

Infrastructure Committee Report
February 24, 2009

- IC met on February 5th with K&H (Pete Power and Jim Swint) to review options for balcony accessibility. The IC goal was to develop options which would provide access to the level of our current balcony – sliding door height differential.

The current balcony door has a height differential of 2.5” – but, it rises 1.25” from the balcony deck to the sliding door track – which is 2.5” wide; There is then another 1.25” rise to the top of the balcony window threshold assembly.

This stepped rise currently allows wheelchairs to reasonably pass over the balcony sliding door threshold.

- The challenge is that in order to maintain appropriate wind and water resistance standards recommended for Chicago high rise buildings (10 lbs. psi – the ability to resist water penetration with a sustained 60 mph wind for 15 minutes), the current designs of new balcony options are higher than what exists for sliding doors. Terrace doors do offer the accessibility possibility – but, have drawbacks with the configuration of our balconies (hitting the railing prohibiting full open of the door swing)
- K & H is proposing pursuit of 3 options:
- Traco (one of the windows manufacturers) is pursuing a redesign of their sliding door threshold which would have a removable element which achieve the current height differential
- A repositioning of the terrace door to allow it to fully open (this does not solve other potential drawbacks of the terrace door)
- Installation of decking on the balconies to raise the level 2 inches. This will eliminate the excess height differential of the new balcony door threshold

The IC recommends continued exploration of all 3 of these options in the bidding process to determine the relative cost of each solution.

- The IC also reviewed options and alternates, which K&H is recommending be included in the bid package. Most of these were discussed in the windows design committee meetings or IC meetings. They include a variety of tints, colors, frame & window designs, balcony accessibility options, installation methods, and modifications to allow future installation of heat pumps.

The objective is to be able to attain specific costs to allow us to understand the budget implications when making design choices.

The IC recommends proceeding with the K&H bid package so the true costs of a windows replacement project can be ascertained.