


Frame Units



Homes Improvement Program

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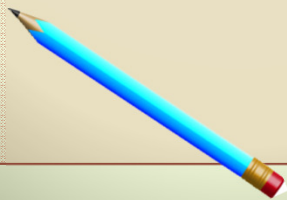
Steve Skolnik

- Board President
- Member of the Buildings Committee

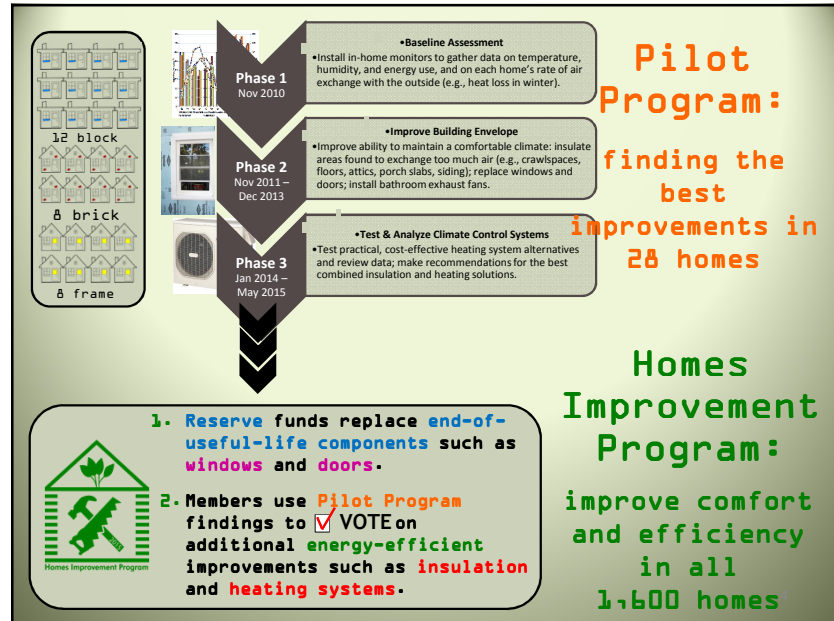


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My question is:



Only one question per card,
please.



Agenda

- Homes Improvement Program (H.I.P.) work items that are funded through the Replacement Reserve Fund (RR)
- H.I.P. work relating to crawl spaces
- H.I.P. work items that the Board has recommended to improve homes, to be selected by individual members

Agenda continued

- General timeline for the Homes Improvement Program
- Questions and comments from members
- Adjourn at 1pm sharp

Jim Cohen

- Chair of the Buildings Committee



Replacement Reserves Program Includes...



Eldon Ralph

- General Manager



Crawl Spaces

From this:



Actual GHI crawl space
(before upgrades)

To this:



Not an actual GHI crawl space
(internet stock photo)



Frame Crawl Space Remediation

Pilot Program Did This:

- Corrected Ground Water Incurion
- Replaced Plastic Vapor Barrier Sheets
- Insulated Underside of Flooring With Spray Foam
- Insulated Crawl Space Bilco Door With Spray Foam
- Sealed Holes And Penetrations With Spray Foam

Test Project Will Do This:

- Ensure No Ground Water Incurion
- Replace Plastic Vapor Barrier Sheets
- Install & Fasten Rigid Foam Board Insulation To Foundation Walls*
- Install An Insulated Door At Entrance, In Addition to the Bilco Door*
- Seal Holes And Penetrations With Silicone Sealant*
- Install a Low Capacity Exhaust Fan*
- Install a Monitoring System for Sump Pumps*
- Install Lights in Crawl Spaces*



The Facts

- Crawl space improvements for frame & masonry units are estimated to cost \$4.2 million
 - \$1.2 million from Unreserved Operating Funds
 - \$3 million may need to be borrowed
 - Members will vote on May 14th whether to authorize this loan



Yes, GHI needs this.

But what will it cost me?

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Steve Skolnik

- Board President
- Member of the Buildings Committee



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Frame Optional Items

1. Attic insulation to R-38
2. Attic top plate/perimeter sealing & insulate hatch



Frame Optional Items

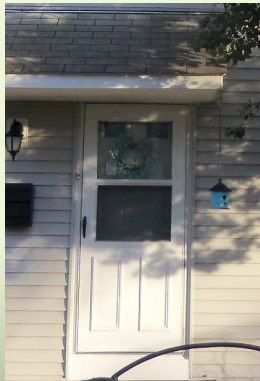
3. Bath ventilation fan with timer control
4. Bath fan automatic controller, programmable
5. Kitchen ventilation fan, manual switch





Frame Optional Items

6. New storm doors



Frame Optional Items

7. Exterior insulation at the time replacement siding is installed





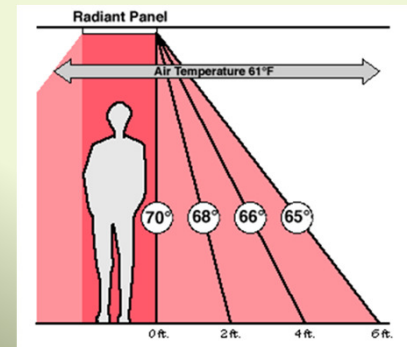
Frame Optional Items

- 8. Split system ductless heat pump
- 9. Digital wall thermostats for baseboard heaters



Frame Optional Items

- 10. Ceiling radiant heater in bathroom
- 11. Ceiling radiant heater in kitchen






Three Payment Plans for Optional Items

1. Pay the full cost when your optional choices are installed
2. Finance the cost through GHI with monthly payments
3. Finance the cost privately (bank, relative, etc...)

Tom Sporney

- Homes Improvement Program Director






Cycle of Construction

| | | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
|--------------|---------------|---------------|-----|-----------------|--------------|----|----|
| 185 frame | reserve items | member survey | RFP | member contract | construction | | |
| | opt-ins | | | | | | |

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Five Year Cycle

| | | 2015 | | 2016 | | | | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | | | | | | |
|--------------|---------------|---------------|-----|-----------------|---------------|-----|-----------------|---------------|-----|-----------------|---------------|------|-----------------|---------------|-----|-----------------|--------------|----|----|------|----|----|----|--|--|--|--|--|
| | | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | | | | | |
| 185 frame | reserve items | member survey | RFP | member contract | construction | | | | | | | | | | | | | | | | | | | | | | | |
| | opt-ins | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 185 frame | reserve items | | | | member survey | RFP | member contract | construction | | | | | | | | | | | | | | | | | | | | |
| | opt-ins | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 185 frame | reserve items | | | | | | | member survey | RFP | member contract | construction | | | | | | | | | | | | | | | | | |
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GHI Staff General Contractor

- Crawl space work
- Windows, doors, siding replacements, outside wall insulation
- Attic work (sealing, insulation)
- HVAC work (heat pumps)
- Electrical work (baseboard heaters, thermostat systems, exhaust fans, radiant heaters)

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Answers to all questions asked on index cards or verbally will be posted on GHI's website in the near future.

Questions can also be emailed to:
HIP@ghi.coop

Photo via sac.edu

Help Spread the Word!
www.ghi.coop



Annual Meeting
May 14th
7:30pm
Greenbelt
Community Center

Scripts, some slides and questions with answers will be published on the GHI website as soon as possible.