**C.C.C # 81 WINDOWS -- QUESTIONS 2013**

1. **Comments from a long time owner** **(10th floor)**

I would like to highlight a point that has been troubling me about our building's construction, and might suggest measures to be observed in a window-replacement exercise.

In the report the observations that:

…The operable sliding door was out of square in relation with the frame. When the sliding door is in the closed position there is a gap at the bottom of the opening in comparison to the bottom (Photograph 7)…..and….The joints in the aluminum framing have opened up and there has been an attempt to seal these areas with sealant on the exterior (Photograph 9).

support my concern that the building "flexes", or changes its shape under different conditions,

that:

\* observations on a different day could reveal a different set of "out of square" conditions (e.g. different gap characteristics at sliding doors); and

\* new windows perhaps should be resiliently mounted, to accommodate "flexing" w/o deteriorating joints and/or experiencing post-installation air leaks.

With new sliding door, the frames will be installed such that any movement in the building will not affect the sliding door frame or the moving parts. There will be a soft joint between the elements of the building and the sliding door. The new door frames will be installed square and it will be ensured that they close and seal properly.

Similarly the windows will be installed such that any movement of the building will not affect the window frames. The metal to metal joints in the window and sliding door frames (at corners) will have new and pliable internal sealant so that with any expansion and contraction of the frames will allow the joints to open slightly, but will be sealed for air and water tightness.

2. **Comments from an owner (second floor)**

Please ask Ms. Wegner to provide an estimate for:

Work to be done on either sides of the windows as well as above and below,

Installing insulation in the walls;

Framing the windows;

Replacing the gyp rock around the windows and preparing all walls for painting.

There will be new insulation installed around the window and sliding door openings (building to frame opening perimeter) as part of the contract. A new prefinished wood sill and wood surround (interior of the windows and sliding doors) will also be installed as part of the contract as well as a primed and painted wood molding around the interior walls. There will be no need to do drywall repairs. If they damage drywall, they will need to repair it as well as part of the contract.

As for adding insulation within the walls below the windows and sliding doors (widening the exterior walls – i.e. less floor space) the cost to perform this per unit is approximately $\*\*\*\*\*.

3. **Other comments**

**a**. **Page 3 (bullet #5)** – **Drafts**

Air leakage test: based on the observations should we consider this activity?

We could consider this for the fixed windows if you want to know how they compare to windows fabricated today, but ultimately it is for comfort and energy savings. If there are complaints about drafts near the windows, there is an issue.

There is no question that the sliding doors are leaking significantly. This can be seen with a visual review.

**b. Page 7 (bullet # 3)** – **Windows frames**

The existing fixed window frames are 3" wide and we would have to move to 4" width. See also **Page 10 (bullet #4**): if we install new operable windows before the fixed windows are replaced, we will not be able to use the new operable windows when the new fixed windows are installed, presumably because we will have to move to 4" frames. This means that the earlier expense to install the operable windows would be completely wasted and further operable windows would have to be ordered.

We recommend delaying any replacement of the operable windows within fixed windows. These operable windows should be replaced at the time of the replacement of fixed windows.

**c. Page 10 (bullet #1)** - **Fixed Windows**

Could you clarify the following: special assessments must be completed by 2017.It is not stated in the existing Act (1998), would it be included in the amended Act currently under review

It should be noted that, until 2010, the Condominium Act allowed 10 years to a maximum of May 5, 2013, for existing condominiums to ensure that they have adequate funding in the reserve. "Adequate funding" is generally taken to mean that the annual contributions should remain the same from year to year except for adjustments for inflation. As of July 1, 2010, the grace period was extended to 15 years (2017) (O. Reg. 21-10).

**d. Page 10 (bullet #5) -- Fixed Windows**

Can you confirm the following: We could leave the fixed windows for another 5-8 years (2018-2021), but we would have to spend funds to replace the sealant around all the windows at a high cost. When the fixed windows are finally replaced the "new" sealant will go out with the old windows and we will have to pay for more sealant, incurring a double expense.

The cost to replace sealant around the fixed windows would be approximately $80,000 if access is provided through the suites and the old caulking is fully removed and new caulking installed.

**4. Miscellaneous**

Is there a further breakdown in costs, i.e. what proportion of the total window cost is represented by the new operable (small bedroom) windows?

We recommend that operable windows be replaced with the fixed windows, therefore they are included in that cost within our report.

How much would it cost to replace the sealant around all the windows if the fixed window replacement is delayed?

Approximately $80,000.

The costing on page 9 is in 2013 dollars. Is there any way of estimating what the future cost might be?

We have been assuming approximately 2% inflation. It is unsure what the construction industry will bring in the future. Window fabrication cost has been increasing lately by more than inflation.

Are taxes included in the cost estimates? No.

How much would it cost to install the wood trim mouldings around the windows and doors during replacement - see bottom page 8 and top of page 9?

The wood molding is included in the construction cost.

What is the cost estimate to add additional insulation - see 4th. paragraph on page 9?