

James/Kilmer Association Window Project Update

September 29, 2008

In the nearly 5 months since the Town Hall meeting on the status of the James House Windows Project, there has been a significant amount of continued due diligence performed to gather appropriate information – this information will contribute to a decision on how to best proceed.

This communication outlines the key steps of this project -- from where it has been, where we are now, and where the future decision points will be.

The project timeline is broken into four phases:

“Study phase”

“Key project engineering investigations”

“Financial planning”

“Decision voting process”

Current Status: *The project is still in the investigation phase – no decisions have been made regarding if and how to proceed. We are all concerned with the recent economic conditions and assure you that all decisions that the Board will make will take this situation and its current state into account at the time of decision.*

*We understand that everyone wants to know **how much this may cost** and **when**. The timeline will show you the steps ahead to determine the costs. The earliest possible date for any kind of project to be approved is Spring 2009.*

All of the committee members working on this important project wish to thank you for staying informed and appreciate how much this concerns all owners. We will all have better information soon and we will all proceed from there.

Dave Beck (President and Window Committee Chair) **Betty Latson** (Treasurer and Finance Chair) **Duane Hickling** (VP, and Infrastructure Chair) **Maurina Provus** (Property Manager) **Pete Power** (Klein and Hoffman Lead Engineer) *Karla Ross (Editor)*

1993
2000
2005
2006

Reserve Studies and specific window investigations were conducted over the years to estimate future costs and identify timing and conditions of James and Kilmer Windows. Kilmer Windows were replaced in 2000 as the first phase of the total JK Window Restoration process.

2007

The James/Kilmer Board of Directors **chartered a new Infrastructure Committee** to lead the **engineering investigation** of restoration of the James House Windows.

Klein and Hoffman was hired as our engineering firm to **investigate** how the association should approach a James House Window Restoration project and get us specific costs.

May 5
2008

A **Town Hall Meeting** attended by almost 200 unit owners heard Pete Power from Klein & Hoffman outline the structural problems with our aged window and door system; alternate cost scenarios for repair or replacement and an outline of the work that would be done this summer to make a final decision from. At that time we also heard and answered as many of your questions as possible which has helped guide us through the work we have done since that time.

While this meeting was not a decision point – the information we reviewed together indicated that *replacement versus repair* seems the most cost effective scenario. With future inflation unknown – we were urged to pursue the **investigative process** as soon as possible so we can all have the necessary information to make an informed decision on when and how to start addressing the problem.

May
2008

Klein and Hoffman's presentation has been posted on the community website at jameskilmercondo.org As information comes together in the weeks ahead we will update the window information pages to keep you informed.

May
2008

A **Resident Window Committee** made up of 29 fellow owners has been charged with making recommendations regarding types of operable windows, number of operable windows; type of patio door, patio accessibility design and color and finishes in frame and glass. The committee has been working with Klein and Hoffman to guide the engineer in understanding what JK owners want most from a new system.

**June
2008**

Siemens was hired as our Energy consulting firm to calculate the energy savings from installing new windows and to assess how new windows could also benefit future investments in boilers and chillers, pumps and other mechanical systems that will be affected positively if we make this improvement. The results are just in to Infrastructure Committee and Finance Committee this week.

**July –
August
2008**

Klein and Hoffman conducted the required City Critical Exam of Concrete and will submit the report to the city this fall. From this exam Klein & Hoffman has been able to better estimate the concrete repair work that will be done before or in concert with a window restoration process. This has given us better information in coming to final project budgets and developing firmer Reserve Fund Planning.

You may have noted that some dangerous concrete has been removed and sealed for replacement in spring of 2009.

**August 4
2008**

Storm Damage Report: On August 4, 2008, a violent storm caused windows to be blown out, water to infiltrate homes and personal property damage to many owners (79 at latest count). Our contractors will extend the inspection process this fall and move around the building to seal the window areas that have been reported.

We are Here

**October
2008**

Window Test Installations begin in late October with Klein and Hoffman and four window contractors installing test (mockup) window walls in four volunteer homes around the building. We will post the actual installation dates as they near. These test windows are at no cost to JK. The purpose of these test installations is as follows:

We will **investigate and learn more about the heating and cooling pipes** (HVAC) that are imbedded behind the 2' high kick wall space, when we remove the outer window wall panels.

We will **test run the installation from the resident point of view** – we will photo document the process so that all owners can understand the process that would take place in their homes whenever the project takes place in the future.

The Window and Infrastructure **Committees will be able to see and test the various design options** available including –

- a. Sliding window versus hopper windows
- b. Swing door versus sliding balcony door
- c. Four color options on panels, frame and glass tint color

*October –
November*

Finance committee will research how **potential energy savings** might be used to offset the cost of window replacement.

Finance committee members and management will **survey lending institutions** to determine what kinds of favorable financing opportunities exist with various types of loans.

*November
2008*

We anticipate receipt of **construction bids from four companies** and all committees will review the variables and costs of each to arrive at a final understanding of construction options and costs. Bid companies will be interviewed by the Directors and Committees. *Acquiring bids is the only way to get to a true cost picture for our owners for any option that we may have before us in the future decision-making process.*

*December –
January*

Call the second **Town Hall Meeting** of owners to review the outcome of this investigative process and discuss recommendations for how to proceed. Owners will have an opportunity to ask questions on all aspects of the work the committees are conducting and give input on next steps.

When a formal plan is finalized – the actual decision process steps will take place as follows. The dates are subject to change (going forward).

*February –
May 2009*

A Special Board Meeting will be called to vote for project approval and financial plans to proceed.

Owners have a prescribed grace period to challenge any vote by the Board per Illinois Condo Act. This will be explained in full at the Town Hall.

Final Go or No-Go decision is reached.