

Versailles Condominiums HOA Meeting
February 15, 2011 (Emergency Meeting)

The water was shut-off for our normal plumbing operations for the first Tuesday of the month, February 1, 2011. However, the Denver area experienced an extremely cold day with the high temperature only reaching -1 degrees Fahrenheit for the day.

From Jeff's email sent 2/10/11:

Tuesday 2/1/11 - As scheduled, Aurora Plumbing came out to do work on two units in the building. The plumber called me ahead of time and asked me to shut the water down. During the day, the shut-off valve on the 4" pipe that feeds the building water from the city's system froze due to the temperature in the boiler room being too cold and there not being any flow in the pipe. The temperature in the room was too low because by switching from our inefficient old boilers to the 85% efficient ones we have now, we effectively removed the source of heat for the room.

It was mid-to-late afternoon when we realized this was an issue. The plumbers told me that I need to get a heat source in the room pronto, so I went to Home Depot and rented a diesel heater, the lovely machine that made the basement and lobby so pleasant. After running the heater (and pointing it generally at the valve) for just a few minutes, the valve started to spray water out the side, something that it is definitely NOT supposed to do. There is one valve between the burst one and the valve in the street, and we tried that, too. It, too, was frozen, but open, so we had to call the city to shut the water off from outside. The burst valve had to be replaced and parts would not be available until the next morning. I kept the heater fueled that night and checked in on the boiler room periodically to make sure that the fumes weren't interfering with proper combustion in the boilers for our building heat.

Wednesday 2/2/11 - the plumber replaced the valve and we called the city to come back out and turn the water on. When they finally did, no water was flowing, suggesting that somewhere in the boiler room's 4" pipe, there was solid ice blocking the line. We focused the heater on the most likely place, where the cold air from outside is brought in for combustion in the boilers and after heating that section of pipe for a while, the ice began to thaw and water was restored to the building. This is when I sent an email saying that building water was back.

About an hour or so later, there was a bang, our hot water disappeared and I got a call from Tim Lindsey in 204 telling me that there was some serious water spray out by the pool area. I went down and checked it out and saw that the drop ceiling in the overhang by the pool area had fallen down. I called the plumber and, following his instructions, I shut the building water back off, this time running a hose from just before the shut-off valve into a drain so that the flowing water would keep the pipe from refreezing. After that, I became aware that the fire department had people in our lobby. I met them and

took them out back. They verified that I had the issue "under control" and left. I then shut power off to the lighting in the overhang, as some of the recessed lighting had come down with the ceiling and had exposed some wires.

When the plumber arrived, he identified a burst solder joint in one of the pipes. This happened because the line had frozen when the water had stopped running. It turns out, there is a heater up in that ceiling that no one has ever known about and that wasn't working. Between the lack of flow and the lack of heat, the joint burst. When we started pumping hot water up there, it thawed the ice in line, allowing the pipe to spray water onto the top of the ceiling until the ceiling structure failed under the weight.

Because there was no heat, we could just repair the pipe without risk of it just refreezing. We called Alliance restoration to come out and pump heat onto the pipes from portable heaters for the rest of the night.

Thursday 2/3/11 - the plumber repaired the pipe and turned the building water back on. The restoration company started building a containment area to keep the heat in around the overhang area. That is what the big black walls are there for. Our HVAC company came out and wrapped electric heat lines around the pipes in the basement and re-insulated them. (The insulation had been removed to give the heater direct access to thaw the pipe) The restoration company replaced the diesel heater in the basement with an electric one to stop pumping fumes into the boiler room.

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An Emergency HOA Meeting was held to discuss the above listed events and the costs associated with them.

New Policy effective immediately The Versailles Condominiums cannot and will not have any more water shut-offs on cold days. A cold day is defined as a high temperature of less than 32 degrees Fahrenheit. If this situation arises again, any plumbing requests will have to be delayed until a better weather window is expected.

The insurance agent performed a site visit and the Versailles is covered for the damage. The Versailles must pay the \$10,000 deductible.

The basement door (separate issue) – we will be moving forward on repairs. We'd like to have a 1 year warranty for whatever work is completed by a contractor. The contractor must complete the full scope of the work before the Versailles releases final payment to them.