

Discussion Item

Capital Improvement
Building & Utilities Committee Directive – Windows

Ward	Number of Rooms Remaining	Number of windows	Cost per Room	Annual Cost	Painting Credit	Final Costs
					\$20.00	
Ward 1	8	48	\$4,000.00	\$32,000.00	\$960.00	\$31,040.00
Ward 2	12	72	\$4,000.00	\$48,000.00	\$1,440.00	\$46,560.00
Ward 3	9	54	\$4,000.00	\$36,000.00	\$1,080.00	\$34,920.00
Ward 4	10	60	\$4,000.00	\$40,000.00	\$1,200.00	\$38,800.00
Ward 5	9	54	\$4,000.00	\$36,000.00	\$1,080.00	\$34,920.00
totals	48			\$192,000.00	\$5,760.00	\$186,240.00

Laundry Room Replacement Windows Recommendation Plan and Cost Estimate

Parkfairfax has a total of 50 laundry rooms including laundry/storage room and 7 storage only locations. All but 2 locations currently have the original black steel casement windows, rooms in 518 and 809 have both had recently installed (in the past 3 years) energy efficient vinyl windows.

For comparison purposes we will be address the laundry room only and the current conditions of the remaining 48 locations is less than favorable. Most are in need of repairs, with windows not opening properly or being able to be closed and secured. This obviously contributes to the environmental conditions of each location, allowing cold air to enter in the winter which in turn causes the electric heaters to run continuously. In the summer, the hot and humid air enter and it's not uncommon to find the machines and tables wet from condensation. Plus, with wind conditions on occasion rain and snow have also gotten in.

As stated above we replaced windows first at building 809 back in 2018 and then in building 518 in 2019. The average cost of these 2 locations was \$3815.00 for removal of the old windows, plus fabrication and installation of the new windows. Work is usually completed in 2 days.

Although we understand the historic look, as the Association has approved vinyl window replacements for units, management for some time has discussed this even providing a plan to the Board several years back. We proposed to complete one ward yearly prior to the annual painting cycle. Not only would we remedy the environment issues, but the locations would all look uniform and, in most cases, match the surrounding units. The current reserve study addresses some windows but does not specify locations with \$52,312 estimated in year 2030, and then additionally \$125,143 in 2043. These combined numbers only reflect about 42 locations when adjusted for inflation.

Thus, management recommends looking at the original plan to replace one ward annually with a cost not to exceed dollar amount as each ward will be different, Ward 2 has 12 locations, Wards 5 and 3 each have 9, Ward 4 has 10 and lastly Ward 1 has 8 remaining. This number will then be offset in coming years with some credits from the painting contract as they will not require any painting. For example, we would suggest doing ward 4 this year and next year, 8 locations cost to be \$32,000 and when painting is done in FY23 there would be a credit of \$1,000 making the total cost \$31,000. Of course, there will be some additional savings in the reduction of electricity as the heaters in the colder months will not run as much.

See attached spreadsheet for annual cost estimates for a 5 year plan beginning in FY22.