



DESIGN INSTALLATION SYSTEMS, INC.

re:news

8110 River Drive • Morton Grove, IL 60053 • 847-470-8100 • www.disrestoration.com

AT DESIGN
INSTALLATION
SYSTEMS,
OUR
REPUTATION
IS IN OUR
WORK.



MONTH FEATURES

- **LETTER FROM THE PRESIDENT**
- **PROJECT SPOTLIGHT**
- **WINDOW RESTORATION**
- **RACING UPDATE**

INTRODUCTION

LETTER FROM THE PRESIDENT

This issue of DIS re:news marks the end of our second full year of publication. As we begin our third year, we would like to hear from you. Do you have questions or issues that you feel should be addressed in an upcoming newsletter? If so, please take the time to send your comments or questions to our office at shillmann@disrestoration.com.

As we close this year, I want to thank those who have availed themselves of our services for their restoration needs. We hope the DIS newsletter shares our company focus, highlights some of our projects and explains our capabilities as a company. We feel that a major portion of our success comes from communicating with our clients and allowing for two-way dialogue, so that everyone understands the process from beginning to end. For our clients, past, present and future, we hope the newsletter continues to be engaging and informative.

Design Installation Systems Inc. is approaching its 24th year in business. I am proud to say that our average employee has been part of our team for at least 15 years, and I consider each employee a part of my family. Since our work is so diverse, we have a wide variety of employees, from office workers to tradesmen, technicians, mechanics and support personnel. Over the years, we have continued to invest time, training and energy to maintain the skills and capabilities of the staff, and we celebrate our employees and their successes in our newsletters.

Sincerely,

Design Installation Systems, Inc.
Michael A. Tracy, President

DIS OVERVIEW

For readers not familiar with Design Installation Systems, visit www.disrestoration.com for an excellent overall description of our company. In addition to photographs and descriptions of some of our projects, all past issues of the newsletter can be viewed on our Web site.

However, for the purposes of this newsletter, it should be sufficient to state that DIS is a full-service exterior restoration contractor. Our main area of work involves the repair and rebuilding of exterior facades on high-rise structures in the Chicago area. All types of general construction are completed in house: Masonry, stonework, building cleaning, coating application, caulking and flatwork are completed by our union workers. As a full-service company, we strive to provide a wide range of support services including pedestrian canopy and material supplies. Through our in-house facilities, we provide our own job site custom fabricated structural steel as needed, sheet metal flashing, and accessory pieces and custom-cut stones. Also, we can fabricate wood forms, window elements and other replacement items from our wood shop, as well as ornate cast stone replacement from our casting facility in our warehouse.

In short, at Design Installation Systems, we feel that any construction project can be handled best when supervision is streamlined and communication is optimized. Keeping many production and installation aspects of a project under our direct control provides for better quality and problem-free execution, and ensures completion in a timely manner.

WHEN OUTSIDE HELP IS NEEDED

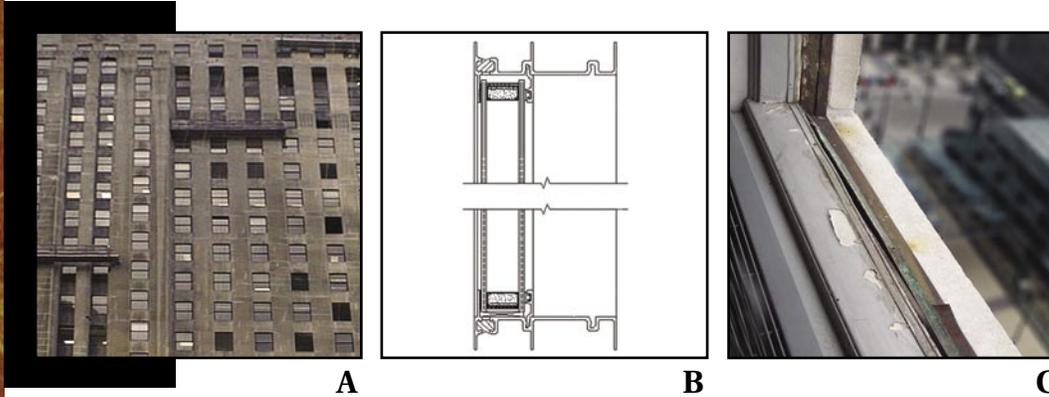
In past issues of the newsletter, we have highlighted many of the in-house capabilities of Design Installation Systems. We have outlined our philosophy of owning our own equipment and training our own personnel to be proficient at tasks we need to complete. Although we take some measure of pride in these accomplishments, we do not operate in a vacuum; we realize that there is a good deal of work that we cannot complete without bringing in subcontractors. Working with true professionals who specialize in tasks outside of our normal scope of work is both challenging and rewarding.

When subcontracting is required to complete a project, DIS is very comfortable finding, hiring and supervising the needed specialists. Taking on the role of general contractor is second nature to our project management team. For years DIS has worked as a general contractor completing commercial interior renovation “build-out” projects as well as large scale, multi-subcontractor ventures. For example, exterior masonry work often involves roofing and roof flashing work. Roof repairs are not something to be taken lightly, and experienced professional roofers must be called in to provide quality, long-lasting repairs.

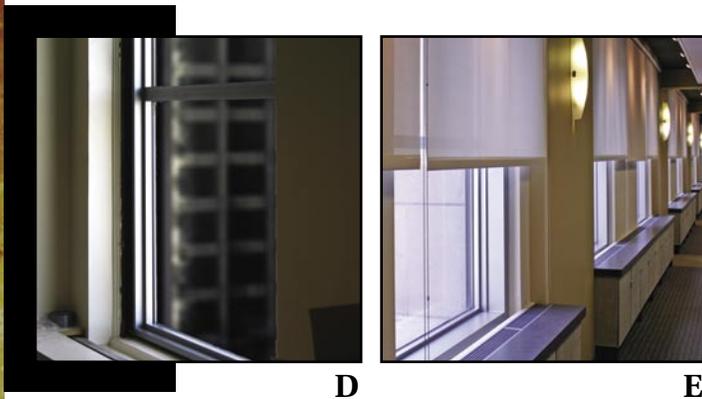
DIS currently is involved in a large-scale window replacement project where much of the work is being carried out by our subcontractor. In our role as primary contractor, we are comfortable providing supervision and support services. Taking responsibility for the overall progress and finished product means we are highly motivated to find and use only the best subcontractors available. Providing them with our support and allowing them to operate under our “umbrella” allows them to focus on the work at hand and increases the likelihood that the project will be completed on time and below budget. Recognizing the need for subcontractors and having the patience and experience to use them properly is a needed talent in our industry, and we are happy to say that it is something we do well.

PROJECT SPOTLIGHT

This Madison Street building (See photo A) was built in the 1920's and has over 1500 vintage windows. When it was decided to begin a replacement program, the owner called DIS. The window replacement work would be an important part of a major remodeling project. Design Installation Systems was asked to assist in this and to conduct any required exterior work as part of the window replacement program.



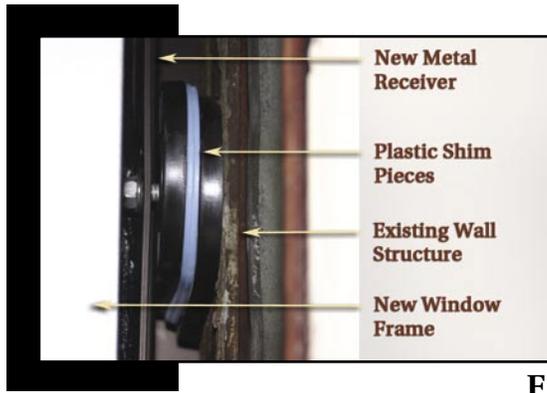
The owner has chosen to complete window replacement work in conjunction with a major interior renovation project. Once office spaces are vacated and stripped of old finish materials, the window work starts. The scope of the work includes removal of the existing steel and single pane glass windows and installation of new aluminum fixed windows with a true muntin to simulate the existing double-hung windows (See photo B). The new windows are thermo pane glass incorporating a low "E" coating and will allow for significant savings in heating and air conditioning when compared with the original installation. The existing window frames will be left in place (See photo C) and will be covered with anodized aluminum panning to accept the new sash. By utilizing this method of installation, the interior wall finishes will not be disturbed and will not require additional repair or repainting.



DIS has worked very closely with the building owner and subcontractor to ensure all work is completed in accordance with the owner's needs. Over the years, this building has been maintained on a fairly regular basis. The building management company is well aware of the needs of a limestone building of this vintage. Removal of the windows has the added benefit of allowing for an exterior inspection from the inside of the building. As windows are removed, the stone elements around the windows are observed. If any stone areas show signs of stress, a scaffold can be hung in that location and a thorough examination can be conducted. A contingency fund is included in the budget to cover the cost of minor stone work.

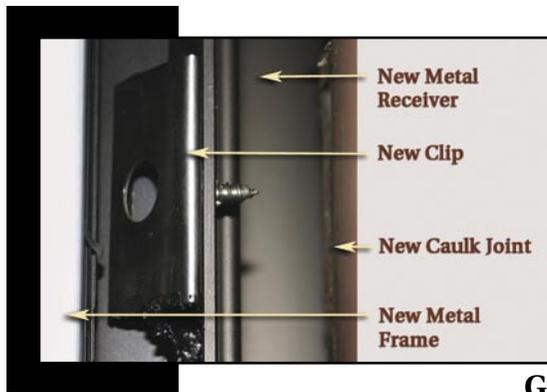
In areas of the building where it may not be practical to complete this type of replacement, other rehabilitation methods will be implemented. Although replacement will yield the most return for the money spent, less invasive means may be preferred. Some window frames will be cleaned, primed and painted. At these windows, the work would be completed from the exterior, using a scaffold. Once the scaffold is in place, it becomes more efficient to complete additional tasks such as inspections and other needed repairs. At a minimum, exterior glazing and caulking of the window should be completed. As needed, broken window panes can be replaced. Even with all this work on the windows, it is still far less disruptive to the building occupant when the work is done from the outside of the building. This entire rehabilitation can be completed without closing down the office or even moving the furniture.

Regardless of the extent, scope, type of window or construction materials used, Design Installation Systems is able to work with any owner or management team to accomplish a window rehabilitation project (See photos D & E). Our experience at this building emphasizes the benefits of a productive and efficient owner/contractor relationship and contractor/subcontractor relationship. The preplanning on this project was excellent, and everyone involved has shown commitment and has remained focused and flexible. We are proud of the workmanlike manner our subcontractors have shown and are grateful for the professionalism exhibited by the building management.



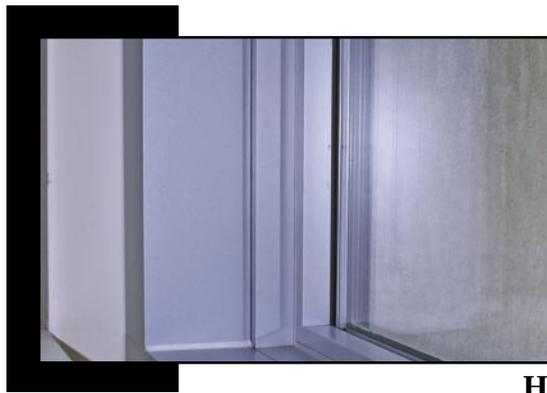
F

Once the old window and frame are removed, the opening is cleaned and prepared. The existing wall structure is now ready to accept the new window. At this stage of the construction, the hole in the wall is referred to as the "rough opening." In this installation (See photo F), an extruded metal receiver is installed in the rough opening. The receiver will accept the new window frame and must be plumb, level and the correct size. To make up any difference between sizes, plastic shims are placed between the rough opening and the receiver at the fasteners.



G

The new window frame (See photo G) is fully glazed and ready for installation. It is swung into place and held firm with clips. Any intersection between building elements is caulked; this helps to reduce air infiltration from the outside.



H

Once the window is in place and all caulking work has been completed, metal trim pieces are installed. The finished installation shown (See photo H) will be further enhanced using trim or caulk as a transition between the metal and the drywall.

CONSTRUCTION NOTES

Windows are an important element of most buildings, and many common problems reported by building owners and tenants alike relate to windows. Cracked panes, rotted frames, drafts and leaks (See photos I & J) windows are a maintenance concern. When windows are left unattended, leaks will lead to added deterioration of the wall system and can cause mold and water damage to interior furnishings.

On a large scale, loose-fitting panes or leaking frames cost building owners in heating and cooling. Often after a thorough window rehabilitation job has been completed, building engineers will have to rebalance the HVAC system to compensate for the more efficient building envelope. Energy costs will be lower as a result of the work. Savings vary based on the type of improvement made, but savings of between 10 percent and 25 percent are not uncommon.

At Design Installation Systems, we work with a number of window manufactures and installation professionals to coordinate window restoration projects both large and small. As part of an overall building restoration, window repairs can be accomplished while other work on the facade is completed, eliminating the cost of re-rigging the building to access problem windows separately. If done on their own, window maintenance and repair projects give the owner a great opportunity to have building facade inspections done.

Project scope can range from total replacement, to caulk and glazing repairs. Over the years, DIS has completed projects on fixed and operable windows. Window panes can be glazed or have gaskets replaced, frames can be repaired and re-caulked, and the frames can be re-clad or primed and painted. Whatever the need, window repair and maintenance are important components in any building operations program. Ignoring early problems in exterior construction, windows included, will lead to major repairs down the road.



I



J

In this issue we will focus on a current window replacement project in a major Chicago high-rise. The work is being undertaken after years of planning and years of remedial repairs having been completed during other exterior facade work. This project is a long-term fix, and it will lead to energy savings and added comfort for the tenants.

DIS RACING UPDATE

Design Installation Systems began its sponsorship of Zero Tolerance Racing this year. In November, at the Chicago Region SCCA, Michael P. Tracy was honored with the title of Rookie Driver of the Year. Congratulations to Michael.



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