



# re:news

**DESIGN INSTALLATION SYSTEMS, INC.**

Exceeding the Expectations of the Construction Industry Since 1982

## Features

- *OSHA Training Seminar Information*
- *City of Chicago Canopy and Scaffolding Ordinances Revealed*
- *DIS Innovation*
- *Research and Development*
- *DIS Project Profiles*

# A

At Design Installation Systems,  
Our Reputation is in our work



# D

esign Installation Systems, Inc. is proud to launch our corporate newsletter. Just like we've run our business for over 21 years, we've created this publication with our clients and readers in the forefront of our efforts.

This newsletter should serve as a review of our past accomplishments, as well as some recently completed projects. Join us on this guided tour through the people and projects which shape Design Installation Systems, Inc.

We hope you enjoy this information source, and that it helps in your important decisions regarding renovation, safety issues and building material options.

## Introduction

Design Installation Systems, Inc. is a prominent figure in the building restoration and general contracting industry. From exterior cleaning to full facade replacement Design Installation Systems has the people, equipment and know-how to complete a wide variety of restoration and specialty projects.

Experience is a key element in completing projects to high standards and on time. Since our beginning in 1982, we remain leaders in our industry by holding an idea of excellence in every effort we undertake. Three ideals that keep us at the forefront of our field are attention to detail, innovation, and respect for our clients.

At Design Installation Systems, we believe innovation goes hand in hand with progress. We feel our drive to become an industry leader is unprecedented as we hold a strong commitment to innovate in fields where others have been complacent. In our business, innovation is an essential element in all successful projects.

From our recently constructed limestone fabrication shop to providing our own scaffolding and canopy protection, independent and original thinking are found throughout our 21 years in business. You will notice that most of our services are provided in-house. All of our equipment, scaffolding and protection canopies are company owned and maintained. In addition, our facilities include complete steel and limestone fabrication shops, all of which allow for greater flexibility in scheduling and completion of a project.

This newsletter, first in a series, will serve as a review of our services, an overview of recent industry changes, and review some recently completed projects. Join us on this guided tour showing some of the ideas, projects and people that helped shape Design Installation Systems and give rise to the company it is today.

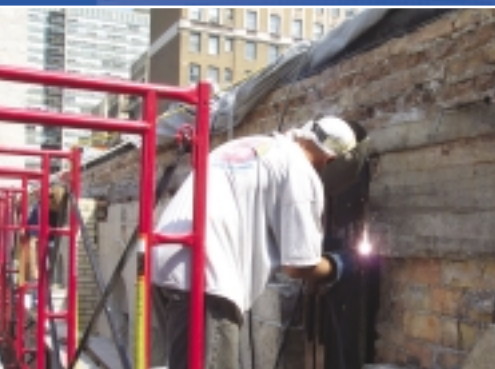
# Structural Elements

## *Limestone Fabrication Shop*



The recently constructed limestone fabrication shop affords us the ability to custom fabricate limestone ashlar and profiles to replicate most stone in an existing building. Stone profiles are matched using a CAD drawing and then cut to exact specifications. The in-house stone facility allows for greater quality control and minimizes lengthy lead times normally anticipated with stone fabrication. The end result is a more proficient use of time and expedited completion date.

## *Metal Fabrication Shop*



In addition to innovations in stone fabrication, our facilities also include a metal fabrication shop. This completely in-house facility offers the ability to provide all necessary steel components for most restoration or repair projects. The metal shop is equipped to shear, punch, cut, and weld metal beams, angles and sheets. If any projects require on-site steel work, company owned portable welders, MIG welders, and plasma cutting equipment are available. All of our welders are fully trained and certified. Our steel services include balcony railing repairs and replacement, fire escape repairs, column reinforcing, steel spandrel repair, and historical ironwork, just to name a few.

## *Canopies and Scaffolding*

Design Installation Systems owns and erects canopies, scaffolding, and all necessary rigging. This is an advantage to our clients for a several reasons. First, projects can be completed with greater efficiency and accuracy because of the shorter lead time required for delivery and erection of equipment. Secondly, there is potential cost savings to owners in the fact that rental costs are non-existent when additional repair work requiring canopy is added to the contract.

Our clients benefit from our continual efforts to be the leaders in the industry. We take great pride in the quality of our work and the service we provide. We invite you to include Design Installation Systems, Inc. on your next project or bid list. See for yourself the difference in quality, you won't be disappointed.

## *OSHA Standards & Compliance*

Design Installation Systems has retained the services of the National Safety Consultants to provide a comprehensive safety training program which includes certifying each employee with a ten hour OSHA approved safety training seminar.

Although the trade unions offer this program to their membership, Design Installation Systems felt the need to ensure each of its employees were properly trained and updated on current industry standards and practices. Each employee who completes this program receives a certificate of completion and training card to be carried on hand.

This yearly seminar is open to all of our clients and consultants. If you are interested please contact Linda at (847) 470-8100.

## ***City of Chicago Canopy Ordinance***

Those familiar with the industry may be aware of the city's new canopy ordinance. The ordinance changes in detail in a few important ways. First, canopies are subject to classification based on services being provided. There are now three different categories: construction canopy, heavy-duty construction canopy, and light-duty canopy.

- **Type I** - shall mean work on a building which involves alteration, repair of exterior facade, work conducted pursuant to the critical examination program, or demolition. This includes, but is not limited to, tuck pointing. Designed to carry a live load of 250 lbs. per square foot.
- **Type II** - shall mean work which involves the construction of a new building. Designed to catch construction materials, but allows pedestrian access underneath.
- **Type III** - shall mean any routine maintenance work on a building within the Central Business District, as defined in Section 9-4-010, which does not require the removal of any physical structures. This

includes, but is not limited to, painting, cleaning and window washing. Designed to carry a live load of 150 lbs a square foot and up to 250 lbs per square foot.

The main differences in the new canopy policy are more stringent penalties for violations and more concise and explanatory language, geared in improving pedestrian safety and the safety of the workers.

### **Permit Fees for City of Chicago**

#### *Type I and Type III activity fees Sidewalk or parkway -*

- less than 180 days - initial fees are \$4.00
- 180-360 days after permit date \$8.00
- 361-540 days after permit date \$12.00
- more than 541 days after permit date \$16.00.

(Note that any period over three days shall be counted as a full month in calculating these charges.)

## ***City of Chicago Scaffolding Ordinance***

The recently ordained scaffolding ordinance was issued to ensure greater safety when performing building maintenance. The ordinance defines "scaffolding" to "include all manner of temporary ground-based and hanging scaffolding, but excludes aerial buckets, one person harnesses, and ladders used singly. 'Operator' is defined as person erecting, maintaining or using scaffolding" (Dept. of Buildings).

The ordinance is more stringent than the previous policy and less open to discretion. A permit for the scaffolding is now required which must be approved by the building commissioner. Penalties for violating the policy can be severe. Those in violation are subject to a fine of \$1,000 to \$10,000, with the theory being that there is less room for error on part of the contractor and in return greater safety for all people involved.

The city has again amended this ordinance now mandating all persons riding or operating scaffolding be certified through a city approved training course. A certification card must be on hand at all times when operating or using scaffolding.

Prior to this new ordinance, Design Installation Systems, Inc. has offered a mandatory safety and training seminar to all employees as well as clients who are interested in attending. The seminar teaches scaffold rigging fundamentals as well as maintenance and operation of scaffolding systems. Each attendee who completes this program receives a training certification card.

If you are interested in attending this yearly seminar or if you would like additional information, please contact Linda at (847) 470-8100.

## City of Chicago Exterior Wall Maintenance Ordinance

The City of Chicago Exterior Wall Maintenance Ordinance has again been amended in an attempt to save homeowners money, while protecting public safety. Originally enacted in 1996 in response to several high-profile incidents in which people were injured or killed by debris falling from loop high-rises that were improperly maintained, the ordinance was made more stringent in late 2000 to include more inspectional coverage as well as more frequent inspections. The amended Ordinance of September 2002 allows for a less rigorous and costly inspection, focusing on certain parts of the building. It also sets ongoing inspection and repair programs at two-year intervals rather than annually, as the previous version required.

For a better understanding of the amended ordinance and amended rules and regulations which further define the ordinance, we offer this summary of essential changes:

### **Ordinance changes:**

- Redefine “critical examination” to limit the amount of inspection coverage to approximately 50% of an elevation in all non-terra facades, including all corners.
- Allow extended intervals for critical exams based on construction type of building, as designed in rules and regulations.
- Extend filing deadline date for critical report to 12/01/03 for pre 1950 buildings and 12/01/04 for all other buildings.
- Extend intervals for ongoing reports from every year to every two years.

### **Rules changes:**

- Define “categories” of buildings based on the type of support and anchorage to secure to the facade, as determined in the first critical exam.
- Allow category I buildings to file a critical report every 12 years. Allow category II and IV buildings to file every eight years. Require category III buildings to file every four years.
- Reduce the number of inspection openings required per elevation from three to two, for all buildings.

DIS welcomes the opportunity to discuss with owners and managing agents the impact of the amended facade ordinance on your buildings. Our firm has a strong track record of working harmoniously with the engineering community to provide owners with compliance with Chicago’s facade ordinance dating back to 1996. Our staff provides a full range of services related to the facade ordinance, including:

- *Swing-stage access for architect/engineer inspections*
- *Experienced tradesmen in full range of cladding materials*
- *Stabilization of “imminently hazardous” conditions*
- *Implementation of “safe with repair and maintenance” repairs*
- *Cost estimating for long-term repair plans*

For more information, please visit the following websites:

<http://www.skyclimber.com>

<http://www.cityofchicago.org/buildings/buildingcode/scaffoldrules.html>

<http://www.cityofchicago.org/buildings/permits/arch.html>

# Foundations

*Below: Tom Paulson, Jr.*



## ***Tom Paulson, Jr.***

We would like to take this opportunity to congratulate our senior foreman, Tom Paulson, on his 20th year with Design Installation Systems, Inc. Through his hard work and perseverance, we have insured that each project we undertake is done precisely to the best of our abilities and the abilities of our entire team. Tom was a guiding force behind many of our projects and urged others to learn by example in order to achieve success.

Tom originally entered the trades as a concrete repair specialist. He also has formal training as a carpenter and is a certified welder. Since early in the company's history, Tom has been a key figure and exhibits an extraordinary understanding of building systems. He has grown with the firm and has a detailed knowledge of concrete, stone and brick masonry. Congratulations, Tom!

***We specialize in the following:***

- Structural Concrete Repairs
- Masonry Repairs
- Sealant Replacement
- Structural Steel Repair

*Below: Bracing support system at 73 East Elm Street.*



## ***Research and Development***

These projects used the temporary wall bracing system designed by D.I.S. This wall bracket was designed to provide supplemental support to the masonry wall prior to the removal



of any infill brick or stone. The uniqueness of this wall bracket is that a saw cut is made in the mortar joint, brackets are then inserted into the wall, and finally the bolts are torqued to provide adequate tension and support. This allows for removal of infill masonry, while maintaining the structural integrity of the existing wall system. The designs of these brackets allow enough clearance to provide necessary installation of flashing or metal if required.

*Above: Bracing support system at 28 East Jackson*

*We thank you for taking the time to read this newsletter and ask that you please consider us on your next project. We guarantee your complete satisfaction in our services and commitment to excellence.*

# Project Profiles

## ■ Eddystone Condominium, Chicago, Illinois

Client: LaThomus Property Services  
Consultant: Klein & Hoffman, Inc.  
Assignment: Masonry Restoration  
Duration: 2 years, 2001-2002  
Project Value: \$945,000

Located in the quaint Lakeview neighborhood, the Eddystone Condominium required another phase of an ongoing repair program. This main aspect of the project required rebuilding the deteriorating perimeter parapet walls on three elevations. The parapet walls sat atop limestone belt-coursing with large stones that had to be removed to access the underlying structural steel. Due to the large size of the stones, a special hoist was engineered and constructed in order to complete the removal and resetting of the stones. The remaining aspects of the project including stone replacement, brick masonry repair and tuckpointing..



## ■ 180 North Wabash, Chicago, Illinois

Client: Marc Realty  
Consultant: Klein & Hoffman, Inc.  
Assignment: Terra Cotta & Masonry  
Duration: 2 years  
Project Value: \$700,000

The main focus of this project included replacement of damaged terra cotta with GFRC replicas. Pieces replaced included corners, ashlar, window heads, and decorative profile units. Extensive steel restoration was completed before replicas were reinstalled. Existing fractured pieces of terra cotta deemed salvageable were restored by means of pinning, epoxying back together or patching with Jahn Restoration Mortar. Many pieces were able to be removed and reinstalled with no restoration required. As a cost-saving alternative, limestone replacements were used at the corners. The limestone matched the existing terra cotta closely without the use of supplemental coatings. Miscellaneous masonry restoration was then completed, including brick replacement, tuckpointing and caulking.



## ■ Two North Riverside Plaza, Chicago, Illinois

Client: Equity Office Properties  
Consultant: The Structural Shop  
Assignment: Exterior Wall Rehabilitation  
Duration: 2 years, 2000-2001  
Project Value: \$2.8 million

Serving as the building owner's headquarters and gateway to thousands of rail commuters each day, Two North Riverside Plaza was again in need of extensive stone maintenance. As a result, ownership turned to DIS to complete a comprehensive program including limestone repair and replacement, tuckpointing and caulking. A considerable amount of limestone "dutchmen" repairs were installed on the facades along with full stone replacements. As the project progressed, many of the parapet walls were found to be in need of major repair and thus were rebuilt.



## ■ Drake Hotel, Chicago, Illinois

Client: Vista International  
Consultant: Klein & Hoffman, Inc.  
Assignment: Exterior Wall Rehabilitation  
Duration: 2 years, 2001-2002  
Project Value: \$1.2 million

The prestigious Drake Hotel located in the shadow of the John Hancock Building recently underwent a major rehabilitation of the limestone facades. Work included repair of the exterior masonry on all facades of the 10-story building over a two-year period. The ornate stonework was matched perfectly using the in-house stone shop at our facilities. The ability to fabricate stone replicas in-house also allowed the project to be completed within the stringent time frame.



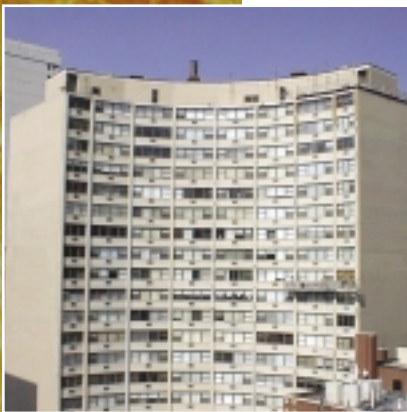
# Project Profiles



## ■ 73 East Elm, Chicago, Illinois

Client:	LaThomus Property Services
Consultant:	Klein & Hoffman, Inc.
Assignment:	Exterior Wall Rehabilitation
Duration:	2 years, 2001-2002
Project Value:	\$1.9 million

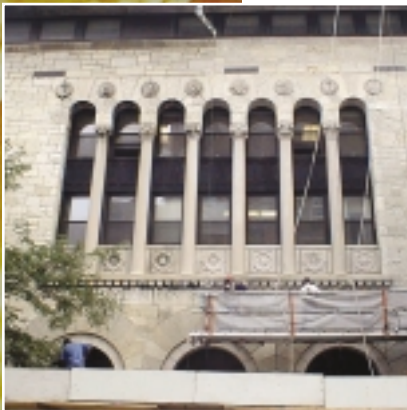
This prominent stone masonry building required a complete exterior wall rehabilitation over two years. The scope of the project including replacement of all the badly-deteriorated shelf angles, brick and limestone repairs and finally, cleaning of the masonry facade. The successful completion of this project was attributed to our in-house limestone fabrication shop that enabled the decorative spandrel panels, ornate profiles, and other limestone belt coursing to be fabricated within days of removal. After cleaning of the facades, the quality restoration work blended perfectly with the original building appearance.



## ■ 1150 North Lake Shore Drive, Chicago, Illinois

Client:	LaThomus Property Services
Consultant:	Klein & Hoffman, Inc.
Assignment:	Exterior Wall Rehabilitation
Duration:	2 years, 2001-2002
Project Value:	\$740,000

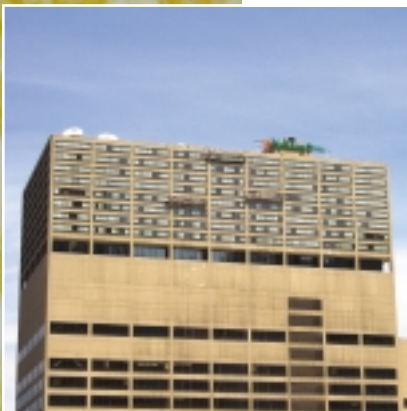
Due to its eastern exposure along the shores of Lake Michigan, this unique concrete building sitting on North Lake Shore Drive required rehabilitation of the concrete columns and roof beams on the front and rear elevations. The deteriorated concrete, along with existing patches that had failed over the years, was replaced with new structural concrete and the addition of anti-corrosion anodes to help future deterioration. In addition, the brick spandrel panels were repaired, tuckpointed and resealed. When all repairs were complete, the two building facades were coated with a new elastomeric coating for a fresh look and a protective barrier against moisture penetration.



## ■ Temple Shalom of Chicago, Chicago, Illinois

Client:	Temple Shalom of Chicago
Consultant:	Construction Technology Laboratories/NTH Consultants
Assignment:	Masonry and Roofing Repairs
Duration:	2 years, 2001-2002
Project Value:	\$1.1 million

Located on North Lake Shore Drive, this aging old world structure underwent a full stone facade restoration. To mimic the original, all the stone joints were hand chiseled for a rough, uneven texture and tuckpointed 100%. Many damaged stones were replaced, including a large three-piece suspended stone soffit above an entrance. As the project unfolded, many of the two-story masonry encased steel piers were found to be badly deteriorated, requiring major steel reinforcing and rebuilding. After the stone repairs were complete, the entire building was cleaned, restoring it to its original glorious appearance.



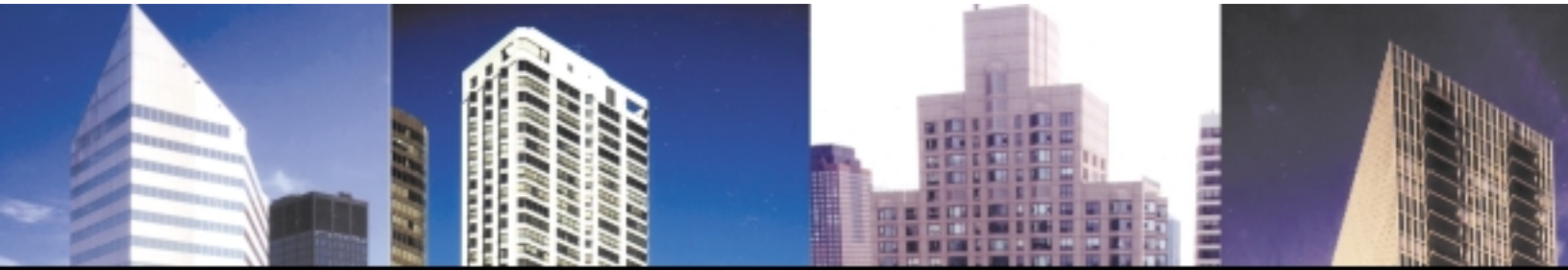
## ■ Holiday Inn - Mart Plaza, Chicago, Illinois

Client:	Holiday Inn Chicago
Consultant:	Eskenazi, Farrell & Fodor
Assignment:	Precast Concrete Panel Repair Sealant Restoration
Duration:	1 year, 2002
Project Value:	\$330,000

Holiday Inn Hotel, located on the upper floors of the well-known Apparel Mart, required extensive repairs to the deteriorating precast concrete panel exterior. The misplaced reinforcing bars inherent during original fabrication of the panels lead to premature failure of the exposed aggregate concrete. The nature of the exposed aggregate finish and the varied weathering of the panels was especially challenging to provide a consistent match. Through perseverance and experience, the repair specialists were able to achieve excellent results.

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