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**Funding Provided  
by:**

*Town of Chapel Hill*  
*Orange County*  
*Town of Carrboro*  
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Date: October 21, 2009

To: Mayor Foy and Members of Town Council

From: Robert Dowling

Re: Completion of the Culbreth Park Maintenance Program

The Culbreth Park community was an early initiative of the Town of Chapel Hill to address the need for affordable home ownership. Although many of the originally affordable homes have been sold on the private market during the past 15+ years, seven homes are still owned by the original purchasers. These homeowners, who are subject to limited appreciation in their homes, requested assistance from the Town for needed maintenance. In mid-2008, the Council allocated \$292,400 to make major repairs to these seven homes. Repairs included replacing roofs, windows, siding, HVAC systems and hot water heaters. Included in the Council's budget was a fee of \$3000 per home to the Home Trust to manage the repair work.

We are pleased to report, that we have completed the project per schedule and delivered a quality refurbishment at approximately \$40,000 below budget. Our construction manager, Lanny Pratt, developed the scopes of work for each home and generated the necessary documents to undertake this program. After considering bids from many subcontractors, Lanny realized this project was best managed by hiring a local general contractor who was willing to meet the low-bid prices. By hiring Rick Allen of Synergy Building Company, we insured quality work at a very affordable price. Rick worked closely with the Culbreth Park homeowners to minimize disruption to their lives and to the larger community. Synergy also used local subcontractors and suppliers whenever possible to reinvest resources into the local economy. All of the subcontractors were properly licensed and insured.

At the completion of the project, all of the homeowners were happy with the work and grateful to the Town for the assistance. These seven homes are now in far better condition, they will be easier to maintain and they are safer and more energy-efficient for the owners.

I would like to thank the Town Council for your confidence in our ability to manage this project. Synergy Building Company did a great job and we are pleased that the homeowners are happy with the results.

The following two pages contain the details of what work was performed in the course of the program. If members of Council have questions about this work, please feel free to contact me directly at 967-1545 ext. 307.

*Robert Dowling*

- ROOFING – We have replaced all roofing materials and installed new 30 year roofing systems with full ridge venting to insure roof life and increase home comfort. Also, any bad decking or flashing found was replaced.
- WATER HEATERS – We committed to replace all Apollo system water heaters with new electric water heaters. Once we started the work we became aware that a few of the homeowners had recently replaced their water heaters with new gas water heaters. Given this information, we accomplished Change Orders with those homeowners to allow the new equipment to be retained, we shifted the program specification to call for new gas fired water heaters to be installed in the other units as being more efficient to operate and the Program could sustain the cost overall.
- HVAC – We committed to replacing all Apollo system condenser units and furnaces with standard items. Once we started work we determined that the Program had sufficient savings in the overall Mechanical category to justify a heat pump and high efficiency furnace combination with “dual fuel” controls to allow for a more energy-efficient home that will be more serviceable over time.
- FOUNDATION – We performed inspections of and repairs to the foundations as needed.
- LANDSCAPING – We cleared all growth from building perimeters, removed any dead or dangerous trees, repaired all damaged or dangerous retaining walls, steps and walkways and improved substandard parking and walking surfaces.
- SIDING – We replaced all exterior surfaces with cement based siding or non-wood trim as well as repaired all failed exterior surfaces, which were substantial. Further, we were able to realize substantial savings in this area by using a local supplier who worked closely with us and the manufacturer, and by selecting a very competitive installer.
- FRAMING – This category was one where costs exceeded budget due to the conditions that were not apparent upon initial inspection. However, while replacing windows and siding, we also had to replace substantial amounts of framing material that had rotted due to water infiltration. We also replaced decking and steps which were obviously safety hazards. All decks and steps are now structurally sound and safe to walk on. The cost overruns were covered by other category savings in the Program.
- WINDOWS & DOORS – We replaced all windows and doors with fully functional replacement units, which will increase the energy efficiency and usefulness of each home.
- PAINTING – All homes received complete exterior preparation, caulking, priming and finish paint, using low VOC materials and the homeowner’s choice of colors. This line item exceeded budget because of all the additional surfaces that required painting – primarily the foundations, decks and steps.
- GUTTERS – We removed all existing gutters and downspouts, repaired/replaced all sub-surfaces and then installed all new continuous 5” gutters and 3”x4” downspouts. Further, we installed corrugated drain lines running away from the homes and to insure that all water was carried away from the home’s foundation.
- PLUMBING – This work involved re-plumbing all gas and water lines related to the original Apollo systems, installing new high efficiency gas water heaters or

setting up the existing newer gas water heaters (3), installing freeze-proof exterior hose bibs, and repairing all exposed plumbing in the crawl spaces as needed, and receiving final approved inspection from TOCH.

- **ELECTRICAL** – This trade was tasked with rewiring all HVAC units, water heaters and exterior GFI outlets and fixtures, and received final permit approval from TOCH inspectors.
- **CRAWL SPACES** – The general contractor was able to completely clear crawlspaces, install new moisture barriers and insure satisfactory drainage from the crawlspaces to the outside of each dwelling. They also repaired a few minor foundation block cracks. In one home we were able to install a fully functional crawl space door in the foundation wall to afford reasonable access to a crawl space which was only accessible via a very small hatchway before, to insure that the furnace, filters and water heaters could be easily serviced.
- **INTERIOR REPAIRS** – Interior repairs were minimal but necessary due to work on windows, doors and framing. This part of the program was minimized by the planning and workmanship of the team involved and came in on budget.
- **FIXTURES** – The Home Trust purchased the exterior lighting fixtures, GFI outlets and boxes to reduce the cost to the program, and this item was on budget.

In closing, we suggest that the Town consider reserving the allocated but unused funds for up to one year in the event that call backs or construction problems arise. Below is an example of how one home was improved by this program.

