

Darul Arqum Islamic Center  
Property and Building Committee  
Annual Report 2012-2013  
DRAFT

Committee Members: Samil Sermet (chair), Mahmoud Khan (vice-chair), Yusuf Evans (Board Liaison), Waddah Akili, Mohammad Mujeeb, Samy Madbouly, Ahmed Al-Kofahi, Lynn Lundy Evans, Abudugana, Beth Sermet

**Repair work:** There are several repair work being done in various areas of the mosque.

**Parking Lot:**

Bids were obtained for parking lot repairs and seal coating from two contractors. The Board had awarded a contract to Mid-Iowa Enterprises, the low bidder, last Fall, for crack sealing and seal coating. Due to cool temperatures, we agreed for Mid-Iowa to do the project in the Spring of 2013. In April 2013, bids were also received to do an asphalt patch at the east end of the parking lot and to do a concrete patch around the intake. Mid-Iowa was the low bidder for these projects, as well. The concrete patch was completed on Sept. 5, and the asphalt patch on Sept. 12. Mid-Iowa will do the crack sealing and seal coating on Sept. 16, and paint new parking stall lines, and curbs for no parking on Sept. 17. The cost for crack sealing, seal coating and painting is \$3,715.00. The cost of asphalt and concrete patches is \$900.00. It is recommended that we do crack sealing and seal coating every 3-4 years to extend pavement life. Mid-Iowa will also apply a sealant on the concrete patch to protect against salt before Winter arrives at no cost.

**Interior Doors:**

During the Dec. 2012 meeting, the committee discussed the damage to the bottom of the wood doors that have hydraulic closing mechanisms. Door stops used to keep the doors open had severely damaged several doors. The decision was made to repair and protect each door, beginning with those with most damaged. Five of the doors are repaired, with seven remaining. Loose veneer was glued and spots without veneers were repaired with plastic wood filler, stained and varnished. Plates of clear plastic (5"x 35") were screwed in place. All repairs will be completed by September 30<sup>th</sup>.

**Radiant Heat Thermostat:**

This thermostat located at the west wall of the large prayer hall had stopped working and was replaced by Benjamin Franklin Plumbing (formerly Gibbs Plumbing) who did the plumbing work for the mosque, for \$163.00.

**Large Prayer Hall Windows:**

After noticing a dark stain on a lower window which appeared to be caused by water, we reported it to Pella Corp. in Des Moines on Oct. 3, 2012. An inspector, Doug Johnson, came on October 17, 2012, and inspected all the windows in the mosque. He observed various degrees of water intrusion due to delamination of aluminum cladding from window sash which caused wood rotting and recommended that we replace all eight windows. There were undamaged areas in each window, but since the windows are composite windows, partial replacement is not a possibility. There were no damages to the glass. These windows had a 10 year warranty on the frames, and a 20 year warranty on the glass. All eight windows were installed in July 2001. Our reporting was more than a year beyond the 10 year warranty period. It appears that there have not been significant amount of water intrusion to cause any damage to interior or exterior walls near the windows.

At the end of Oct., we received a proposal from Pella Corp. that offered eight replacement windows for \$6,830.00, which they said was a 57 percent discounted price to show their "good will". We contacted Story Construction and had Gary Rupnow come and inspect the windows. We asked for their assistance in this matter after being told that Pella Corp. had problems with these windows. We tried to explain that the damages to the window frames likely

started during the 10 year warranty period, and we should not pay for any replacements. Gary Rupnow visited with Karl Allen (VP) with Pella Prairie, who then contacted Pella Corp. in Des Moines to see if there could be a more cost effective solution. Karl Allen informed Gary, who then informed us that there was a class action lawsuit against Pella Corp. in regards to the type of windows which were installed in the prayer hall. We were recommended to check the windowsettlement.com website and find out how to join the lawsuit. We soon received a letter from the Settlement Administrator, Saltzman v. Pella Corporation, which provided us with many answers and how to proceed. The settlement was approved in April 2013, and had a graduated discount schedule. It provided us with a 40 percent discount. Pella Corp. in Des Moines initially informed us that they could still honor the 57 discounted price. In May, 2013, we submitted a claim to the Settlement Administrator to officially join the lawsuit.

Prior to submitting the claim, we asked Pella Corp. to check to see if the four cupola windows were part of the settlement windows. Doug inspected the cupola windows on April 11, and confirmed that they were not. Doug at no cost to us applied toe bead on the cupola windows. The frames of the windows were previously caulked with a special epoxy. We learned from Pella Corp. that the toe bid used by Doug is a product known as Tremsil 600. We asked Fred Reed, who had done prior work at the mosque, to obtain this product and apply to the prayer hall windows which he did in early July. We wanted to observe if this repair could prevent further water intrusion. There have not been a lot of rains to conclude anything. On August 19 we asked Doug who happened to be in town to see the work done by Fred and to learn anything else that could be done to avoid any replacements. Doug suggested that we seal all the frames by a special caulk, by first using a ¼ inch backer rod as a filler to avoid excessive use of the caulk. This work is not done. Fred Reed's estimate on caulking all the frames is \$1,800.00. His estimate to remove all eight windows, install new windows, and stain and finish is \$5,500.00. Whichever way we proceed, we will get other bids. Potentially, the total replacement cost will be around \$12,500.00.

Pella Corp. had told us that the replacement windows will be very similar to what we have. However, the window sash is more resistant to moisture and the sealant is of better quality in the new windows.

Pella Corp. is aware of our attempts to repair the windows and they are still honoring the \$6,830.00 cost on the windows. The price change will happen in November and they will recalculate their proposal based on that.

If we decide to the repair the window frames, we will need to check the caulking around the frames, and the toe bid on the glass annually to make sure there are no gaps, and no water intrusion.

### **Annual and Seasonal Work:**

#### **Snow removal:**

Willie Wellington, owner of Insite from Boone, Iowa, (515-708-0922) has been providing the snow removal service for several years. The charge is \$100.00 for a snowfall of up to 5 inches. The rate goes up 20 percent for each inch above 5 inches. When it snows around 1 to 1.5 inches, we have been shoveling the sidewalks and not requesting his services. However, we will need to call him and ask him not to provide the service. If it snows 1 inch or less he does not provide any service unless he is asked. We should continue with his services in the future.

#### **Lawn care:**

Lawn mowing was done by the same person that provides lawn care for Br. Saleem Baig. At \$25/week. We should continue his services next year on a weekly basis.

#### **Tree & Shrub Trimming and Removal :**

Volunteer trees and shrubs were cut at the base, whenever possible and treated with to retard re-growth. The debris was bundled and stored on the north side of the waste enclosure until it can be taken to the land fill during the Free Fall Yard Waste Days. We will need to pull out weeds and rake leaves later in the Fall. The new disposal site address is Chamness Technology at 26107 530<sup>th</sup> Ave. To get to the site, travel south on University Blvd. and continue on gravel road for almost 2 miles. The yard waste site is located on the west side of the road. We will

need volunteers and a pick-up truck.

### **Carpet steam cleaning:**

The carpets in the main prayer hall and hallways was steam cleaned once before Ramadan by Br. Yassir Mahmoud's cleaning company.

### **Fire extinguishers:**

The inspection of four extinguishers are done annually by Hokel Machine Supply at 224 Duff Ave. (232-6505) The three extinguishers will need to be tested before the end of this year. The forth was tested when some of the content was found discharged accidentally.

### **Smoke alarm system:**

Midwest Alarm System from Des Moines does the annual inspection. The last inspection was done on January 29, 2013. The cost is \$400.00 plus 7 percent tax.

### **Ames Fire Department Building Inspection:**

This is done every 3 years. The most recent inspection was done by Tom Henriksen on Aug. 22, 2013. Two emergency lights, one by the main entrance and the other at the basement stairwell were not working. They needed new batteries, which were installed and reported to Mr. Henriksen the same day.

### **Furnaces, AC units, and heaters:**

This annual work is done by Benjamin Franklin Plumbing, 866-867-5309, at a cost of \$263.00. This year's inspection will be done on Sept. 23.

### **Janitorial Services:**

These services are provided by Billie Habhab twice a week, usually on Thursdays and Mondays. Volunteers are needed to check both bathrooms daily, and wash towels as needed.

### **Future work needed:**

**Fire and Tornado Drill**

**Mosque Security**

**Fall Yard Work**

**Replacement of hallway carpets**

**Outside Painting**

**Providing a detailed list of Code of Conduct items to all members**

**Implementation of a Room Reservation Form**

**Grave Markers**

Respectfully submitted by Samil Sermet