect and Structural Engineer)	10,000		
	115,000	say	\$120,000

Endowment Project Balance:

Assuming the final cost of this program is \$120,000, there will remain available funds for future projects from the endowment fund of approximately \$185,000, based on this estimate and the report from the Endowment Project Oversight committee dated October 1, 2020. We also understand that this may be impacted by a significant donation for the purlin tail work, which could fund a portion of this work, and reduce the impact on the endowment fund withdrawals.

Future Work:

The B&G committee is investigating and has authorized design to replace the tall windows in the sanctuary with new, aluminum windows with operable top and bottom lites of glass, to improve ventilation, estimated to cost under \$90,000. Once designed, we will secure bids and potentially recommend award of contracts. The committee is also investigating other high priority work to include in this program.

Attachments:

Photograph

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MISCELLANEOUS PHOTOGRAPHS

		
<p><u>After Prep for Epoxy</u></p>	<p><u>After Prep for Epoxy</u></p>	<p><u>After Prep for Epoxy</u></p>
		
<p><u>After Prep for Epoxy</u></p>	<p><u>After Prep for Epoxy</u></p>	<p><u>Filled, prior to cap and paint</u></p>