

Infrastructure Committee Meeting Agenda
January 20, 2009

Attendees: Judy Barnes, Dave Beck, Patti Culbertson, Duane Hickling, Tom Meyers, Jay Owens, Karla Ross, Dorsey Ruley

Guests: Pete Power and Jim Swint from Klein & Hoffman

- Windows Bid (K&H Representatives, Pete Power & Jim Swint)

Information & Action Items:

- Bidders should have an experienced track record of performing high rise windows replacements
- Bidders should have adequate bonding capacity cover a performance bond of 10% to 25% (exact amount to be determined when reviewing bids) greater than the construction cost of our project
- Bidders should possess adequate bonding capacity to fit our project bond within the portfolio of work they are currently carrying (to be reviewed at time of final contract negotiations)
- Bidders should be able to carry adequate insurance coverage for this project (Recommended insurance limits being checked with JK insurance carrier – Dave Beck)
- Contractors responding to the bid packages should have enough capacity to perform our project in the recommended time frame (less than 18 months)
- Bid packages will be sent to a recommended list proposed by K&H; Others will be allowed to bid if they choose (the contract will be held with the windows installer – who has partnered with a windows manufacturer)
- K&H indicated that when an installer and windows manufacturer has been chosen a 2nd round of mockups will be installed; testing will be performed for air and water infiltration. This will allow final checks of design and installation features, etc.
- Dave Beck is coordinating a future tour for the IC to view the installed mockups (possibly the weekend of 2/7 – 8)
- New window performance standard is recommended to be able to resist water penetration of 10 lbs. per square foot
- Balcony accessibility options are still being explored. Current items in the bid package to reduce ‘threshold’ are:
 - Lowering the concrete the balcony door will rest on (will reduce height about ½ inch)
 - Modifying the balcony door sill (will possibly reduce the height ½ inch)
 - It’s noted that interior conditions of each apartment will cause the height differential of the balcony door threshold to vary from unit to unit (e.g. thickness or depth of flooring)
 - May be able to look at adding decking on the balcony to remove or reduce the height differential of the balcony to the ‘threshold.’
- Accessibility investigation action items:
 - Measure the height differential of the balcony and the current windows
 - Explore examples of decking for balconies (K&H)
 - Survey the current mockup installations to determine the measurements (height) for both types of balcony doors
 - Determine if there are new windows installations which have resolved the accessibility issues which we can go to see (K&H)
 - Contact windows manufacturers to determine if there is anything new that is on the market which will meet the desired performance standards (K&H)
 - Compile accessibility information gathered from the City Attorney’s Office (Dorsey, Judy, Tom)
- Comm Ed Vault – Meade Request for additional funds to respond to the City’s request for additional engineering
 - Recommended that Property Management firm retain K&H (\$7K) to review the vault drawings and site to determine if current Meade contract is appropriate. Likely will want to rebid this project – rather than trying to proceed with Meade as a sole source
- Infrastructure Committee Charter Discussion
- Charter reviewed, edited and recommended for adoption
- Action Items Follow Up