

JK INFRASTRUCTURE COMMITTEE
MEETING JUNE 10, 2013

PRESENT:

Duane Hickling, co-chair
Barbara Grodzins, co-chair
Dorsey Ruley
Otto Stark
Jay Owens
Frances Andrews
Dave Beck
Hernan Levy
Larry Kerner
Jim Ehrlich
Nancy Slattery
Betty Latson
Peter Cremer

Also present:

Mike Naponelli and Ryan Giles of Klein and Hoffman and Kathy Greco from Garage Committee

The meeting was called to order at 6:30 pm by Duane Hickling. Duane proceeded with the purpose of the meeting as follows:

1. Presentation by K&H for plans of Sun Deck followed by a discussion and recommendation for the Board
2. Review K&H October, 2011 investigation and opinion of repairs to the JK Garage and to update and prioritize this report
3. Pipe project update

SUN DECK:

Mike Naponelli and Ryan Giles of Klein and Hoffman gave a presentation for the proposed Sun Deck for James House. They explained their recommendations for several aspects of the deck (i.e., guardrails, pavers, etc.) and why they feel that their recommendations would be the best options. The Sun Deck will now be expanded on the North end of the building and wrap around to the East side of the building. The work on the deck will not be scheduled until the pipe project is completed in James House, which is estimated mid-August.

After a lengthy discussion and a unanimous vote to proceed with Sun Deck project, the IC will recommend to the Board that:

1. The proposed design be accepted
2. The General Contractor award should go to the low bidder, Bulley & Andrews (unless there are bid changes)

3. The alternates in the bid of Bulley & Andrews of a flood test and sealer should be accepted. These will ensure that the roof is intact after the installation and that the pavers are prepped for the best possible longevity.

GARAGE REPAIRS:

There was a lengthy discussion pertaining to the Klein and Hoffman investigation and opinion for repairs to the JK Garage which was dated October, 2011. After this discussion, it was unanimously voted that the IC recommend to the Board that Klein & Hoffman should submit a proposal for the following:

1. List immediate repairs that should be made
2. Prioritize the balance of repairs
3. Update estimate of costs
4. Write up any new issues that may have developed in the past two years for the determination of where leaks are originating and where the degradation might be. This will be needed to later have a rational discussion about organization responsibility (the separation of JK Association and HOA costs). The separation of costs is not the responsibility of K&H.
5. Review the Plumbing Engineer RFP of May 6, 2013 regarding drainage system and the grate and trench work to be performed so that they may give their opinion:
 - A. If RFP needs to be clarified and resubmitted
 - B. If the engineering firms that submitted bids to the May RFP are quality firms
 - C. If there are any other firms K&H would add to the RFP list

The IC has submitted this request to Nancy Slattery, President of the JK Association Board of Directors, so that K&H could have their proposal by the June 25th Board of Directors meeting. This would insure that there could be a vote by the Board of Directors to approve the cost submitted in their proposal so that work can be started as soon as possible.

PIPE PROJECT UPDATE:

Barbara Grodzins presented a report on the pipe project as follows:

1. The schedule is actually ahead of the original time frame. If there are no heat waves or unexpected problems, James House should be completed about mid-August with Kilmer House completion by Labor Day. This is a reduction of the original project schedule, from an original estimate of nearly a year, to now completion in less than five months
2. The project is currently on the budget which was established following the receipt of the contractors bids. .
3. To date, there are no riser problems. Fox Valley has inspected the risers of the Tiers that have been completed and are in progress with the report that they are in good condition
4. Fox Valley has inspected the pipe and valve work along with the welding and has determined that the work is very good quality

5. There have been a few problems that have occurred with new fan coil units that Trane (the manufacturer) is aware of and working to correct. There is a whistling noise coming from some of the smallest C-size fan coil units that are in the bedrooms of some of the two bedroom James House Units. Trane brought in an engineer and they feel they have a solution to this problem. (see note below)
6. EMCOR is to conduct a test on installing new valves in Kilmer House, as the configuration is different from James House. This test is to be performed by the end of this month.

The meeting was adjourned at 9 pm.

NOTE: Since the IC Meeting of June 10, Trane has determined that the problem with the fan coil units was caused by the omission of an air baffle at the fan. The baffle is being installed in all C-size units and it is expected that this will correct the noise problem. All other size fan coil units have an air baffle. The C-size was redesigned about two years ago and this is the first time since the redesign that this issue was known.