

Ocean Reef Towers

Boca Raton, Florida



Complete Window and Door Retrofit



Ocean Reef Towers

Ocean Reef Towers is a beautiful 15 story, luxury, beach front condominium in Boca Raton. Built in 1970 it is routinely assaulted by the Atlantic Ocean, so it was no wonder that when it's windows and doors reached the end of their life cycle all options were explored. Wind Ready was able to work closely with the board to provide a host of different configuration options that would be well suited to the building. Ultimately they chose to install CGI projected and fixed impact windows, and CGI out-swing balcony doors.

This stylish condo wanted a window and door product that not only was aesthetically pleasing, but built to take the pounding of the elements and provide protection from a direct hit by a hurricane. This is why they turned to Wind Ready and CGI. During the retrofit process, several key areas stood out.



Logistics

Ocean Reef Towers presented a set of complicated logistical issues. Typically Wind Ready stages materials at the job site; however, in this particular instance the condominium association required the storage of all construction materials off site. Wind Ready was able to accommodate this request by procuring storage space less than a mile away from the building. Wind Ready insured the storage facility, and provided a monitored alarm system to ensure the safekeeping of all goods.

This planning allowed Wind Ready manpower to simply load materials as needed from the off site storage facility, ensuring speedy workflow, and customer satisfaction.

Occupied Building

Special care was taken to ensure customer satisfaction during this intense restoration effort. Balancing speedy work flow and meeting customer expectations are often not easy. This window and door retrofit job was one example where quality craftsmanship, speedy turnaround time, attention to detail, and customer satisfaction harmoniously coexisted. The key to successfully operating in an occupied building such as Ocean Reef Towers is good communication. It was important to set customers expectation levels correctly before the project began. Wind Ready accomplished this at ORT by providing a project manual before construction started that went over every detail of the retrofit process. Experience had shown that if a contractor makes a concerted effort to detail and outline each step of the process before work begins, an owner will be better prepared for what lies ahead. This included communicating on everything from the staging of equipment, hours of operation, job site cleanliness, and work schedule.

Demolition

Ocean Reef Towers was a prime example of how thoughtful and well planned demolition can save thousands of dollars on a project. When the Wind Ready team approaches any window and door retrofit job, they never know what the existing glazing conditions will be. Sometimes the existing windows and doors are easily removable, and cause little or no damage to the opening. However, on some occasions, as it was in the case of Ocean Reef, special care must be given to the demolition process because of the state of the previous window



and door system. In this particular case the building had an aluminum U-Channel that was nailed to the masonry around the entire window opening. Windows were then installed inside of the aluminum channel. In addition to this, there was quite a bit of stucco overlay on the pre existing aluminum windows. These two conditions presented a serious problem at the time of demolition. The aluminum U Channels could not simply be pried because large sections of concrete would be taken out with each fastener causing costly concrete repairs on each opening. Pre-existing stucco on window frames also pose a problem at the time of removal because they can cause serious periphery damage of stucco that later has to be repaired at the owner's expense. Rather than proceed with traditional demolition techniques, Wind Ready found alternatives that although were more time consuming and costly from a demolition and installation perspective, saved a significant amount of money, and ultimately time to the owners. Instead of prying those U channels Wind Ready cut away all fasteners and then carefully removed the remnant of that fastener in a careful and controlled way. Additionally, by just removing the existing glass lite, we were able to cut the actual window frame and collapse the frame in on itself. This allowed us to preserve the existing stucco, and not damage the opening. Consequently, carefully planned and proactive demolition techniques saved Ocean Reef Towers thousands of dollars in costly overruns.

Quality Installation

Wind Ready provided a quality coastal installation on this project that consisted of a multilayer coastal approach with redundant systems of water proofing, adhesion, and torsion control. All wood bucks were changed, and installed on a new caulking bed using a high power nail gun. Each window was installed using a high quality stainless steel masonry screws, properly shimmed in place. Additionally, acrylic seam sealant was used on every screw head after installation to prevent water infiltration. Coastal grade caulking was used to provide a watertight fit between all window elements such as horizontal and vertical mullions. Two layers of exterior caulking provided a true watertight finish.

Change Orders

One thing that Wind Ready was particularly proud of on this project was that there were no change orders. Detailed project analysis helped Ocean Reef Towers correctly budget for their window and door retrofit, and diligent effort and an honest approach to construction allowed Wind Ready to keep this project under budget.

Project Facts:

Location :
Ocean Reef Towers
2066 North Ocean Boulevard
Boca Raton, Florida

Contract Value:
\$1,350,000.00

Date Started:
February 2009

Contractor:
WindReady Inc.

Engineer:
Swaysland Professional Engineering Consultants, Inc
2890 West State Road 84
Fort Lauderdale, FL 33312-4828

Contact:
Carol Harrison
Condominium Association Manager

Product Facts:

Manufacturer:
CGI Windows and Doors
10100 N.W. 25 Street
Miami, Florida
www.cgiwindows.com

Selected Window Types and Sizes:
Series 238 Designer Fixed Impact Resistant Window
N.O.A. 08-1114.06 (37" X 69" and 37" X 25")
Series 238 Project-Out Impact Resistant Window
N.O.A. 08-1010.02 (37" X 44")
Series 450 Out-Swing Impact Resistant Door
N.O.A. 08-1114.06 (34" X 80")

Design Pressure:
Zone 4 - Positive 63.00 psf/ Negative 63.00 psf
Zone 5 - Positive 63.00 psf/ Negative 114.00 psf

Finish:
Aluminum - Bone White Kynar®
Glass - Dark Gray (Turtle Code)

Additional Features:
Crete-Flex® high-performance 410 stainless steel masonry fasteners were used through-out project.

About WindReady

Wind Ready is a State of Florida; certified, licensed General Contractor (CGC-1514843) that specializes in the installation of Impact windows, doors, and storefront/glass wall systems.

Wind Ready was founded on three core principles; Extreme job over-engineering, proactive and long-term customer service, and genuine product value. We design, distribute and install hurricane resistant windows and doors for use in the commercial and residential market place. Wind Ready prides itself on its ability to design and implement highly custom and job applicative solutions for even the most challenging jobs.



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