

PARKVIEW POINT

CONDOMINIUM

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Monthly Newsletter

October 2024

PARKVIEW POINT

7441 Wayne Avenue
Miami Beach, FL 33141

OFFICE HOURS

Mon. - Thur. 9:00 AM-5:00 PM
Friday 8:00 AM-4:00 PM
Lunch 1:30-2:30 PM
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WINDOWS REPLACEMENT PROJECT 2024 - 2025

Dear Parkview Point unit owners and residents,

Please find the latest update for the window project. The board of directors was working on the contract, and negotiations were finalized to the best terms for the Association.

Curved Unit Windows:

The Association and the contractor, South Florida Windows (SFW), met a few times to review the best approach for the curved units. Upon site visit, it was confirmed that the horizontal rollers could be installed on the curved wall. The other consideration was the casement windows at an additional cost.

See below findings:

Option 1: (2) Horizontal Rollers



Option 2: (2) Casement Window & (2) Fixed Window



Impact-rated casement windows can be harder to maintain for several reasons:

- **Hardware Complexity:** Casement windows operate on hinges and have complex hardware, including cranks and locking mechanisms. These parts can wear out over time, requiring more frequent maintenance.
- **Exposure to Elements:** When open, casement windows are more exposed to the elements, leading to rust and wear on the hinges and other hardware.
- **Cleaning Challenges:** Casement windows can be harder to clean, especially on the exterior, because they open outward. This can make it difficult to reach certain areas without special tools or ladders.
- **Seal Maintenance:** The seals on casement windows can be more prone to wear and tear due to how they open and close. A tight seal is crucial for maintaining their impact resistance and energy efficiency.
- **In contrast, horizontal slider windows have simpler mechanisms and are easier to clean and maintain. They slide along a track, which generally requires less maintenance and is less prone to issues like rust or hardware failure.**

Continued on page 2

Windows (cont. from page 1)

WHAT IS NEXT?

Mockups Installation

South Florida Windows contractors will proceed with mockups for standard horizontal rollers and horizontal rollers for the curved units on units 1R and 2C.

In manufacturing and design, a mockup is a scale or full-size model of a design used for demonstration and design evaluation.

Unit's inspection – Permitting

The contractors have been on-site on the 15th and 16th to measure windows for each unit type (2 apartments per line). The measurements will allow them to start the permitting process by working on the plans and specifications to be submitted to the city. This process might take around three (3) months. While working on the permits, the Association will work with the contractors for the project planning phases. The tentative commencement of the project will be in the first quarter of next year. Updates will follow as the project progresses.

Thank you for your cooperation in volunteering for the measurement of the windows.

South Florida Windows & Doors-Parkview Point Protection and removal of windows overview (Example)



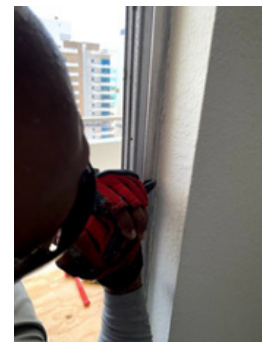
1. Protect interior flooring with drop cloths to catch debris from demolition



2. Protect exterior waterproofing with plywood (where balconies apply)



3. Install dust walls in order to protect units from dust.



4. Cut the perimeter of the window at the drywall to prevent extensive interior finishing damage.

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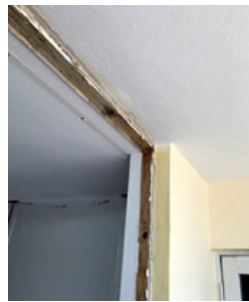
Windows (cont. from page 2)



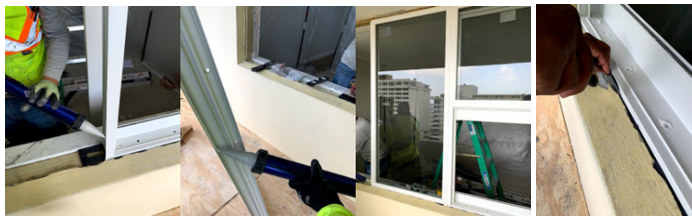
5. Remove glass panels from existing system.



7. Begin installing windows. Dow 795 behind flange where mull bar and wood buck meet window frame.



Pictures of existing wood bucks and concrete sill.



6. Install new 1"x3" pressure treated wood bucks after removal of old wood. Sika 15LM to go behind wood bucks to concrete block. Tapcons installed staggered every 16".



8. Pump Dow 795 into punched sill tap-con holes to protect concrete/ from water intrusion. Finish by sealing screw heads.

Continued on page 4

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Windows (cont. from page 3)



9. Install backer rod where necessary around exterior of window. Caulk entire perimeter with Sika 15LM and metal to metal with Dow 795

UNIT OWNER RESPONSIBILITIES PRIOR TO COMMENCEMENT OF ALL WORK.

- All furniture, keepsakes, and valuables must be moved 4’ from window/curtain wall/window wall.
- All window treatments, blinds, curtains, etc. must be removed from window/curtain wall/window wall areas.
- All special window coverings, decorative wood trim/moldings need to be removed prior to window removal

and contractor takes no responsibility of reinstalling it.

- All drywall repairs that need to be made to the interior will be left paint ready and any painting is the responsibility of the unit owner. Any exiting drywall repairs will not be covered by SFWD in this contract.
- Window installers will not be responsible for removing any items from residence. (I.E. window treatments, small valuables, pictures, furniture, wall coverings installed on or around windows.)

SEQUENCE OF WORK

- We will survey all units for sizing and logistics prior to start.
- Once schedule is established unit owners will have at least 2 weeks’ notice to prepare their units.
- The day of or prior to commencement of work we will prepare protection around the windows being removed and worked on.
- During the install of new windows, we will maintain protection until time of completion.
- Please be aware there will be some dust that comes into the unit.

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