

Working To Inform



As the Holidays wind down, it's only natural to gaze into the future and reflect on what unknown thrills and excitement await us in 2023.

Quintet Reserves projects, for example.

One of the larger projects scheduled for 2023 is the demolition, repair, re-design and build of the two raised planter boxes in front of Dogwood (B2.)



The "east" side - on your left as you approach the front door

Our 2015 Envelope Study told us these (formerly) waterproof membranes at the bottom of these concrete boxes are leaking, allowing water into and damaging the "hollow core" concrete planks that are our building foundations (and in this area, are also the garage roof.) RDH Building Sciences recommended the membranes be renewed.

Consequently, in 2016 they were added as components to the Reserve Study and scheduled to be done over a 14-year period beginning 2019, starting with the two boxes in front of Sequoia (B1). That project was completed in 2021. Being the first one done, there were many "lessons learned" which are being used in planning the next ones - the boxes in front of Dogwood.



The "west" side of the Dogwood entrance - on your right as you approach the building

There are two major components to the project: The first is the deconstruction and excavation required to access and replace the thirty-five year old rubber-impregnated fabric membrane.

They've been torn by roots, ravaged by time – consequently rain and irrigation water are leaking through the membranes, into and through the building foundations and, finally,

making drippy stalactites in the garage.

The stalactites are not *that* big a deal - unless it's your car they're dripping on - but it *is* imperative to keep water out of these hollow core planks.



A hollow-core concrete plank

So - the leaking waterproof membranes that sit on top of them must be removed and replaced (and today's technology offers much better solutions than the original fabric membrane.)

How do we know they're leaking? Well, the stalactites were Clue #1. To confirm it Kin Living had our "go-to" concrete vendor come out and drill through the garage ceilings, into the hollow cores of the concrete planks beneath the planter boxes – and lots of water drained out. That was Clue #2.

On a scale of "good" to "bad," water in your building's concrete foundations is most definitely "bad."

We've taken the first step – by drilling holes into the bottom of the planter boxes (at all the buildings) to allow

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the water to drain out. Now it's time to stop the leak itself – at Dogwood.

The only way to get to the membrane is to demolish everything above it – in this case, the raised planter beds outside the front doors.

The large trees and stumps will be removed first. Then dirt, rocks and shrubs will be excavated and hauled away.....irrigation, plumbing and electrical components will be prepped/capped off and removed. Then the CMU block walls that are the sides of the existing box will be demolished and hauled off. At Sequoia, they were so water-damaged after thirty years they could not be repaired/re-used. There is visual evidence the same conditions exist at B2 – we'll know more when we start excavating.

Following all that - once the concrete foundation planks (and building walls) have dried sufficiently - the area will be prepped and a new waterproofing membrane applied.

But none of that is really what this article is about. What we're really here to talk about is the *second* component of the project -

the landscaping design that sits on top of it all.

After all, that's the *visible* result of the project. It must be aesthetically pleasing as well as appropriate for its function as the parking garage's roof.

Our Landscape committee has worked with the project manager (CERTA Building Solutions) and landscape designer (DeSantis) to create different options for "topping off" the area where the planter boxes now sit.

A number of different options were considered. They picked three to present to owners for a vote.

One option is to repeat what was done at Sequoia (B1) in 2019/20 – essentially rebuild the "box" to the original 1988 design as closely as possible.

Create the box by building new retaining walls, install the necessary drains, plumbing, irrigation and electrical systems then fill the box with gravel, soil and various plantings.



The Sequoia (B1) artist's rendering

Large, free-range trees are no longer allowed, though – their root systems hastened the failure of the existing membranes and clogged the drains. They are now on the naughty list.

The Landscape committee questioned if this is the most logical design for a garage roof.....or the best way to ensure water is kept out of our building foundations.

In an attempt to offer something different, something new, they dusted off an old idea - a design originally proposed for the 2019 Sequoia project (by the Reserves committee chair-at-the-time) - the idea of "a settingvisually and aesthetically simpler...easier to maintain.....a paver approach.....benches.....trees and shrubs in planter pots with drip irrigation....."

Committee members took those ideas, added a few of their own, and alongside our project manager and designer, created a "street plaza" design to capture that vision.

While this option is the most expensive in terms of 2023 dollars expended, it utilizes new technologies and offers several advantages over the original planter box design.

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Here's an artist's rendering of the street plaza design – standing in parking spot #151 looking toward the Dogwood front doors.

Using a “pedestal-paver” system, the new waterproofing membrane atop the garage roof would be covered not with soil and rocks, but instead by a walkable surface of flat paving stones, allowing for seating areas and as many plant containers as desired.

This design has several advantages, beginning with – it's a better strategy to prevent further water intrusion into the building foundations. And, because the (locally made) concrete paver stones are slightly raised on hidden pedestals, there is room below the pavers to easily run electrical, plumbing, drainage and irrigation components – and provides much easier access to them when repair is needed.

Though more expensive initially, the Landscape committee feels such a street plaza design using the

pedestal-paver system makes more sense - structurally and economically - than covering our garage roofs with tons of wet soil, gravel and shrubs. Only to tear it down and dig it all up next time the membrane needs replacing.

Another of the three options for your voting consideration will be the same paver-pedestal system, but phasing in the “plants-in-containers” over a couple years to spread the costs out.

Large displays (with more details) will be placed in the Clubhouse this week, with smaller displays placed in the lobby of each building.

An owner survey is in the works – it will be sent out in the next week or so to allow owners to vote for the option they prefer.

Why do we have to vote on this? Why can't the Board just make the decision?

HOA Bylaw 3.7 (k) states “no additions or improvements to common elements..... exceeding \$25,000....may be undertaken by the Board.... unless.....authorized by Owners.”

Scheduling Considerations

To maximize the chances of completing this project in 2023, excavation and demolition must begin in the Feb/Mar timeframe.

The Project Manager (CERTA) is standing by to complete the scope of work and schedule vendors as soon as he has a design plan.

Regardless of which design is chosen, this area is going to be busy, messy and at times noisy – sometimes all at once. The sooner we get started, the sooner it gets done.

While the Landscape committee has been the prime mover in exploring the landscape design options - this is, first and foremost, a Reserves project – both committees have been involved from the beginning.

You can email either committee Chair for more information:

landscape@thequintet.org
reserves@thequintet.org

This project is a good example of how volunteers contribute in almost every facet of Quintet management, planning and financing – if you're interested in helping manage this large, complex property please contact a Board member or a Committee Chair – their email addresses are posted on the Quintet website. Maria can also point you in the right direction.