

Member Attendees: Duane Hickling (Chair), Judy Barnes, Dorsey Ruley, Tom Meyers, Jay Owens, Karla Ross, Dave Beck, Patty Culbertson, Pete Power and Jim Swint (KH).
Guests: Gina Zehr, Marcie Johnson, Elenor Lopardo, Vicky Kamberos, Mary K and Conrad Montalto, Nancy Baltus, Frances Andrews, Gene (?), Betty Latson, 5 others names unknown by recording secretary.

Mr. Ruley left meeting at end of balancing discussion.

Agenda Items:

Reviewed the following subcomponent issues of the Window Project:

- HVAC/Heat Pump window panel
- Electrical outlets on Balcony
- Balancing the ventilation system
- Accessibility (Balcony door)
- Project or Construction Manager (TABLED FOR NEXT MEETING)

Review Contractor interview process and question development (TABLED FOR NEXT MEETING)

Future potential HVAC/Heat Pump Implications on Window Design

Issues involved and discussion topics:

- Manufacturers had concern over the warranty and performance of the exterior panel design with a knockout sleeve installed (versus the standard glazed panel). Consensus was to NOT INCLUDE THE FEATURE IN DESIGN.
- Mullion/Frame spacing in design – especially as it relates to 160 2BR units (South and North elevations of building) Not a cost factor. Interior issues.
- We have to know the width of the future Heat Pump now to build that into the panel and mullion design.
- Are there different sizes of Heat Pumps that would solve the mullion redesign?
- Should we provide the knock out sleeve panel for Studios who would benefit most from a heat pump installation? Could they install on their own (not building-wide)
- Several questions came up regarding useful life and issues with current HVAC unit – *See list at end of this report.*

Actions:

- Review mullion change and effect on interior window treatments with Window Committee – at meeting May 7, to keep owner reps informed and get feedback (Dave Beck, Chair and Pete Power KH)
- Investigate Heat Pump size options – (Duane Hickling, Tom Meyers)
- Look for examples of Residential conversions for learning: (Dave Beck to seek info from DK RENTAL Division.) (All to keep antennae up on issue)

Electrical Outlets on Balcony – Project Add Item

Issues and discussion points:

- Design a panel with electrical box or provision for future electrical hookup so that we don't void warranty on panels and leave to individual owner methods.
- Give owners the option to pay for this feature
- How to allocated this feature to only 400 balcony owners versus studios.
- Not in bid now.
- Two costs: modification of 400 panels and cost of electrical installation during the window project

Actions:

- Get costs for a preinstalled box and whip plus electricians to install (Pete KH)
- Discuss this topic with contractors during interviews

Building Balancing of Ventilation Systems

Issues and discussion points:

- We have one bid (Siemens Feb. 2009)
- When and how many times do we need to balance or adjust balance?
- What is cost/benefit
- What is quality of life/benefit
- Can it be done incrementally
- How can we take advantage of “manual controls” in tweaking
- Cost of balancing and cost of new controls – look at tradeoffs

Actions:

- Discuss the above topics with our building engineer and manager (Duane, Tom and Patty)
- Redistribute Siemens 2/2009 bid (Duane) DONE 5.7.09

Accessibility Design for Balcony Doors

Issues and discussion points:

Goal of final design process is to achieve current or improved accessibility for an existing structure with structural limitations.

In order to achieve a minimum threshold offset (our current is 2 ½” to balcony deck) we are looking at the following component options:

- Cut the concrete down by 1-1 ½” for any door option. This does not affect performance; there will be a degree of variability in results based on variety of conditions; there is an add cost (on bids) for this component.
 - There was 100% consensus to proceed with this project feature
 - The feature was bid by both concrete and window contractors. Pete expressed opinion that it would be better provided by Concrete contractor.
- Manufacturers ability to provide a sliding door threshold design that allows for home-specific modification to lower the threshold (by qualified contractor). The modification is reversible. The design lowers the performance from 10lb to 6lb.
 - All contractors addressed in some manner and this will have to be a discussion point in interview to fully vet each contractor’s solution. Not apples to apples in bid costs at this time
- Add decking to the balcony (1 ½”) to reduce offset. This has not been costed fully and there are many policy questions to discuss on this component. Pend this for further discussion and investigation
- NOTES:
 - the current level of offset can be achieved by a combination of either 1 and 2 or 1 and 3 above.
 - The width issue was discussed and in the case of sliding doors and the fact that we have a set total opening limitation (concrete to wall) each manufacturer will have slightly different result. Needs to be discussed further
 - Terrace door meets the accessibility issues better – but has problems with the inherent building design (balcony shape and size limits to opening door and functional issues with opening door and securing during our high wind

conditions.

Actions:

- KH to provide samples of bottom threshold extrusions so we can mockup the various components for demonstration purposes (Pete)

General Follow-up from meeting:

- Meeting dates will be collected for next meeting to occur week of May 18th – DH
- Next meeting agenda:
 - Project Management topic
 - Development of Questions for Contractor interviews

Questions from owners regarding our Current HVAC units that need IC follow-up at later date to be determined.

- What is the useful life of our units? Are the parts available for replacement and how long.
- The one vulnerable parts in the current unit are the two metal drip pans that are corroding badly. Is there any remedy or will this obsolete the entire unit?
- Studio HVAC units are very different – what is answer for these units on two items above
- Still need to work through a possible approach to replacement of HVAC lateral pipes.