



Masonry Units

Homes Improvement Program

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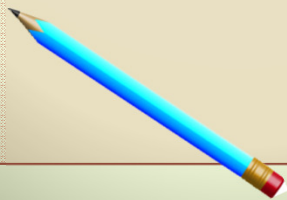
Steve Skolnik

- Board President
- Member of the Buildings Committee

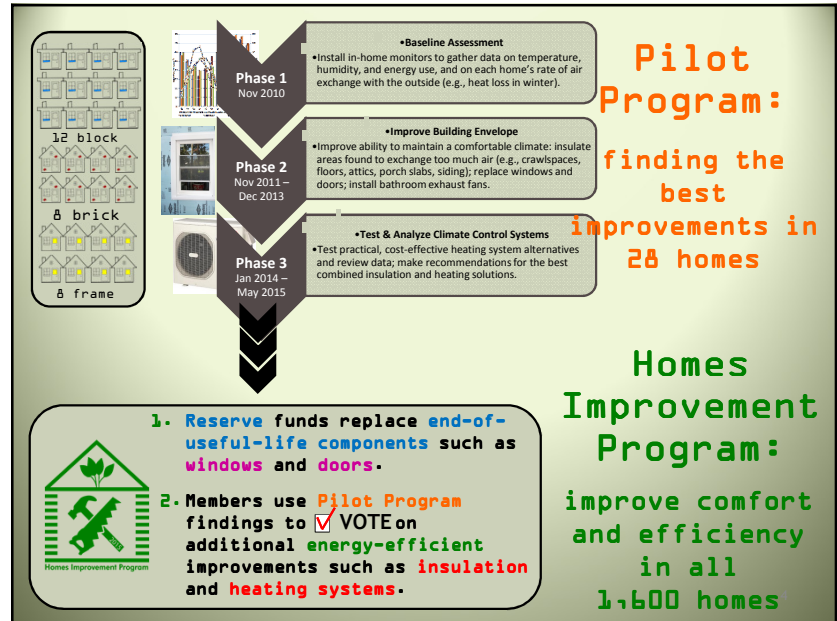


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My question is:



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

Jim Cohen

- Chair of the Buildings Committee



Replacement Reserves Program Includes...



Eldon Ralph

- General Manager



Crawl Spaces




Before crawl space upgrades




This masonry Pilot unit's crawl space shows spray foam, which the Board is not recommending.



Masonry Crawl Space Remediation




Pilot Program Did This:	Test Project Will Do This:
Ensured No Ground Water Incursion	Ensure No Ground Water Incursion
Replaced Plastic Vapor Barrier Sheets	Replace Plastic Vapor Barrier Sheets
Repaired Rigid Foam Board Insulation on Foundation Walls With Spray Foam Insulation	<i>Install & Fasten Rigid Foam Board Insulation To Areas Where Missing</i>
Applied Spray Foam Insulation to Walls and Ceilings Beneath Front & Rear Porch Slabs.	<i>Install Rigid Foam Board Insulation on Walls and Ceilings Beneath Front and Rear Porch Slabs</i>
Insulated Crawl Space Bilco Door With Spray Foam	<i>Install An Insulated Door At Bottom Of The Access Stairway</i>
Sealed Holes And Penetrations With Spray Foam	<i>Seal Holes And Penetrations With Silicone Sealant</i>
	<i>Install Lighting in Crawl Spaces</i>



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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Masonry Optional Items

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



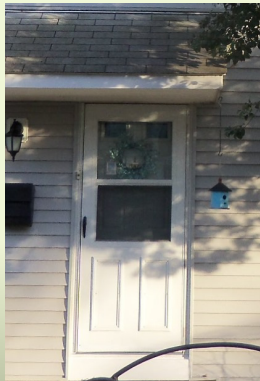
Masonry Optional Items

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



Masonry Optional Items

6. New storm doors



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Masonry Optional Items

7. Blocks: Exterior rigid foam board insulation & new siding



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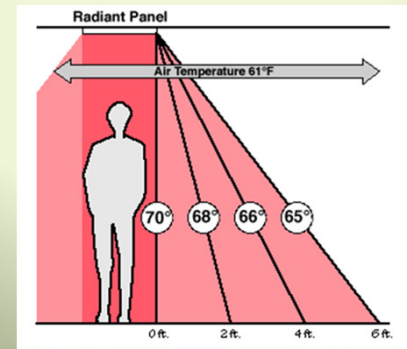
Masonry Optional Items

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



Masonry 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



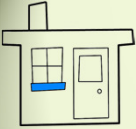
2. Finance the cost through GHI with monthly payments

3. Finance the cost privately (bank, relative, etc...)


Tom Sporney

- Homes Improvement Program Director

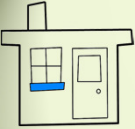





Cycle of Construction



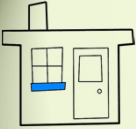
		Q3	Q4	Q1	Q2	Q3	Q4
52 block 62 brick	reserve items	member survey	RFP	members sign contract	construction		
	opt-ins						




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
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	opt-ins																						
52 block 62 brick	reserve items									member survey	RFP	member contract	construction										
	opt-ins																						



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 27

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.

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